

Minutes of an Extraordinary Meeting of Wem Town Council held on Tuesday 20th January 2026 at 7pm in the Town Council Meeting Room, Wem Library, High Street, Wem

Present: - Cllrs, B Barker (Deputy Mayor), P Broomhall, B Cotterell, R Gascoigne, L Gilchrist, D Hill, M Hudson, P Johnson, G Soul, E Towers, G Nash

Mrs P O'Hagan (Town Clerk)

1 member of the public present.

145/25-29 To note apologies for absence received.

Apologies were received from Cllrs Parry, Meakin.
Absent M Hoffmann.

146/25-29 Disclosure of Pecuniary Interests.

a) To receive any disclosure of pecuniary interest - Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

Councillor	Item	Dispensation
Cllr Barker	148/252925/04502/OUT – lives on Soulton Road	
Cllr Towers	25/04767/LBC member of Wem Baptist Church	

b) To consider any applications for Dispensations under s33 of the Localism Act 2011.

None received.

147/25-29 Public Participation - a period of 15 minutes will be set aside for residents of Wem Town to speak.

A member of the public spoke in objection to application 25/04502/OUT and raised concerns about the impact that the proposed development would have on the town, in particular the extra traffic and congestion at the level crossing and the impact on road safety. It was stated that sites within the town like the White Horse should be focused on rather than out outlying areas.

148/25-29 Planning Applications

a) Planning Applications – to consider

Cllr Barker left the meeting and took no part in discussions, Cllr Johnson was elected Chairman for this item

i) 25/04502/OUT DEVELOPMENT PROPOSED - Residential Development (Outline) including Access LOCATION: - Proposed Residential Development Land North Of, Soulton Road, Wem.

A general discussion took place on this application and councillors expressed concern about the impact the extra traffic created by the development could have on the highways network and in particular the level crossing. It was highlighted that previous applications the Soulton Road side of the level crossing have been refused due to this issue.

It was reported that the application was misleading as there are 4 trains that cross over the level crossing per hour.

Some Councillors expressed the view that this cannot be seen as a sustainable site for development as a satisfactory safe route into town was not provided.

Several councillors spoke in support of the development as it is small in number and that there was little evidence that each vehicle movement from the development will be into Wem, therefore the impact on the road network was not a sufficient reason to object to the development. The view was expressed that the town needs development in order to regenerate and improve infrastructure.

The view was expressed that the type of housing being offered, should be smaller affordable units. Following a vote

RESOLVED:- to support the application, as in the absence of an adopted Local Plan in Shropshire, the Town Council is unable to identify any grounds for objection.

Cllr Barker returned to the meeting, Cllr Towers left the meeting and took no part in discussions.

ii) 25/04767/LBC, DEVELOPMENT PROPOSED - Proposed internal reconfiguration works to ground floor. Replacement door to rear and provision of new window. Minor adjustment to single storey flat roof to rear. LOCATION: - Wem Baptist Church, Chapel Street, Wem,

RESOLVED:- to support as the Town Council does not consider the proposals will have any negative effect on the listed status of the building

Cllr Towers returned to the meeting.

iii) 26/00067/TPO DEVELOPMENT PROPOSED - Reduce the crown profile by around 2-3 metres, cutting where possible to previous pruning points and remove significant deadwood from 1no. Oak (T1) protected by the Shropshire Council (Fismes Way and Oakley Meadow, Wem) TPO 2015 (SC/00227/15) LOCATION: - 33 Windmill Meadow, Wem, SY4 5YH.

RESOLVED:- to support the application as it is necessary maintenance.

Meeting ended 19.42

Mayor.....