

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 10 December 2024

PRESENT

Councillors P Moseley (Chairman), M Davies, N Green, C Lemon, A Mosley (substitute for Councillor Pardy), E Roberts (substitute for Councillor Halliday) and B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer)

APOLOGIES

Apologies were received from Councillors Halliday, Pardy & Wagner.

75/24 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

There were no pecuniary interests declared.

(ii) Declarations of Non-Pecuniary Interest

Shropshire Councillors	<ul style="list-style-type: none">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
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76/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 19 November 2024 were submitted as circulated and read.

Councillors Lemon, Davies & Mosely voted to abstain as they were not present at the meeting on 19 November 2024.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 November 2024 be approved and signed as a correct record.

77/24 MATTERS ARISING

77.1 24/04147/FUL – Re-consultation - Proposed residential development land west of White House Gardens.

The Town Clerk reported that Committee looked at this application at the previous planning meeting held on 19 November and commented that whilst the Town Council were supportive of local concerns about the impact of this property both during construction and whilst it operated as a HMO, there appeared to be no detail on construction methods, including construction hours of operation and regimes for keeping routes clear and clean. Members Also wished to better understand the management arrangements for the HMO prior to making a decision.

Since the previous meeting no new information had been provided by the applicant. While recognising that some residential development on the site would be advantageous, Committee strongly believed that this HMO proposal was unacceptable. This was because of the high number of units and the potential impact on community cohesion in the surrounding area. The scale of objection from local residents must also be taken into account. Given the siting next to the railway and some perception of the previous characteristics of the area so many units may be difficult to let at market rates. Furthermore, there is little evidence of the need for such properties in the area where there are a number of HMOs already. Although some parking was provided there would be some dual occupation and numbers of visitors in an area already experiencing parking problems for residents. As a matter of detail, the drawings show the bin store some distance from the collection point. Nor can any cycle storage be identified. Whatever plans were finally agreed there must be a construction method statement dealing with access to key routes at all times, timing of works, cleaning, etc. All features proposed in the Police's comments must be included if the principles were agreed.

RESOLVED

That the Town Council objects to this application given the level of detail in this application both in terms of construction and likely use and impact on the wider community. This is a significant sized HMO which could have serious implications on the community, therefore future management arrangements needs to be forthcoming to reassure the community. Members also question the cumulative impact in the area particularly around parking and vehicular movement and given the wider need to promote walking and cycling we would expect to see the provision of cycle storage on site. Bin collection arrangements also need to be considered. Members would also wish to have sight of the Construction Method Statement and traffic flows to/from the site.

78/24 HIGHWAY ORDERS

There were no Highways Orders for consideration.

79/24 TREE PRESERVATION ORDERS

79.1 SC/00527/24 Shropshire Council (Land at Water Lane, Shrewsbury) TPO 2024 – Notification

The Town Clerk reported that a copy of the Notice and Provisional Order for the Shropshire Council (Land at Water Lane, Shrewsbury) TPO 2024 (Ref: SC/00527/24), was created today on the 26 November 2024.

If Members wished to make any written representations of this Order they were invited to send in written comments, in accordance with the requirements specified in the Notice.

RESOLVED:

That the SC/00527/24 Shropshire Council (Land at Water Lane, Shrewsbury) TPO 2024 be noted.

80/24 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration at this meeting.

81/24 PLANNING APPLICATIONS

81.1 Schedules of Planning Applications

The Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council's area, which had been registered between 9 November 2024 – 29 November 2024.

RESOLVED:

- (i) That the following comments be submitted to Shropshire Council:

1.	24/04509/FUL	31 Preston Street Shrewsbury Shropshire SY2 5PL	Two storey rear extension, with pitched roof to match existing	No Objection
2.	24/04488/LBC	The Sewing Machine Centre 58 Wyle Cop Shrewsbury Shropshire SY1 1XJ	Rear first floor extension	No Objection
3.	24/04487/FUL	The Sewing Machine Centre 58 Wyle Cop Shrewsbury Shropshire SY1 1XJ	Rear first floor extension	No Objection
4.	24/04480/FUL	20 Longden Green Shrewsbury Shropshire SY3 7HJ	Rear two storey extension and window replacement	No Objection
5.	24/04398/FUL	12 Canon Street Shrewsbury Shropshire SY2 5HG	Works to replace the sashes to the ground floor front bay window with similar sashes that comprise double glazed units and window frame repairs	No Objection
6.	24/04435/FUL	13 Ellesmere Drive Shrewsbury Shropshire SY1 2QU	Two storey side extension following demolition of existing garage/utility, single storey rear extension, single storey extension to the front and internal alterations	No Objection
7.	24/04415/TCA	57 The Mount Shrewsbury Shropshire SY3 8PL	Fell 1no Apple within Shrewsbury Conservation Area	No Objection

The Town Council raises no objections to this application but would like to see a replacement tree planted.

8.	24/04450/TPO	28 Shorncliffe Drive Shrewsbury Shropshire SY3 8TE	Selective pruning by up to 2m to maintain a reduced canopy of 1no. Cherry (T1) protected by the Shrewsbury and Atcham Borough Council (Shorncliffe Drive, Shelton, Shrewsbury) Tree Preservation Order 1987 (Ref. SA/140)	No Objection
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The Town Council raises no objections to this application but wishes to seek clarification as to the extent of the canopy reduction. Is it 2m total reduction or 2m each side?

9.	24/04065/FUL	Proposed Residential Development Land to The West and South of Cedars Drive Shrewsbury Shropshire	Erection of 38 dwellings, including associated works and landscaping	Representation
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The Town Council in principle is supportive of schemes for affordable housing but this must be a sustainable development. Members have concerns regarding accessibility on to the road network and there needs to be assurance from the developer regarding traffic numbers and likely impact on the highway given the extent of the development on to Ellesmere Road over recent years and the potential cumulative impact increased traffic has. It is a concern that there are no comments from SC Highways yet on this proposed development which is essential. Members question the inclusion of the small amount of Public Open Space which appears from the drawings provided only to be accessible over a private drive. This should not be dependent on an easement for grant of access. Members are also disappointed to see there are no EV charging points or solar panels on this site.

10.	24/04403/FUL	11 Felcourt Drive Shrewsbury Shropshire SY3 5LB	Erection of extensions to dwelling	No Objection
11.	24/04396/FUL	189 New Park Road Shrewsbury Shropshire SY1 2SH	Single storey rear extension	No Objection
12.	24/04381/FUL	Hillcrest Ditherington Road Shrewsbury Shropshire SY1 4BA	Refurbishment / internal re-modelling and rear two storey extension. Provide study, bedroom and en-suite within new roof void. Removal of single garage and construction of new detached double garage	No Objection
13.	24/04350/FUL	12 Rothley Close Shrewsbury Shropshire SY3 6AN	Single storey extensions to the front and rear and associated alterations and improvements	No Objection
14.	24/04322/LBC	18 Preston Street Shrewsbury Shropshire SY2 5NY	Remove part of an internal wall, rebrick part of an external wall and change rear double doors to a single door	No Objection
15.	24/04304/LBC	18 Preston Street Shrewsbury Shropshire SY2 5NY	Proposed internal works to a Grade II Listed Building	No Objection
16.	24/04319/FUL	14 Grange Road Shrewsbury Shropshire SY3 9DF	Single storey side extension, demolition of existing conservatory and covered outdoor seating area to the rear	No Objection
17.	24/03962/LBC	Shrewsbury High School 28 - 32 Town Walls Shrewsbury Shropshire SY1 1TN	Works will involve the supply, installation, testing and commissioning of active fire system upgrades (emergency lighting)	No Objection

18.	24/04320/FUL	19 Woodfield Road Shrewsbury Shropshire SY3 8HZ	Proposed side extension and alterations to include a proposed loft conversion with a rear facing dormer window	No Objection
19.	24/04283/FUL	65 Ditherington Road Shrewsbury Shropshire SY1 4BD	Erection of a single storey commercial building (Class E)	Objection

The Town Council objects to this application. The development would represent significant over-development of a small area and would be overbearing on and take light from the residential properties on Ditherington Road and Holyoake Close and particularly on no. 61. That is apart from the overall negative impact on amenities locally. Members consider use class to be much too wide and if the principle of development is accepted, must be conditional on very specific compatible uses in such a space so as not to be detrimental to the local area. This should lead to a reduction in the height of the building and conditions on noise and operational times. Parking at the adjacent Dream Hair retail unit is usually occupied so no additional parking in the area can be assumed there. There seems to be confusion/conflict over rights of way regarding properties on Ditherington Rd.

20.	24/04257/TPO	20 Wenlock Road Shrewsbury Shropshire SY2 6JW	Remove major dead limb from 1no. Sweet Chestnut (T1), fell dead stem including any dead or weak branches from 1no. Lawson Cypress (T3) and crown reduce by around 2-3 metres 1no. Copper Beech (T4) protected by The Shrewsbury Borough Council (Woodlands Park) Tree Preservation Order 1969 (SA/49)	No Objection
21.	24/04300/TPO	25 Ryelands Shrewsbury Shropshire SY3 9BZ	Reduce height by 5m, reduce lateral branches by 2-3m, lift crown by 3m and thin crown by 10 percent of 1no. Lime protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (SA/401)	Representation

Whilst the Town Council have no objections to the principle of the proposal, not enough detailed information has been provided by applicant as required. There is no photo of tree provided which may have shown the reason for the work. All that is provided is a satellite photo which does not show anything of use and is just a blur. What is the reason for the height reduction? Crown raise by 3m, but what is the lower crown height presently?

81.2 Schedule of Planning Decisions

The Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 9 November 2024 – 29 November 2024.

RESOLVED:

That the variance of planning decisions between the period 9 November 2024 – 29 November 2024 be noted.