

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 9 November 2021

Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.

PRESENT

Councillors N Green (Chairman), M Davies, R Dartnall, K Halliday, P Moseley, A Phillips, D Vasmer and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk), Richard Shaw Planning Director Savills, Stuart Thomas Partner & Head of Planning Berry's, and Paul Harries Chairman Lifecare Residences.

APOLOGIES

Apologies were received from Councillor Chris Lemon.

64/21 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
Councillor P Moseley	<ul style="list-style-type: none">Declared an interest in application 21/04932/FUL as the applicant is known to her.
Councillor D Vasmer	<ul style="list-style-type: none">Declared an interest in application 21/04577/FUL as he has property alongside the proposed site.

65/21 MINUTES OF THE LAST MEETING

65.1 The minutes of the Planning Committee meeting held on 19 October 2021 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 October 2021 be approved and signed as a correct record.

66/21 MATTERS ARISING

66.1 21/04482/FUL - 20 Mayfield Drive Shrewsbury SY2 6PB - Increase height of garden wall from 2 metres to up to 2.4 metres.

Councillor Dartnall asked the Committee if they would reconsider this application, originally presented on 19 October 2021, in the light of further information she had received. In the meeting on 19 October, the Committee had raised an objection to this application with Members questioning the need to increase the height of the wall. Members had felt that the proposals represent an over-development of the original plans, which would have a detrimental impact on neighbouring properties throughout the day by restricting access to light. Members had said that they would like to see the wall restricted to the original height of 2 metres.

Councillor Dartnall explained to the Committee that, following the last Planning Committee, she had heard from the next - door neighbour of the property who supports the application. In objecting, Members were concerned to protect the neighbour's property from the impacts of an overly high wall, but the resident welcomes it. She explained that the application to increase the wall height from 2 to 2.4 metres does not apply to the full length of the wall but is instead for a specific short section nos. 20 and 22. The resident at no. 22 feels that an increase in height will afford their property greater privacy given the proximity to the boundary of the approved annex at no. 20. Councillor Dartnall asked if Committee would consider removing their original objection to this application.

RESOLVED:

Members agreed that the Committee would not re-visit this application and the decision would remain the same. The Chairman commented that the Committee needs to be careful on going back on decisions that have already made. It was stated that the neighbouring property for this application can make supporting comments to Shropshire Council and the Case Officer would pick them up.

67/21 PRE - APPLICATION PRESENTATION

The Planning Committee were approached by Hencote and asked for the opportunity to present on their proposed development of a Care Home Community on their land. Richard Shaw started his presentation by telling the Committee that they would be holding an exhibition at the Lion Hotel in Shrewsbury on 10 November 2021 and all Councillors and public are welcome to attend to see the proposed development in full and to ask any questions. Richard explained to Members that they are proposing a 182 (1,2 & 3 bedroom) Extracare and Closecare apartments and bungalows and 75-bed nursing home with specialist dementia unit. He added that the £75 million project will create 155 new jobs, bring inward investment to Shrewsbury, boost the local economy, help transform care accommodation for the elderly in Shrewsbury and Shropshire and offer new lifestyle choices with bespoke care services.

Richard explained that there is an increasing need for privately delivered specialist housing with care. Shropshire currently has over 50,000 people aged 75 and over. The proposed Continuing Care Community will occupy the eastern part of the Hencote landholding adjacent to Ellesmere Road; it comprises unused land and the site approved for glamping. The winery and restaurant will continue to be fully operational, within the open setting of the vineyard. It is a sustainable location providing a

unique, exceptional and safe environment for residents whilst maximising opportunities for integration into Shrewsbury. New footways on Ellesmere Road and a new traffic light controlled pedestrian crossing are proposed, enabling residents from the Mount Pleasant area to better access local footpaths. Public service buses are available for staff journeys and the site management will operate electric minibuses for residents. The woodland to the South of the proposed site will be retained.

Richard suggested that this type of development does not generate peak hour traffic as there are no journeys to work or school runs. Hencote will release 180 /200 homes onto the local housing market, reducing the need to release green field land elsewhere. 75% of staff will come from the local area, avoiding the need for a lengthy commute. Electric minibuses for staff and residents will be provided which will lead to low car use.

Councillor Phillips had several questions that he put to the presenters, asking for clarification that this development would not cause significant traffic increase during the day on the already busy Ellesmere Road. He also asked if the glamping site that is already in place would continue if this development went ahead as he has had many complaints from local residents regarding the noise that was generated from that site. Councillor Phillips also commented that SHR173 can not be started until the NWRR is built.

Richard answered Councillor Phillips by confirming that the glamping site would no longer be in use if this development was approved as the glamping site is currently located in the proposed site location. With regards to SHR173, this was purely mentioned in context regarding previous Shropshire Council developments. The site would not generate any additional traffic in the same way as other new housing developments would as all care is on site. Any journeys would be made outside of peak traffic hours.

Councillor Davies raised concerns that the development was out of the town and away from facilities. She also asked if the apartments would be rented or leased. Richard answered that minibuses would be provided to all residents to get them into the town centre and apartments would be sold on a long leasehold basis.

Councillor Green asked if they could provide the Committee with any figures on how much the apartments would be. Richard confirmed that no prices were available as yet, but they would be priced at an affordable level.

No further questions were raised by the Committee. Members thanked Richard and the other attendees for their presentation. As there is no planning application submitted yet for this proposed development no further discussion was needed at this stage.

68/21 EXAMINATION OF THE SHROPSHIRE LOCAL PLAN (2016-2038)

The Deputy Town Clerk explained to members that a communication had been received from Shropshire Council regarding the Shropshire Local Plan. It was to inform Members that the Secretary of State had now appointed inspectors to carry out the independent examinations of the plan. A point of contact has been provided throughout the examination process if contact is needed.

RESOLVED:

No further discussion as this item was for noting only.

69/21 HIGHWAY ORDERS

There were no Highways Orders for consideration.

70/21 TREE PRESERVATION ORDERS

70.1 Oak tree situated on adjacent driveway leading to Sandfield, Radbrook Road, Shrewsbury) TPO 2021. Tree Preservation Order number: SC/00478/21.

Members were informed that a Tree Preservation Order had been received from Shropshire Council and if any Members wished to make any representations to inform the Deputy Town Clerk who would pass comments on to the Shropshire Council Tree team.

RESOLVED:

No comments were raised by Committee.

71/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

72/21 PLANNING APPLICATIONS

72.1 Schedules of Planning Applications

The Deputy 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 October – 29 October 2021.

RESOLVED:

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

1.	21/05162/TPO	32 Ryelands Shrewsbury Shropshire SY3 9BZ	Fell 1no Oak protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	Representation
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Whilst the Town Council does not object to this Planning Application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the Oak Tree.

2.	21/05117/TCA	Beech House 7 Sutton Road Shrewsbury SY2 6DE	Cut to level with roof 1no Birch (T1), reduce by two thirds, cut back to virtually a pole, and allow to regrow 1no Yew (T2) & reduction of 1no Magnolia (T3) (See Schedule) within Shrewsbury Conservation Area	No Objection
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3.	21/05076/TCA	49 New Street Shrewsbury SY3 8JQ	Fell 1no Hazel within Shrewsbury Conservation Area	Objection
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The Town Council objects to this Planning Application on the grounds that no reasons have been provided by the applicant for the felling of the tree which is situated in a Conservation Area. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

4.	21/05105/TCA	102 The Mount Shrewsbury SY3 8PH	Remove hedge of Leylandii (H1) & crown reduce by 20% 1no Maple (T2) within Shrewsbury Conservation Area	No Objection
5.	21/05004/COU	Thornes Hall, Unit 3 28 Castle Street Shrewsbury SY1 2BQ	Change of use from bookstore (Class E) to nail and beauty salon (Sui Generis)	Representation

Whilst the Town Council does not object to this application per se, Members fully support the concerns raised by SC Regulatory Services in regard to confirming that the plans shown are correct for this application and that if approved the correct ventilation is put in place so there is no disruption to residential flats located above the property.

6.	21/04985/ADV	Proposed Development Land South of Battlefield Roundabout Battlefield Shrewsbury	Erect and display 5No internally illuminated fascia signs, 1No vinyl sign, 1No internally illuminated directional sign and 2No internally illuminated totem signs	No Objection
7.	21/04961/FUL	3 Lime Terrace Lime Street Shrewsbury SY3 7EE	Formation of vehicular access including removal of hedge and gateway, creation of hardstanding and dropped kerb to be installed	Representation

Whilst the Town Council does not object to this application per se, Members raised concerns over the proposed hardstanding and would like to see a permeable hardstanding surface put in place instead to ensure there is a neutral affect on surface water drainage.

8.	21/04932/FUL	55 Harlescott Crescent Shrewsbury SY1 3AX	Erection of one dwelling with associated access and parking, relocation of access for existing dwelling	No Objection
9.	21/05020/TPO	23 Adswood Grove Shrewsbury SY3 9QG	Fell 1no Robinia protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	Representation

Whilst the Town Council does not object to this Planning Application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the tree.

10.	21/05017/TPO	9 Pendle Way Shrewsbury SY3 9QH	Reduce and raise crown by approx. 2m of 1no Beech protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
11.	21/05086/TPO	Oliver Road Bicton Heath Shrewsbury Shropshire SY3 5FX	Works to 3no Lime to include crown lifting to 3m for two of the trees (T355&T357) and removing deadwood protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (Ref: SA/384)	No Objection
12.	21/04937/COU	23 Shoplatch Shrewsbury SY1 1HS	Change of use from Use Class E (Retail) to Sui Generis (Nails and Beauty) with no internal or external changes	No Objection
13.	21/04928/FUL	10 Ebnal Road Shrewsbury SY2 6PW	Erection of a single storey extensions to side and rear and associated alterations following some demolition works	No Objection
14.	21/05018/TCA	5A Roman Road Shrewsbury SY3 9AZ	To fell 1no Conifer, 1no Spruce, crown reduce all over by 1.5m 1no Oak tree and crown reduce all over 0.5-1m 1no Conifer within Shrewsbury Conservation Area	Objection

The Town Council objects to this Planning Application on the grounds that no reasons have been provided by the applicant for the felling of the trees within Shrewsbury Conservation Area. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations. No objections are raised to the crown reduction works proposed.

15.	21/04984/TCA	45 Bishop Street Shrewsbury SY2 5HD	To fell 1no Blue Atlas Cedar tree within Shrewsbury Conservation Area	Objection
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The Town Council objects to this Planning Application on the grounds that no reasons have been provided by the applicant for the felling of the trees within Shrewsbury Conservation Area and no mention of any replacements. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

16.	21/05045/TCA	3 Ashley Street Shrewsbury Shropshire SY2 5DU	To reduce height by 50% 1no Holly tree within Shrewsbury Conservation Area	No Objection
17.	21/05044/TCA	1 Ashley Street Shrewsbury Shropshire SY2 5DU	To reduce by 30% 1no Acacia tree within Shrewsbury Conservation Area	No Objection

18.	21/04923/FUL	41 Torrin Drive Shrewsbury Shropshire SY3 6AW	Erection of single storey rear extension	No Objection
19.	21/04911/FUL	27 Longden Green Shrewsbury SY3 7HJ	Erection of a single storey extension and associated works	No Objection
20.	21/04888/FUL	42 Queen Street Shrewsbury SY1 2JU	Installation of second floor dormer to the rear	No Objection
21.	21/04846/FUL	Cyngfeld 39 Kennedy Road Shrewsbury SY3 7AA	Creation (reinstatement) of additional vehicular access and extension to driveway to include felling of tree and removal of hedgerow	Representation

Whilst the Town Council does not object to this Planning Application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the tree and removal of hedgerow.

22.	21/04840/VAR	Land to North of Oteley Road Shrewsbury	Variation of Condition No. 2 attached to Planning Permission 21/01748/FUL dated 09 August 2021 to permit installation of Solar PV Panel system to the roof of the approved care home and provide a Solar Battery Housing	Support with Comment
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The Town Council positively supports this application as it is well planned and welcomed this type of development taking place.

23.	21/04804/FUL	297 Monkmoor Road Shrewsbury Shropshire SY2 5TF	Erection of a single storey extension to rear and internal alterations	No Objection
24.	21/04803/FUL	27 Greenacre Road Shrewsbury Shropshire SY3 8LR	Erection of a two storey and single storey side extension, single storey rear extension, new bay window and porch to front and new windows	No Objection
25.	21/04967/TCA	9 Oak Street Shrewsbury SY3 7RQ	To reduce and shape by approx. 30% 1no Plum Tree (T1) and 1no Laburnum Tree (T2) within Shrewsbury Conservation Area	No Objection
26.	21/04971/TCA	New Zealand House 160 - 162 Abbey Foregate Shrewsbury Shropshire SY2 6AL	Remove deadwood & reduce height to healthy growth of row of Sycamores (G1) & remove / reduce selected branches to give 2-3 metre clearance from neighbouring properties of group of Sycamore (G2) within Shrewsbury Conservation Area	No Objection

27.	21/04940/TPO	160-162 New Zealand House Abbey Foregate Shrewsbury SY2 6AL	Reduce branches overhanging building by max 3m branch end reduction of 1no Silver Maple protected by the Shropshire Council (New Zealand House, Abbey Foregate) TPO 2017	No Objection
28.	21/04821/FUL	27 Mytton Oak Road Shrewsbury SY3 8UA	Erection of a single storey kitchen extension to rear	No Objection
29.	21/04805/FUL	The Coach House Alan Gutridge Drive Shrewsbury Shropshire SY3 9BQ	Erection of single storey rear extension, first floor shower room, single garage/store, and alteration to existing window to install door with Juliet balcony	No Objection
30.	21/04919/TPO	40 Carlton Close Shrewsbury SY3 5JA	Reduce crown profile on selected branches shown on pictures by approximately 5- 10% of 1no Scots Pine protected by the SABC (Land at and surrounding Bowbrook) TPO 2008 (Ref: SA/462)	No Objection
31.	21/04752/COU	Tudor Galleries, Second Floor Flat At 69 Wyle Cop Shrewsbury SY1 1UX	Change of use of the second floor from residential to commercial Class E use with no internal or external alterations	No Objection
32.	21/04769/FUL	12 The Rocks Shrewsbury SY3 7QU	Erection of single storey front extension with bay window	No Objection
33.	21/04740/FUL	11A Longden Road Shrewsbury Shropshire SY3 7EY	Erection of first floor rear extension, two storey side extension, dormer roof on front elevation and insertion of roof window in rear scope and canopy roof over rear bedroom door	No Objection
34.	21/04683/FUL	83 King Street Shrewsbury SY2 5ET	Erection of rear single storey extension	No Objection
35.	21/04871/TCA	33 Belle Vue Road Shrewsbury Shropshire SY3 7LN	Fell 1no Apple & 1no Pear within Belle Vue Conservation Area	Objection

The Town Council objects to this Planning Application on the grounds that no reasons have been provided by the applicant for the felling of the trees within the belle Vue Conservation Area and no mention of any replacements. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

36.	21/04870/TCA	13 Betton Street Shrewsbury Shropshire SY3 7NY	Reduce by 25% 1no Beech within Belle Vue Conservation Area	No Objection
37.	21/04721/FUL	Fox Court House 96 The Mount Shrewsbury SY3 8PL	Modifications to include insertion of dormer windows to rear and rooflights to front and rear rooflines; erection of front porch with balcony; insertion of new windows; application of render	No Objection
38.	21/04389/FUL	Evans Halshaw Shrewsbury Aftersales Centre Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire SY1 3TG	Erection of extension to existing valet building and erection of new smart repair facility	No Objection
39.	21/04898/TCA	1 Holywell Terrace Holywell Street Shrewsbury Shropshire SY2 5DF	Reduce by approx. 20% 1no Holly within Shrewsbury Conservation Area	No Objection
40.	21/04661/FUL	28 Nursery Meadows Shrewsbury SY1 2PS	Erection of a single storey side/rear extension and associated alterations	No Objection
41.	21/04608/FUL	Goosehill Barns Goosehill Bowbrook Shrewsbury Shropshire SY5 8PG	Conversion of agricultural buildings into a single dwelling and annex accommodation	No Objection
42.	21/04371/FUL	Security Wise Unit 5C Front March Way Shrewsbury Shropshire SY1 3JE	Remove existing 1m high brick wall and replace with 1.8m high palisade fencing	No Objection
43.	21/04674/FUL	25 Shackleton Way Bowbrook Park Shrewsbury SY3 8SW	Garage conversion to create additional living accommodation; remodelling of front elevation; single storey rear extension to replace an existing conservatory	No Objection
44.	21/04577/FUL	Site of Radbrook College Radbrook Road Shrewsbury Shropshire SY3 9BJ	Erection of 25no dwellings and conversion of an existing building to form 2no dwellings	Representation

Whilst the Town Council does not object to this application, Members commented that there is no mention of electric charging points for vehicles and would also like to know how this development is looking to decrease the carbon footprint of the properties being built. Members also raised a point regarding hedgehogs and asked if this would be a good opportunity to consider building a hedgehog highway in the rear gardens as they back on to a lot of trees and open space which would encourage wildlife.

45.	21/04625/FUL	Hatfields Jaguar Brassey Road Shrewsbury Shropshire SY3 7FA	Refurbishment, rebranding, and extension of existing motor dealership including reordering of parking and display areas and addition of a MOT facility	Objection
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The Town Council object to this application due to the loss of soft landscaping that is proposed around the site and there appears no rationale for its removal.

46.	21/04762/TCA	83 The Mount Shrewsbury SY3 8PL	To fell 1no Lawson Cypress tree and replant within Shrewsbury Conservation Area	Representation
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Whilst the Town Council does not object to this Planning Application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the tree.

47.	21/04604/FUL	73 King Street Shrewsbury SY2 5ET	Erection of single storey side and rear extension following demolition of existing garage	No Objection
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72.2 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 October to 29 October 2021.

RESOLVED:

That the variance of planning decisions between the period 9 October to 29 October 2021 be noted.

72.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 9 October to 29 October 2021 for noting:

- a) 21/04686/CPE - Application for a Certificate of Lawful Development and use of land at Brickfield Cottage, Edgebold as a car repair/maintenance business having been carried out on site for well in excess of ten years including the parking and storage of cars as illustrated edged red on the plan. In effect this is a mixed-use planning unit of residential and business C3 and E (formerly B2 and or sui generis) under the Use Classes Order. (amendment to previous application removing the section where the physical building was sited from the red line) – Brickfield Cottage, Hanwood Road, Shrewsbury.
- b) 21/04895/CPL - Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension following the demolition of an existing conservatory – 80 Sundorne Road, Shrewsbury.
- c) 21/04958/CPL – Application for a Lawful Development Certificate for the proposed erection of a single storey side extension and associated alterations - 8 Maithen Crescent, Shrewsbury.

RESOLVED:

That the applications for Certificates of Lawful Development between 9 October to 29 October 2021 be noted.