

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 16th December 2014

PRESENT – Councillors A Townsend (Chairman), A Bannerman, Mrs A Chebsey, I Jones, Ms J Mackenzie, P Nutting and K Roberts.

IN ATTENDANCE – Helen Ball (Town Clerk) and Hilary Humphries (Admin Assistant).

APOLOGIES – Councillor M Price.

84/14 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

None received.

(ii) Declarations of Non-Pecuniary Interest

Shropshire Councillors	<ul style="list-style-type: none">Those twin-hatted members declared an interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillors A Bannerman, Ms J Mackenzie & P Nutting	<ul style="list-style-type: none">As members of Shropshire Council Central Planning Committee they reserve the right to take a different view of the same applications considered in light of any additional information presented to the Central Planning Committee.
Councillor P Nutting	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 14/05155/TPO as the applicant is known to his son.

85/14 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 25 November 2014 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 25 November 2014 be approved and signed as a correct record.

86/14 MATTERS ARISING

86.1 Sentinel Gardens Post Office

Following a request from members for further information to supplement that already provided, the Committee Clerk contacted the Post Office again and received confirmation that no further details were available at the current time. Councillors were advised accordingly.

87/14 PREMISES LICENCE APPLICATIONS

There were no premises licence applications for consideration.

88/14 HIGHWAY MATTERS

88.1 Stanley Lane

Members considered the new speed restrictions on Stanley Lane and raised no objections.

88.2 Castle Foregate

Members noted the proposals in relation to the revised waiting restrictions on Castle Foregate and raised no objections.

89/14 TREE PRESERVATION ORDERS

89.1 Longden Road Cemetery

Members noted a Tree Preservation Order which has been applied to protect a group of trees on land at Longden Road Cemetery.

90/14 APPLICATION UPDATES

90.1 14/01484/FUL – Land at Red Barn Lane, Shrewsbury SY3 7HR

Members considered the amended plans in relation to an application previously considered and objected to. The Council's objections were based upon an underlying principle of not building within the green corridor of the Rad Valley and any development would set a principle for urban creep into this area.

RESOLVED:

That the amended plans are considered not to mitigate against the Town Council's original comments, therefore those comments still stand.

91/14 APPLICATION APPEALS

91.1 14/00267/FUL – Proposed Residential Development Adjacent 38 Longden Road.

Members were advised that Notice of a Planning Appeal has been received for this application, which the Town Council has previously objected to.

RESOLVED:

That the original objections to this planning application be sent to the Planning Inspector in writing.

91.2 14/01214/FUL – Land to Rear of 25 Longner Street, Shrewsbury

Members were advised that Notice of a Planning Appeal has been received for this application, which the Town Council has previously objected to.

RESOLVED:

That the original objections to this planning application be sent to the Inspector in writing.

92/14 STREET NAMING AND NUMBERING

92.1 14/01851/NEWDEV – Development Land at Churncote, Off Welshpool Road, Shrewsbury

Members were asked to consider streetnaming for the the new Taylor Wimpey Development at Churncote, but there were scant details as to suggested names. Members therefore requested more detail.

93/14 PLANNING APPLICATIONS

93.1 Schedule of Planning Applications

The Town Clerk submitted schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 25 November and 15 December 2014.

RESOLVED:

That the following comments be submitted to the Shropshire Council:

1	14/	04939	ADV	Retention of one non-illuminated ATM sign	Co-operative Retail Services Ltd, 43 Mytton Oak Road, Shrewsbury, SY3 8UG	No Objection
2	14/	04982	TPO	Works to trees protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	33 Pendle Way, Shrewsbury, SY3 9QS	No Objection
3	14/	04983	TPO	To crown reduce by 30%, minor crown thin and minor crown lift 1No Acer Crimson King protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	11 Fairlawn Avenue, Shrewsbury, SY3 9QQ	No Objection
4	14/	04620	FUL	Erection of a garden room	30 Wood Street, Shrewsbury, SY1 2PN	No Objection
5	14/	04921	FUL	Erection of a 2 storey rear extension	41 Kenwood Drive, Shrewsbury, SY3 8SZ	No Objection
6	14/	04964	COU	Change of use from B1, B2 and B8 to B1, B2 and B8 and sui generis (mixed uses including vehicle sales/repairs and trade counter/warehousing)	New Unit Plot 5, Vanguard Way, Battlefield Enterprise Park, Shrewsbury,	No Objection
7	14/	04948	FUL	Erection of a two storey rear/side extension to include attic storage space	19 New Park Cl, Shrewsbury, SY1 2SG	Representation
Members were unable to make a decision on this application as no supporting documentation has been supplied.						
8	14/	04963	FUL	Erection of single storey flat roofed rear extension	24 Canon Street, Shrewsbury, SY2 5HQ	No Objection
9	14/	04984	FUL	Erection of a single storey rear extension with roof lantern following removal of existing conservatory; insertion of rooflight in existing rear roofline	36 Washford Road, Shrewsbury, SY3 9HP	No Objection
10	14/	05005	FUL	Extension to side of dwelling to provide additional and improved living accommodation	11 Grange Road, Shrewsbury, SY3 9DA	No Objection

11	14/	05305	TCA	To fell one Beech tree within Shrewsbury Conservation Area	17 Coton Crescent, Shrewsbury, SY1 2NY	No Objection
12	14/	04992	FUL	Erection of two storey side extension and single storey side and rear extension	9 Wellmeadow Drive, Shrewsbury, SY3 8UW	No Objection
13	14/	05025	FUL	Erection of extensions to side and rear and associated alterations including installation of new windows in side elevations	23 Longden Road, Shrewsbury, SY3 7EZ	No Objection
14	14/	05075	FUL	Erection of a single storey side extension	Mid West Display Knights Way, Shrewsbury, SY1 3AB	No Objection
15	14/	05111	TPO	Crown lift and crown thin by 10% and deadwood 2No Corsican Pine Trees protected by The Shrewsbury Borough Council (Beauchamp Hotel) Tree Preservation Order 1967	1 Earlston Park, Shrewsbury, SY3 8BE	No Objection
16	14/	05411	HHE	Erection of a single storey rear extension to detached dwelling, dimensions 5.504 metres beyond rear wall, 3.765 metres maximum height, 2.025 metres high to eaves	15 Reedham Road, Shrewsbury, SY1 3XW	No Objection
17	14/	05071	FUL	Change of use of first floor from B1 to D1	Adelphi Care Ltd, 1 st F Longbow Cl Shrewsbury, SY1 3GZ	No Objection
Members have no objection to the change of use of the property but would wish to be assured that there would be no direct impact on the existing road network given the nature of the business using the premises						
18	14/	05421	TCA	To crown reduce by 25% and crown lift 3 metres 1No. Silver Maple and prune back 1 metre away from garden 1No. Cherry within Shrewsbury Conservation Area	Claremont Buildings , 1 Claremont Bank, Shrewsbury, SY1 1RJ	No Objection
19	14/	05143	FUL	Erection of foyer extension, enlarged window openings, replacement windows and internal alterations to existing church building	Shrewsbury Baptist Church , Crowmere Road, Shrewsbury, SY2 5JJ	No Objection
20	14/	05155	TPO	To fell 1No. Poplar; pollard back to just above mainunions or heavy reduction back to scaffold branches 1No. Willow; to fell 1No. Aspen; Remove side over hanging neighbouring property on 1No. Willow; Fell 9 No. Cypress; remove or formatively prune 2No. Cherry Trees protected by Shrewsbury & Atcham Borough Council (Land at and adjacent to the former MAFF site, Harlescott, No 2) Tree Preservation Order 2003	Sunlight Industrial Services Limited, Kendal Road, Shrewsbury, SY1 4EP	No Objection
21	14/	05431	TCA	Various tree works as described on form within Shrewsbury Conservation Area	County Recreation Ground, Frankwell, Shrewsbury, SY3 8LG	No Comment as Shrewsbury Town Council is the applicant
22	14/	05162	VAR	Application under Section 73a of the Town and Country Planning Act 1990 for the Variation of Condition 2 (Approved Plans) attached to planning application reference 12/03942/FUL for conversion of loft space to bedroom accommodation with dormer window on the front elevation roof, window on gable end, and 2 rooflights on rear elevation roof; rear garden room extension on both dwellings	New Development Site, Bromfield Drive, Shrewsbury,	No Objection

23	14/	05213	FUL	Provision of 6 off-street parking spaces to include 2 disabled spaces; landscaping scheme	Land Adjacent To 238-246 , Monkmoor Road, Shrewsbury, SY2 5SR	No Objection
24	14/	05145	LBC	Internal and external alternations to the internal walls of the existing studio flat to create a one bedroom apartment; alterations to existing foul drainage system to run internally at low level and to connect with the existing soil pipe; block existing small window (from inside) in the kitchen area.	15 Mount Street, Shrewsbury, SY3 8QJ	No Objection
25	14/	05207	FUL	Erection of extension to form dining area and rear access; erection of porch and internal alterations following demolition of existing garage and garden store	1 Woodfield Road, Shrewsbury, SY3 8HZ	No Objection
26	14/	05208	FUL	Erection of an apartment block of four 1 bedroom apartments following demolition of existing garages	Development Site, Harcourt Crescent, Shrewsbury, SY2 5LG	No Objection
27	14/	05230	FUL	Erection of two storey extension to rear elevation; insertion of windows to side elevation; formation of verandah to rear and side elevations	1 Copthorne Drive, Shrewsbury, SY3 8RY	No Objection
28	14/	05497	TCA	To fell one Ash tree and one Prunus within Shrewsbury Conservation Area	45 The Mount, Shrewsbury, SY3 8PP	No Objection
The Town Council has no objections to the proposed tree works, but would wish to be assured that in light of recent Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines						
29	14/	05498	TCA	To crown reduce 1No Sycamore Tree and fell 2No Cypress Trees within Belle Vue Conservation Area	Adjacent To , 6 Longden Coleham, Shrewsbury, SY3 7DB	No Objection
30	14/	04940	LBC	Installation of replacement front door affecting a Grade II Listed Building	16 Severn Street, Shrewsbury, SY1 2JA	No Objection
31	14/	05121	LBC	Replacement of bedroom window with matching hardwood units affecting a Grade II Listed Building	25 Castle Street, Shrewsbury, SY1 1DA	No Objection
32	14/	05235	FUL	Erection of replacement sunroom/conservatory	3 Flagwall, Shrewsbury, SY2 5JR	No Objection
33	14/	05236	ADV	Erect and display 1 no. set of Ask Italian letters (non-illuminated), 2 no. replacement panels for projecting sign (non-illuminated) and 2 no. replacement menu units (internally illuminated)	Ask, 23 High Street, Shrewsbury, SY1 1SJ	No Objection
34	14/	05267	TPO	To crown reduce by approx 10% one Copper Beech protected by Shrewsbury & Atcham Borough Council (11 Swan Hill, Shrewsbury) TPO 2006	11 Swan Hill, Shrewsbury, SY1 1NL	No Objection
35	14/	04844	FUL	Erection of two storey side extension and single storey rear extension	14 Kenwood Drive, Shrewsbury, SY3 8SY	No Objection

36	14/	05115	FUL	Erection of Class A1 convenience store including ATM with dedicated external servicing, refuse and plant area, associated car parking and landscaping	The Charles Darwin , Sutton Road, Shrewsbury, SY2 6HN	Objection
<p>Members felt that the plans would increase the amount of traffic in this residential area and questioned the parking arrangements on the proposed site. Members would also like to see the plans incorporate designs to reduce the risk of anti-social behaviour in and around the development.</p>						
37	14/	05301	FUL	Change of use of second floor offices to large house in multiple occupation (student accommodation)	Holland Broadbridge, Agriculture House , 5 Barker Street, Shrewsbury, SY1 1QJ	Objection
<p>Members questioned the arrangements for occupants' welfare (lounge, kitchen facilities, laundry provisions, refuse collection) to cater for the number of students occupying the development, particularly since this does not accord with Chester University's code of practice for landlords offering student accommodation.</p> <p>The Town Council reiterates its wish to see a clear plan in place to deal with the number of applications for Homes of Multiple Occupancy ahead of the new University opening in September 2015, possibly using applications like this as best-practice for other applications.</p>						
38	14/	05302	FUL	Erection of two storey side extension and rear single storey extension.	89 Highfields Road, Shrewsbury, SY2 5PH	No Objection
39	14/	05332	FUL	Erection of two storey side extension	23 Hill Crescent, Shrewsbury, SY3 7RW	No Objection
40	14/	05345	FUL	Erection of a single storey extension for a new design technology classroom	Meole Brace School , Longden Road, Shrewsbury, SY3 9DW	No Objection
41	14/	05552	TCA	To fell 2No. Red Horse Chestnut within Shrewsbury Conservation Area	1 Millingtons Hospital, Copthorne Road, Shrewsbury, SY3 8JW	No Objection
<p>Whilst members have no objections to this application, they feel that given the impact and beauty of the avenue of trees leading up to the former hospital, those trees should be replaced.</p>						
42	14/	05269	FUL	Installation of air conditioning and refrigeration plant equipment and associated enclosure	Former Ambulance Station, Abbey Foregate, Shrewsbury, SY2 6LX.	No Objection
43	14/	05270	FUL	Installation of ATM and display of advertisements	Former Ambulance Station, Abbey Foregate, Shrewsbury, SY2 6LX.	No Objection
44	14/	05271	ADV	Erect and display 1No internally illuminated fascia sign 1No internally illuminated totem sign and 3No non illuminated panel signs	Former Ambulance Station, Abbey Foregate, Shrewsbury, SY2 6LX.	Objection
<p>Members have no objections to the internally illuminated signage on the building but feel that the totem sign adjacent to the highway in the area which is the foreground to the Lord Hill Column is out of keeping with its surrounding area and neither protects nor enhances the Conservation area.</p>						

93.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 25 November and 15 December 2014.