

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR

At 6.00pm on Tuesday 12th January 2016

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

IN ATTENDANCE – Helen Ball (Town Clerk), Hilary Humphries (Admin Assistant) and Nigel Harrison, Chairman of Shrewsbury Town Centre Residents Association.

APOLOGIES – None received.

90/15 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

None received.

(ii) Declarations of Non-Pecuniary Interest

All Councillors	<ul style="list-style-type: none">Declared a non-pecuniary interest in 15/05503/TCA as the applicant is the Town Council.
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.
Councillors A Bannerman, Ms J Mackenzie & P Nutting	<ul style="list-style-type: none">As a member of Shropshire Council Central Planning Committee they reserved 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 Mrs B Baker	<ul style="list-style-type: none">Declared a non-pecuniary interest in 15/05471/FUL as the applicant is known to her.
Councillor M Price	<ul style="list-style-type: none">Declared a non-pecuniary interest as the Portfolio Holder for Regulatory Services.

91/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 15th December 2015 were submitted as circulated and read. Councillor Bannerman sought amendments as he felt that the minutes did not reflect the discussions. Members felt that the minutes reflected the discussions and there was a distinct difference between the role of the Town Council as a Planning Consultee and that of the Shropshire Councillor. The Town Clerk advised that she did reflect on all planning applications whereby the recommendation of the Town Council differed to the final decision of the Planning Authority. Quite often discussions took place between the Planning Officer and the applicant to seek amendments to mitigate against any objections the Town Council might have and by the time the application is approved the Town Council's concerns have been addressed. Councillor Price, in his capacity as Portfolio Holder for Regulatory Services, confirmed that the comments of the Town Council were seriously taken into consideration and that now the Officer reports were appended to the application on the Planning Portal whereby justification for the decision was detailed.

Members agreed the Minutes from the meeting held on 15th December 2015.

In the light of Members' request for an Officer from Shropshire Council's Licensing Department to attend a future Planning Committee, it was felt appropriate that Members should have the opportunity to hear from an Officer from the Planning Department.

RESOLVED:

- (i) **That the minutes of the Planning Committee meeting held on 15th December 2015 be approved and signed as a correct record.**
- (ii) **That the Town Council writes to Shropshire Council and requests that an officer from the Planning Department attends a future Planning Committee meeting to address members concerns regarding Planning and Licensing issues.**

92/15 MATTERS ARISING

92.1 15/04834/VAR - Subway, 3 St Marys Street, Shrewsbury, Shropshire, SY1 1DS - Variation of Condition No. 4 (opening hours) attached to planning permission 92/1028/761/74 to regularise opening hours.

It was understood that West Mercia Police had suggested that the separate Premises Licence application for this location be restricted to 24.00hrs, given the increasingly residential area of the town and the fact St Mary's Street was not on the natural night-time footfall between Howards Bank and the West End. Members felt this was a reasonable time limit and should be reflected in the planning permission. Members also expressed their concerns in relation to the creeping effect of the night-time economy in residential areas of the town centre and the impact this will have on the quality of life for residents.

RESOLVED:

That the Town Council writes to Shropshire Council with the suggestion that the premises closes at 24.00hrs in line with Police recommendations.

92.2 SAMDev Plan for Shropshire

Members noted the adoption by Shropshire Council of the SAMDev Plan for the county on 17th December 2015. The Town Council had taken a lead role in identifying sites within the town where sustainable housing provision would not have an impact on existing developments and members hoped that a similar approach would be used in any future SAMDev refresh. Whilst the SAMDev Plan covers land supply up to 2026, the existing reports will need to be refreshed to cover the period up to 2036 in due course.

92.3 Planning Enforcement within the Town Council's area.

Members were advised of a Planning Enforcement issue within the Town Council's area. The Ward Member was aware of the issue and hoped that the matter could be resolved by the Enforcement Officer and the owner.

92.4 15/05729/LPREM – Paso-Primero UK Limited, 35 Moreton Crescent, Shrewsbury.

Members discussed the additional information made available in relation to this Premises Licence application and reiterated their concerns regarding the sale of alcohol from a domestic premises in a residential area. Members felt that should Shropshire Council be minded to approve this licence, conditions should be attached to state that no alcohol should be stored on site and that no visitors should be allowed to the premises for the purpose of sampling and purchasing of alcohol.

RESOLVED:

That the Town Council writes to the Licensing Department at Shropshire Council with their concerns.

93/15 HIGHWAY MATTERS

There were no Highways Matters received.

94/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

95/15 PREMISES LICENCE APPLICATIONS

Members noted the Premises Licence Applications for Shrewsbury and raised the following issues:

95.1 15/05910/LFVPRE – Montgomery’s Tower, Lower Claremont Bank, Shrewsbury

Members considered the latest Premises Licence application for this establishment and felt that with such a busy venue, the removal of the Condition in relation to under 18’s would have an impact in relation to Child Protection issues and would wish to see this Condition remain in force. Members agreed that the existing Town Council Policy on Licensing issues needed to be updated and requested that an Officer from Shropshire Council’s Planning Department be invited to attend a future meeting to resolve members’ concerns regarding planning and licensing matters.

RESOLVED:

- (i) That the Town Council writes to Shropshire Council Licensing Department with their concerns regarding the premises licence application.**

96/15 PLANNING APPLICATIONS

96.1 Schedules 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 16 December 2015 – 12 January 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/00045/TCA	65 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BG	To crown reduce 1No Yew Tree by 2m within Shrewsbury Conservation Area.		No Objection
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2	16/00044/TCA	Quarry View , 28 Kingsland Road, Shrewsbury, Shropshire, SY3 7LD	T1 - 2 x Ash stems - crown lift road side by up 6m, T2 -1x Multi stem Sycamore tree - crown lift from road side height up to 6m, T3 - 1 x Co dominant stem Sycamore - crown lift from road side height up to 6m within the Shrewsbury conservation area.		Support with Comment
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The Town Council has no objection to the proposed tree works, but would wish to be assured that in light of Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.

3	15/05590/CPL	2 Kenwood Drive, Shrewsbury, Shropshire, SY3 8TA	Application for a Lawful Development Certificate for the erection of a single storey rear extension.		No Objection
4	15/05573/FUL	8A College Hill, Shrewsbury, Shropshire, SY1 1LZ	Change of use of ground floor from commercial use B1 to a podiatry practice D1.		No Objection
5	15/05418/FUL	3 Ferndale Road, Shrewsbury, Shropshire, SY1 4PY	Erection of a single storey rear extension.		No Objection
6	15/05409/FUL	Crescent Cottage, Coton Crescent, Shrewsbury, Shropshire, SY1 2LJ	Installation of window to cellar in front elevation below ground level as a means of escape.		No Objection
7	15/05413/LBC	The Hole In The Wall , 1 Shoplatch, Shrewsbury, Shropshire, SY1 1HF	Replacement of ground floor timber window and repair of first floor timber window, along with external decoration in matching colours to Gullet passage elevations affecting a Grade II Listed Building.		Support with Comment

Whilst the Town Council is happy with the proposals within this application, members would like to see additional work carried out with minor improvements to Gullett Passage, which they feel will further enhance the location.

8	15/05530/FUL	Proposed Dwelling At Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 8DN	Erection of 1No dwelling with integral garage.		No Objection
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9	15/05471/FUL	84 Longden Road, Shrewsbury, Shropshire, SY3 7HW	Erection of a two storey rear extension.		No Objection
10	16/00008/TCA	Christian Science Society, 6A Greyfriars Bridge, Shrewsbury, Shropshire, SY3 7DS	Reduce overhanging branches by approx. 1m of 1no. Pine tree within Shrewsbury Conservation Area.		No Objection
11	15/05610/TCA	Land South Of 27, Roman Road, Shrewsbury, Shropshire,	Fell 1no. dead Hawthorn, stem 1no. Ash, remove 1 no. Sycamore, remove failed branch and alleviate one other over field of 1no. Oak, remove major dead wood of 1no. Ash, fell group of poor/dead Hawthorn trees within Shrewsbury Conservation Area.		Support with Comment
The Town Council has no objection to the proposed tree works, but would wish to be assured that in light of Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.					
12	15/05401/FUL	100 Longden Road, Shrewsbury, Shropshire, SY3 7HS	Erection of single storey rear extension and installation of replacement windows and doors.		No Objection
13	15/05393/LBC	Flat, 23A Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	Conversion of one existing 4 bed apartment into 2 no. separate apartments on second and third floors affecting a Grade II Listed Building.		No Objection
14	15/05503/TCA	Recreation Ground, St Michaels Street, Shrewsbury, Shropshire,	Works to trees within Shrewsbury Conservation Area.		No Objection
15	15/05433/FUL	9 Portland Crescent, Shrewsbury, Shropshire, SY2 5NG	Erection of a single storey rear extension and conversion of garage.		No Objection
16	15/05414/VAR	Brookhill , Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	Application under Section 73a of the Town and Country Planning Act 1990 for the removal of Condition No. 6 attached to Planning Permission SA/08/0075/F dated 10 April 2008 to allow the		Support with Comment

			conversion of the garage to provide living accommodation.		
The Town Council has no objections per se to enhancing buildings within the curtilage of the main property to provide additional living accommodation. They would however request that conditions are established that ensures that the additional living space remains ancillary to the main property and cannot be sold as a separate residence. The original Condition No.6 was imposed to ensure that adequate parking provision was provided at the property and members would wish to be assured that sufficient parking remains on site.					
17	15/05436/FUL	21 Grangefields Road, Shrewsbury, Shropshire, SY3 9DD	Erection of a single storey rear and side extension, internal alterations and loft conversion with new dormer window, following demolition of existing garage and garden store.		Representation
The Town Council feels that the loft conversion element of the application is an over-development of the property and members have concerns regarding the lack of privacy affecting neighbouring properties.					
18	15/05532/TCA	13 Claremont Hill, Shrewsbury, Shropshire, SY1 1RD	To fell 1 no. Magnolia tree within Shrewsbury Conservation Area.		No Objection
19	15/05405/FUL	Portland House Nursing Home, 25 Belvidere Road, Shrewsbury, Shropshire, SY2 5LS	Erection of new toilet block to replace existing conservatory.		No Objection
20	15/05570/HHE	89 Preston Street, Shrewsbury, Shropshire, SY2 5PN	Erection of a single storey rear extension to semi detached dwelling, dimensions 4.950 metres beyond rear wall, 3.400 metres maximum height, 2.3 metres high to eaves.		No Objection
21	15/05567/TCA	51 Bishop Street, Shrewsbury, Shropshire, SY2 5HD	Fell Leylandi Hedge within Shrewsbury Conservation Area.		No Objection
22	15/05502/TPO	The Elms House, Belvidere Avenue, Shrewsbury, Shropshire, SY2 5PE	Various works to trees protected by Shropshire Council (Land at and around The Elms, Shrewsbury) TPO 2012.		No Objection
23	15/05499/FUL	24 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Erection of a two storey extension to side to replace existing single storey extension and single storey extension to rear.		No Objection

24	15/05468/FUL	5 Painswick Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5HH	Erection of a garage.		No Objection
25	15/05458/FUL	28 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Erection of first floor extension to include balcony above sunroom/utility room/rear lobby; modification to existing ground floor sunroom and formation of pitched roof to existing garage.		No Objection
26	15/05408/FUL	78 North Street, Shrewsbury, Shropshire, SY1 2JH	Erection of second floor extension to rear.		Objection
The Town Council is unable to determine the details of this application from the drawings submitted and would respectfully request that professional plans are drawn up to enable members to consider these proposals in full.					
27	15/05389/FUL	Proposed Dwelling To The North Of, Ridgebourne Road, Shrewsbury, Shropshire,	Erection of one detached dwelling with Juliet balconies; detached 3-bay garage; formation of vehicular access (off Ridgebourne Road).		Representation
The Town Council feels that these proposals represent an over-development of the site and will have a detrimental effect on neighbouring properties along Roman Road. Members also have concerns regarding traffic issues and would like to see an element of traffic management at the junction of Ridgebourne Road and Roman Road to be included in any permissions granted.					
28	15/05319/LBC	Flat A5, The Court , St Marys Place, Shrewsbury, Shropshire, SY1 1DY	Works to include internal alterations, removing/repositioning existing stud walls and creation of new sections of stud wall affecting a Grade II Listed Building.		No Objection
29	15/05445/FUL	Bird In Hand , 51 Coton Hill, Shrewsbury, Shropshire, SY1 2DP	Application for planning permission for relevant demolition of outbuildings due to structural condition.		Representation
The Town Council feels that these proposals neither preserves nor enhances the Conservation Area and would like to see encouragement given to provide alternative plans for a restoration and conservation project for the existing buildings to preserve elements of them for future generations.					

96.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 16 December 2015 – 12 January 2016.