

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 23rd February 2016

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

IN ATTENDANCE – Helen Ball (Town Clerk), Hilary Humphries (Admin Assistant), Councillor Nic Laurens (Shropshire Councillor for Meole), Councillor Ted Clarke (Shropshire Councillor for Sutton, Column & Bayston Hill), Matt Johnson (Strategic Transport & Contracts Manager, Shropshire Council), Gary Dymond (Principal Engineer, Mouchel Consulting) and two members of the public.

APOLOGIES – Councillor K Roberts.

105/15 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 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.
Councillors P Adams, P Nutting, Mrs K Owen & M Price	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/00402/LBC as the applicant is known to them.Declared a non-pecuniary interest in 16/00439/ADV as the applicant is known to them.
Councillor A Bannerman	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/00659/LBC as the applicant is known to him.
Councillor P Nutting	<ul style="list-style-type: none">Declared a non-pecuniary interest in Agenda Item 4 as he owns a shop in the town centre.
Councillor M Price	<ul style="list-style-type: none">Declared a non-pecuniary interest as the Portfolio Holder for Regulatory Services.

106/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 2nd February 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 2nd February 2016 be approved and signed as a correct record.

107/15 PUBLIC FORUM

107.1 16/00389/LFVPRE – Ashley’s Wine Bar, 9 Shoplatch, Shrewsbury, SY1 1HF.

The Chairman allowed Mr Stewart Harbord-Suffield to address the committee and distribute a document in support of his comments opposing this application.

Mr Harbord-Suffield left the meeting.

108/15 TOWN CENTRE HIGHWAY AND PUBLIC SPACE IMPROVEMENTS

Matt Johnson from Shropshire Council and Gary Dymond from Mouchel Consulting addressed members as part of the public consultation in relation to the Shrewsbury Integrated Transport Package (SITP).

Members were advised that the SITP has been designed to tackle the problems of congestion within the town and that £12.2m of funding had been secured from both The Marches LEP Growth Fund and Shropshire Council’s developer contributions (S106 agreements) to implement proposals that will help to alleviate congestion at key junctions on the inner ring road and reduce traffic volume through the town centre; improve air quality and enhance the built environment as well as encouraging sustainable modes of transport within the town. It is also expected to contribute to economic growth, improve the public realm and wayfinding aspects of people’s journeys as well as their safety.

The key proposals for the scheme are:

Meole Brace Roundabout:

As the most significant development, this has been designed to cater for the general growth expected from the planned Shrewsbury South Urban Extension, although members did question whether the problems encountered with the entrance/exit at Meole Brace Retail Park and the new supermarket on Hereford Road would impact upon the new plans and felt that this should be addressed.

Coleham Head:

As a priority junction, there are plans to introduce a mini roundabout to improve the flow of traffic, which members felt would help.

Reabrook Roundabout:

The proposed scheme will increase the capacity of the roundabout with wider approaches to increase the flow of traffic as well as improving pedestrian and cycle links.

SCOOT Network (Phase II):

The scheme plans to link junctions around the town although the existing infrastructure requires upgrading and new signals to make it work and with the introduction of the Vehicle Management Signs (VMS), it is expected that this will provide information for drivers to help improve their decision-making in terms of their journeys.

Members expressed concerns over operational running costs of the VMS and were advised that this had been factored into the whole package as part of the funding process.

Improving the Public Realm – Town Centre:

The scheme proposes a schedule of works across the town to include sustainable commuter routes including encouraging people to cycle rather than drive.

Enhancement of Pedestrian & Cycle Links:

There are plans to enhance the existing connections and also link up with the new housing developments around the town.

Town Centre Package – Pride Hill:

The proposals aim to provide a consistent overall identity for the town centre and refresh the existing look with a view to increasing public awareness of areas outside the main shopping street.

Members stressed they would like to see any works undertaken at the same time as the gas main work to minimise any disruption to visitors and businesses. Members also felt that this area lacked greenery to help soften the environment although it was agreed that there needed to be input from experts which will benefit the local environment and address all concerns.

Town Centre Package – English Bridge Gyratory:

There will be a reduction in the number of lanes across the English Bridge from three to two which is felt will create a better connection from the Abbey. It is intended to have a strong public realm element in this area with new trees, widened pavements and a dedicated cycle link through the gyratory.

Town Centre Package – Bellstone, Mardol, Wyle Cop:

It is hoped that the proposals will help to incorporate these areas of town into the wider spread of the centre, although it was felt that this is not a traditional shopping area of the town. There are issues with how the Market Hall is served and how this can be incorporated into any new scheme.

Members expressed a wish to see coach drop off and pick up points in this area of town if space was available.

Town Centre Package – Town Walls:

It is intended to create a link from the Quarry to the centre of town with increased pedestrian links as well as reducing Claremont Bank to one lane by widening the pavements, which will also help to reduce the speed of through-traffic towards the Welsh Bridge.

Wayfinding:

It is hoped those wayfinding elements that can be installed outside the programmed schedule of works can be implemented as soon as possible.

The public consultation period for this scheme closes on 29th March and more information is available on Shropshire Council's website using the following link: <https://new.shropshire.gov.uk/get-involved/shrewsbury-integrated-transport-package/>

The Chairman thanked the delegation for their time and they duly left the meeting together with two members of the public.

RESOLVED:

That the Town Council solicits the opinions of all Councillors and relevant Town Council Officers to these proposals and formulates the Town Council's policy at the next Planning Committee meeting for submission to Shropshire Council as part of the public consultation process.

109/15 MATTERS ARISING

109.1 Planning Enforcement within the Town Council's Area

Members considered details of a Planning Enforcement case in Shrewsbury. The Ward member was not aware of the issue and it was hoped that the matter could be easily resolved by the Enforcement Officer and the owner.

109.2 14/05176/FUL - 106 Primrose Drive, Sutton Park, Shrewsbury - Erection of a detached 3 bedroom dwelling.

Members noted that the Appeal against the decision of Shropshire Council to refuse to grant planning permission for the above proposal has been dismissed and made no further comment.

109.3 15/04653/FUL - Land south of Millrace Cottage, Longmeadow Drive, Shrewsbury - Erection of 4No dwellings and garages.

Members considered the updated plans for this application and felt that even with the reduction in the number of properties from 4 to 3, that their objections remained the same.

RESOLVED:

That the Town Council updates Shropshire Council's Planning Portal and reiterates its objections to this application.

109.4 16/00389/LFVPRE – Ashley's Wine Bar, 9 Shoplatch, Shrewsbury, SY1 1HF.

Members discussed this Premises Licence application in the light of additional comments received from the applicant and felt that their original comments on this application should remain.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department to confirm their comments in relation to this application.

109.5 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.

Members noted the amendments to the application in relation to opening hours and were pleased that the applicant has changed the closing time to 24.00hrs.

RESOLVED:

That the Town Council writes to Shropshire Council to remove its objections to this application.

Councillor Mrs P Moseley left the meeting.

109.6 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).

Members re-examined the amended plans submitted for this application and on the basis that very little has changed, felt that their original objections remained.

RESOLVED:

That the Town Council writes to Shropshire Council and re-iterates its objections to this application.

110/15 HIGHWAY MATTERS

110.1 14/04428/OUT - Oteley Road South Development

Members discussed the proposed diversions of FP UN1 (part) (Shrewsbury) and FP 81 (Shrewsbury) and the extinguishment of FP 73 (Shrewsbury) and felt that the amendments would enhance the flow of the greenspace in the light of the proposed developments in the area.

RESOLVED:

That the Town Council raises no objections to the proposed diversions of FP UN1 (part) (Shrewsbury) and FP 81 (Shrewsbury) and the extinguishment of FP 73 (Shrewsbury).

111/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

112/15 PREMISES LICENCE APPLICATIONS

112.1 16/00423/LPREM – Brew Station, 15 Castle Gates, Shrewsbury, SY1 2AB

Members discussed the Premises Licence application for this property and felt that whilst it is sited between two existing licensed premises, there needed to be some consideration by the applicant for those two properties in the light of them offering residential accommodation.

Members felt that should Shropshire Council be minded to approve this application, then conditions should be attached to the permissions to ensure that the opening hours remain in line with the neighbouring establishments to avoid any unnecessary disturbance for residential guests.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department with their concerns regarding this application.

113/15 PLANNING APPLICATIONS

113.1 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 3 - 23 February 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/00691/REM	Proposed Residential Development Land North Of, Nobold Lane, Shrewsbury, Shropshire,	Reserved matters application (appearance, landscaping, layout and scale) pursuant to Outline application 14/03050/OUT for the erection of two dwellings.		Representation
The Town Council has no overall objections to the principle of development but feels that the design of these properties is not in-keeping with the rural location of the site and the neighbouring properties.					
2	16/00516/FUL	49 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Erection of single storey extension to rear.		No Objection
3	16/00747/TCA	Land Adjacent To , 29 John Street, Shrewsbury, Shropshire,	Reduce crown height and spread by approximately 3m of 1no. Norway Maple within Shrewsbury Conservation Area.		No Objection
4	16/00679/FUL	16 Wendsley Road, Shrewsbury, Shropshire, SY1 3PE	Erection of single storey rear extension.		No Objection
5	16/00678/FUL	20 Broadway Close, Shrewsbury, Shropshire, SY2 6HY	Conversion of garage and single storey extension to front with pitched roof over.		No Objection
6	16/00671/COU	19G Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TP	Change of Use from B1 B2 and B8 to D1 non-residential and training centre.		No Objection
7	16/00669/FUL	4 Meole Walk, Shrewsbury, Shropshire, SY3 9EU	Erection of two storey rear extension.		No Objection
8	16/00666/ADV	Currys, Unit 4, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display replacement fascia signage (1 x internally illuminated and 2 x non illuminated).		No Objection

9	16/00617/TCA	37 Upper Road, Shrewsbury, Shropshire, SY3 9JP	To reduce one Conifer tree by 4-6m; prune side limbs off Sycamore tree within Meole Brace Conservation Area.		No Objection
10	16/00434/FUL	23A Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	Conversion of 4 bed apartment to form 2 two bedroom apartments.		No Objection
11	16/00659/LBC	4 And 5 Quarry Place, Shrewsbury, Shropshire, SY1 1JN	Internal alterations to include formation of doorways to allow re-configuration of rooms of Nos. 4 and 5 Quarry Place.		No Objection
12	16/00443/FUL	Cheshire Court, Old Coleham, Shrewsbury, Shropshire,	Installation of replacement windows and doors to 18 properties.		No Objection
13	16/00442/FUL	Summers Gardens, Belle Vue Road, Shrewsbury, Shropshire,	Installation of replacement windows to 22 properties in Summers Gardens.		No Objection
14	16/00649/LBC	71 The Mount, Shrewsbury, Shropshire, SY3 8PL	Erection of replacement garage with first floor ancillary accommodation affecting a Grade II Listed Building.		Representation
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.					
15	16/00648/FUL	71 The Mount, Shrewsbury, Shropshire, SY3 8PL	Erection of replacement garage with first floor ancillary accommodation.		Representation
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.					

16	16/00627/LBC	Nobold Hall , Nobold Lane, Shrewsbury, Shropshire, SY5 8NW	Demolition of workshop/store building; erection of garage building to serve Nobold Hall and workshop/store to serve approved dwelling on Plot 2.		No Objection
17	16/00626/FUL	Nobold Hall , Nobold Lane, Shrewsbury, Shropshire, SY5 8NW	Erection of garage building to serve Nobold Hall and workshop/store to serve approved dwelling on Plot 2.		No Objection
18	16/00476/OUT	Development Land West Of, Lesley Owen Way, Shrewsbury, Shropshire,	Outline application (all matters reserved) for mixed residential development to include affordable houses; formation of estate roads and vehicular access from Lesley Owen Way.		Objection

The Town Council has concerns on a number of aspects of the proposed development as follows:

- the loss of valuable green space in the area with a corresponding detrimental impact on wildlife;
- increased traffic levels in an already congested area of Shrewsbury;
- these plans represent an over-development of the site with the current proposals;
- sustainable drainage issues of the site and the close proximity to the flood plain.

Whilst members have previously considered these proposals as part of the pre-planning consultation, they are disappointed that their concerns raised with the developer do not appear to have been addressed. The Town Council respectfully requests that this application should be considered at Committee level and not by delegated decision.

19	16/00712/SCR	Proposed Development Land At Caterpillar , Lancaster Road, Shrewsbury, Shropshire,	EIA Screening Opinion in connection with demolition of existing building (Building 1) and construction of residential development comprising up to 150 dwellings, access road, public open space and associated highways, engineering and accommodation works.		No Objection
20	16/00580/FUL	All Saints Hall , 48A Queen Street, Shrewsbury, Shropshire, SY1 2JU	Erection of a glazed lean-to roof to the rear.		No Objection
21	16/00586/FUL	Meadowcroft, 5 Chestnut Close, Shrewsbury, Shropshire, SY3 8UJ	Erection of detached double garage.		No Objection

22	16/00584/FUL	24 Upper Road, , Shrewsbury, Shropshire, SY3 9JQ	Erection of two storey and single storey rear extensions.		No Objection
23	16/00575/FUL	Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HR	Installation of flue for burner and a gas cage.		No Objection
24	16/00611/HHE	4 Woodcote Way, Shrewsbury, Shropshire, SY2 5SJ	Erection of a single storey rear conservatory to semi detached dwelling, dimensions 4.0 metres beyond rear wall, 3.35 metres maximum height, 2.2 metres high to eaves.		No Objection
25	16/00595/TCA	Shrewsbury High School Prep Department, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	To fell 1 no. Walnut, 1 no. Sycamore and 1 no. Prunus and reduce lateral branches from 1 no. Mature Oak by 2 metres within the Shrewsbury Conservation Area.		No Objection
26	16/00544/FUL	Fir Tree Day Nursery , 281 Monkmoor Road, Shrewsbury, Shropshire, SY2 5TF	Erection of 8no. semi- detached dwellings following demolition of existing nursery.		No Objection
27	16/00541/FUL	37 Wenlock Road, Shrewsbury, Shropshire, SY2 6JR	Erection of rear single storey extension: re-roof existing outhouse.		No Objection
28	16/00538/ADV	Guildhall , Frankwell Quay, Shrewsbury, Shropshire, SY3 8HR	Application under Section 73A of the Town and Country Planning Act 1990 to erect and display three non illuminated fascia signs.		No Objection

29	16/00500/VAR	Proposed Residential Development North Of, Ridgebourne Road, Shrewsbury, Shropshire,	Variation of Condition No.2 (approved plans) attached to planning permission 14/02721/FUL dated 22/06/2015 to amend the number of access points into the site from 1 to 4 driveways.		No Objection
30	16/00457/REM	Proposed Residential Development Land West Of, Alberbury Drive, Shrewsbury, Shropshire,	Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to permission 14/01550/OUT for the erection of 2 no. semi-detached dwellings.		No Objection
31	16/00535/TCA	7 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN	To reduce one Copper Beech by 20% within Shrewsbury Conservation Area.		No Objection
32	16/00534/TPO	The Coach House, Stanley Lane, Shrewsbury, Shropshire, SY3 9DR	To crown lift one Horse Chestnut protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973.		No Objection
33	16/00359/FUL	2 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Replacement of sash windows on front elevation affecting a grade II listed building (Article 4 direction).		No Objection
34	16/00258/FUL	19 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Installation of replacement front door (Article 4).		No Objection
35	16/00470/FUL	49 Meole Crescent, Shrewsbury, Shropshire, SY3 9EP	Erection of single storey extension to side and rear following removal of existing conservatory and garage.		No Objection

36	16/00419/FUL	37 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SZ	Erection of a single storey rear extension.		No Objection
37	16/00278/FUL	73 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	Erection of single storey kitchen extension with mono pitched roof to rear.		No Objection
38	16/00276/FUL	31 Hafren Road, Shrewsbury, Shropshire, SY3 8NG	Erection of garage, following demolition of existing.		No Objection
39	16/00501/TPO	Freshfields, Kingsland Bridge, Shrewsbury, Shropshire, SY3 7AQ	Light pruning to Lawson Cypress, Horse Chestnut and Ash protected by The Borough of Shrewsbury (Kingsland No2) Tree Preservation Order 1969.		Support with Comment
The Town Council has no objections 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.					
40	16/00431/FUL	116-117 Longden Coleham, Shrewsbury, Shropshire, SY3 7DU	Division of single shop to shop and dog grooming business.		No Objection
41	16/00422/TCA	Freshfields, Kingsland Bridge, Shrewsbury, Shropshire, SY3 7AQ	Crown lift 1no Oak Tree within Shrewsbury Conservation Area.		No Objection
42	16/00402/LBC	11 Dogpole, Shrewsbury, Shropshire, SY1 1EN	Re-route kitchen extractor fan, minor internal alterations, reinstatement of window to front elevation affecting a grade II listed building.		No Objection

43	16/00331/FUL	101A Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Erection of single storey front extension; removal of roof to add a first floor over the existing footprint; replace existing garage with a carport and alterations to vehicular and pedestrian access.		Objection
Given its prominent location within the Conservation Area, the Town Council feels that the design proposals set out in the application are not in-keeping with neighbouring properties.					
44	16/00371/VAR	Ashleys Wine Bar Ltd, 9 Shoplatch, Shrewsbury, Shropshire, SY1 1HF	Variation of Condition No. 5 attached to Planning Permission 10/01178/COU dated 03 June 2010 Application under s.73 for the change of use of pavement area for external seating and erection of 2no. awnings and 4no. heaters to front elevation (amended) (hours of opening).		Objection
Members are somewhat confused as to what the applicant is requesting. It would suggest that the applicant is not only requesting extensions to trading outside until 2.00am but also there shall no longer be any requirement to remove the furniture outside licensable times. Members do not see that parity with a neighbouring premise is justifiable reason for extension of licensable hours. This premise is nearer the town centre where there is an established precedence for earlier closing. In the interests of residential amenity (of which there is a greater concentration of residencies nearer to this premise than the neighbouring premise the applicant refers) all activity outside should cease at 10.00pm in line with the existing permission. Members also see that given the location on a busy footway with bus stops in the vicinity it is not unreasonable in the interests of highway safety that those tables and chairs be put away. This application would however need to be tied with application 16/00370/VAR so as not to conflict with hours of operation.					
45	16/00370/VAR	Ashleys Wine Bar Ltd, 9 Shoplatch, Shrewsbury, Shropshire, SY1 1HF	Variation of Condition No. 4 attached to Planning Permission 09/00505/COU dated 08 July 2009 for change of use from A1/A2 to A3/A4 wine bar and cafe (hours of opening).		Objection
Members do not see that the hours of operation of a neighbouring premise is justifiable reason for hours of licensable operation to be extended. This premise is nearer the town centre where there is an established precedence for earlier closing. In the interests of residential amenity (of which there is a greater concentration of residencies nearer to this premise than the neighbouring premise the applicant refers) opening hours should be restricted to 12.00am closure particularly during weekdays.					
46	16/00351/TCA	April Cottage, 87 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Crown reduce and thin 1 Lime tree by 25% within the Shrewsbury conservation area.		No Objection

47	16/00250/FUL	May Place , Station Road, Shrewsbury, Shropshire, SY3 9HE	Ground floor extension to the rear of the salon/property with conversion of the inside storage space to provide further salon facilities.		Representation
<p>The Town Council has concerns regarding these proposals and whilst members do not wish to discourage small businesses in the area, but they remain concerned about the traffic and parking impact in the area. They would like to see conditions attached to any permissions granted by Shropshire Council to ensure that the business is run on an appointments-only basis with no walk-in appointments available.</p>					
48	15/05615/FUL	49 Oakley Street, Shrewsbury, Shropshire, SY3 7JZ	Erection of single storey extension to side/rear elevation; elevational alterations.		No Objection
49	16/00441/TCA	Laburnum House, Bradford Street, Shrewsbury, Shropshire, SY2 5DP	To top 4no Conifers by 50% within Shrewsbury Conservation Area.		No Objection
50	16/00380/ADV	92 Frankwell, Shrewsbury, Shropshire, SY3 8JS	Erect and display one non-illuminated fascia sign.		No Objection
51	16/00379/LBC	92 Frankwell, Shrewsbury, Shropshire, SY3 8JS	Works to Listed Building to facilitate the installation of one non-illuminated fascia sign.		No Objection
52	16/00100/LBC	Park Cottage, Horsefair, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BL	Erection of ground floor extension affecting a Grade II Listed Building.		No Objection
53	15/05604/FUL	Park Cottage , Horsefair, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BL	Erection of ground floor extension.		No Objection
54	16/00439/ADV	6 The Square, Shrewsbury, Shropshire, SY1 1LA	Erect and display replacement signage including 4 no. fascias, 1 no. hanging sign, 1no. ATM surround, 1no. wall mounted welcome sign and 2no. vinyls.		Objection

<p>The Town Council understands the need for corporate branding and is accepting of signage on the building. Members object to the use of internally illuminated signage in The Square where there is a precedence for externally illuminated signage with appropriate swan neck lighting. Much of the signage throughout the town centre relies on external illumination; members do not see the need for the signs to be internally illuminated as it is felt that such a precedent will inevitably detract from the ambience of the historic Conservation Area. Members feel these proposals are not in-keeping with the streetscene in one of the most prominent and well-used parts of the town.</p>					
55	16/00408/FUL	9 Sutton Road, Shrewsbury, Shropshire, SY2 6DE	Erection of single storey rear extension following demolition of single storey WC part.		No Objection
56	16/00403/ADV	11 Dogpole, Shrewsbury, Shropshire, SY1 1EN	Erect and display one non illuminated fascia sign and move menu board.		No Objection
<p><i>Councillor Ms J Mackenzie left the meeting.</i></p>					
57	16/00391/FUL	Development Land North Of Harlescott Lane, Shrewsbury, Shropshire,	Erection of one block of 14 industrial/commercial units (B1, B2, B8 and D2 use); associated external works; formation of parking areas.		Objection
<p>The Town Council understands that there is a need for small "starter units" in the town to encourage new businesses but feels that they should be in an area where disturbance to neighbouring properties and impact on the wider community and road network is kept to a minimum. Members feel that these proposals are too intense for the site with inadequate amenities, poor parking and access and that there should be more consideration given in respect of the access on to Harlescott Lane.</p>					

113.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 3 - 23 February 2016.