

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 5th April 2016

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

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

APOLOGIES – Councillor Mrs B Baker

122/15 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.
Councillor A Bannerman	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/01203/TCA as the applicant is known to him.
Councillor M Price	<ul style="list-style-type: none">Declared a non-pecuniary interest as the Portfolio Holder for Regulatory Services.Declared a non-pecuniary interest in 16/01327/OUT as a member of the Severnside Housing Board.
Councillor K Roberts	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/01340/CPL as the applicant is known to him.Declared a non-pecuniary interest in 16/01236/FUL as he is a member of the Health ClubDeclared a non-pecuniary interest in 16/01196/FUL as the applicant is known to him.
Councillor A Townsend	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/01203/TCA as the applicant is known to him.

123/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 15th March 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 15th March 2016 be approved and signed as a correct record.

124/15 MATTERS ARISING

124.1 Shropshire Council (Footpath 14Y (part), Town of Shrewsbury and Footpaths 13 and 14 - Public Path Diversion Order 2016

Members noted the public path diversion for this footpath and made no further comment.

124.2 16/00389/LFVPRE – Ashley’s Wine Bar, 9 Shoplatch, Shrewsbury, SY1 1HF – Premises Licence Variation

Members noted the decision by Shropshire Council’s Licensing Sub-Committee in respect of this Premises Licence Application hearing and made no further comment.

124.3 16/00185/FUL – Land Adj. 6 Corndon Drive, Shrewsbury – Erection of bungalow; formation of vehicular access

Members noted the amendments made to this planning application and in the light of additional information provided by the Portfolio Holder for Regulatory Services agreed that the plans were in keeping with other properties in the vicinity and that their previous comments should be updated to raise no objections.

RESOLVED:

That the Town Council writes to Shropshire Council with their decision that they raise no objections to this application.

125/15 PLANNING POLICY - DRAFT SUPPLEMENTARY PLANNING DOCUMENTS CONSULTATION

Members discussed Shropshire Council’s proposals to publish for consultation three draft Supplementary Planning Documents (SPD’s) relating to

- The type and affordability of housing;
- The natural environment; and
- The historic environment

Members felt that there was a need to have a briefing note from the Planning Department at Shropshire Council to enable them to ascertain the facts of what is required before any submissions are made. Members discussed the need for the SPD’s to reflect changing local needs in the light of changing national policy and make any necessary amendments before the details become policy.

There is also a need to balance the requirements of both the urban and rural areas of the county and to take into account the contents of SAMDev. Members discussed the different categories and the need to scrutinise all the elements before any consensus is agreed.

Members felt that it would be prudent to have a representative from Shropshire Council attend a future meeting when these matters can be discussed in more detail. They would be happy to have an additional meeting to deal specifically with these matters.

RESOLVED:

That:

- **The Town Clerk writes to Shropshire Council’s Planning Department to request briefing notes for the three issues of current concern;**
- **The Town Clerk invites Andrew Mortimer to discuss the three Supplementary Planning Documents with members;**

- The Town Clerk organises an additional Planning Committee meeting to enable members to discuss the requirements for the Supplementary Planning Documents in more detail.

126/15 HIGHWAYS MATTERS

There were no Highways Matters received.

127/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

128/15 PREMISES LICENCE APPLICATIONS

16/01103/LMVPRE – Waitrose, 27 Pride Hill, Shrewsbury, SY1 1DP

Members considered this application to “replace the licence plan” and requested clarification of what this entails.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department and requests more information on the terms of this application.

129/15 PLANNING APPLICATIONS

129.1 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 March – 5 April 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/01400/TCA	39 Wenlock Road, Shrewsbury, Shropshire, SY2 6JR	To fell row of 11No sycamores in the hedge within Shrewsbury Conservation Area.	No Objection
2	16/01364/FUL	33 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	Erection of single storey rear extension to rear elevation to include external steps.	No Objection

3	16/01340/CPL	10 Priory Drive, Shrewsbury, Shropshire, SY3 9EF	Application for Lawful Development Certificate for a loft conversion including roof lights to the front; change of roof from hipped to gable end roof; dormer construction to rear roof slope.	No Objection
4	16/01299/FUL	117 Wenlock Road, Shrewsbury, Shropshire, SY2 6JX	Erection of a dwelling with formation of vehicular access and parking area and erection of boundary fencing.	No Objection
5	16/01271/FUL	Headway Shropshire , Holsworth Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5HJ	Erection of ground and first floor extension and an additional second floor together and associated alterations.	No Objection
6	16/01298/TCA	79 North Street, Shrewsbury, Shropshire, SY1 2JH	To remove one Sycamore tree within Shrewsbury Conservation Area.	No Objection
7	16/01246/CPL	Quarry View House, 34 New Street, Shrewsbury, Shropshire, SY3 8JQ	Application for Lawful Development Certificate for the siting of a gazebo.	No Objection
8	16/01234/FUL	4 London Road, Shrewsbury, Shropshire, SY2 6NS	Erection of two-storey side extension and single storey rear extension.	No Objection
9	16/01128/LBC	1 - 2 Belmont, Shrewsbury, Shropshire, SY1 1TB	Conversion and refurbishment of existing Grade II Listed building from offices (B1) into 2 No residential (C3) properties reverting back to part of their original footprint.	No Objection

10	16/01127/FUL	1 - 2 Belmont, Shrewsbury, Shropshire, SY1 1TB	Conversion refurbishment of grade II listed building from existing offices (B1) into two residential (C3) properties.	No Objection
11	16/01280/FUL	5 Mossbank Way, Shrewsbury, Shropshire, SY3 8XW	Erection of a dormer roof extension.	No Objection
12	16/00965/FUL	7 Darwin Street, Shrewsbury, Shropshire, SY3 8QE	Installation of double glazed windows (Article 4 Direction).	No Objection
13	16/01351/TPO	47 Adswood Grove, Shrewsbury, Shropshire, SY3 9QG	Crown reduce 1no. Ash tree laterally by 25% to 30%, neatly remove 35cm diameter secondary rear stem, reduce back limb on east side and light crown thin protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002.	Support with Comment
14	16/01316/LBC	8 Cross Hill, Shrewsbury, Shropshire, SY1 1JH	Erection of side extension, installation of mezzanine floor within existing roof space affecting a Grade II Listed Building.	No Objection
15	16/01315/FUL	8 Cross Hill, Shrewsbury, Shropshire, SY1 1JH	Erection of side extension, installation of mezzanine floor within existing roof space.	No Objection
16	16/01296/FUL	Land Adj The Old Smithy, Shepherds Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5EH	Erection of a detached dwelling to include access.	No Objection

17	16/01284/COU	Pearl Veterinary Group, Shopping Parade, Tilstock Crescent, Shrewsbury, Shropshire, SY2 6HW	Change of use from veterinary practice (Class D1) to a mixed use comprising Classes B1 (office) and D1.	No Objection
18	16/01236/FUL	Bannatynes Health Club , Oteley Road , Shrewsbury, Shropshire, SY2 6QQ	Erection of a single storey spa extension and lobby entrance to front of existing Health Club.	No Objection
19	16/01379/TCA	Street Record, Haycock Way, Shrewsbury, Shropshire,	Notification of proposed works to include the felling of five trees and maintenance (sever ivy) on two trees all lying within the Shrewsbury Conservation Area.	No Objection
20	16/01327/OUT	Monkmoor Trading Estate, Monkmoor Road, Shrewsbury, Shropshire,	Outline application (all matters reserved) for residential development.	Support with Comment
21	16/01309/FUL	34 Westlands Road, Shrewsbury, Shropshire, SY3 8UT	Proposed loft conversion with dormer window and two rooflights.	No Objection
22	16/01285/FUL	9 Kemble Drive, Shrewsbury, Shropshire, SY3 6AG	Erection of two storey extension to side elevation.	No Objection
23	16/01292/TCA	Laburnum House, Bradford Street, Shrewsbury, Shropshire, SY2 5DP	Reduce 4 Conifers to 6ft in height within Shrewsbury Conservation Area.	No Objection
24	16/01211/FUL	187 Lancaster Road, Shrewsbury, Shropshire, SY1 3NB	Erection of part two storey and part single storey extension and associated alterations.	Support with Comment

25	16/01210/LBC	38A Castle Street, Shrewsbury, Shropshire, SY1 2BW	Amendments to previously approved consent 15/03621/LBC to include a single storey set back roof extension to third floor and minor internal and external alterations affecting a Grade II Listed Building.	No Objection
26	16/01209/REM	Development Land To The South Of, Oteley Road, Shrewsbury, Shropshire,	Application for reserved matters (layout) pursuant to permission 14/04428/OUT in respect of an engineering operation to cut and fill materials within Development Zones Y and Z.	No Objection
27	16/01033/LBC	PorterHouse, 15 St Marys Street, Shrewsbury, Shropshire, SY1 1EQ	Alterations to existing forecourt wall and gated entrance to incorporate new doorway and part glazed frontage with canopy downlighters affecting a Grade II Listed Building.	No Objection
28	16/00936/FUL	PorterHouse, 15 St Marys Street, Shrewsbury, Shropshire, SY1 1EQ	Alterations to existing forecourt wall and gated entrance to incorporate new doorway and part glazed frontage with canopy downlighters.	No Objection
29	16/01196/FUL	37 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Erection of single storey rear extension.	No Objection
30	16/01165/FUL	41 Eastwood Road, Shrewsbury, Shropshire, SY3 8YJ	Installation of balcony to first floor of front elevation.	No Objection
31	16/01158/FUL	5 Roushill, Shrewsbury, Shropshire, SY1 1PQ	Replacement of translucent glazing with metal framed clear glass windows at first floor level.	No Objection

32	16/01157/FUL	1 Sabrina Terrace, Drinkwater Street, Shrewsbury, Shropshire, SY3 8QD	Re-roofing and installation of dormer window to front elevation and rooflight to rear roofline to facilitate creation of accommodation in loft space.	Support with Comment
33	16/00632/FUL	11 Pendle Way, Shrewsbury, Shropshire, SY3 9QH	Alteration of existing flat roof on the front of the house to a hipped/pitched roof and addition of a window at first floor level.	No Objection
34	16/01194/FUL	20 Gains Avenue, Shrewsbury, Shropshire, SY3 5DQ	Erection of first floor extension over existing garage and single storey ground floor extension.	No Objection
35	16/01187/FUL	60 Underdale Road, Shrewsbury, Shropshire, SY2 5DX	Erection of a single storey extension to rear.	No Objection
36	16/01140/P3JP A	18-20 Castle Street, Shrewsbury, Shropshire, SY1 2AZ	Prior Notification under Part 3, Class O of Town and Country Planning (General Permitted Development) Order 2015) for the conversion of 2nd floor offices to three residential apartments.	No Objection
37	16/01045/CPL	10 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension.	No Objection
38	16/00895/FUL	5 - 6 St Austins Street, Shrewsbury, Shropshire,	Application under Section 73a of the Town and Country Planning Act 1990 for the temporary change of use of land to private use car parking with provision of a dropped kerb and erection of palisade fencing and access gates.	No Objection

39	16/01063/REM	Development Land To The South Of, Oteley Road, Shrewsbury, Shropshire,	Layout and Access reserved matters on planning permission 14/04428/OUT in respect of the construction of an access road into the Western Development Area.	No Objection
40	16/01062/REM	Development Land To The South Of, Oteley Road, Shrewsbury, Shropshire,	Layout and landscaping reserved matters on planning permission 14/04428/OUT in respect of an attenuation pond in Development Zone Y.	No Objection
41	16/01166/TCA	9 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	To remove branches of deciduous trees (none specimen) within Shrewsbury conservation area.	No Objection
42	16/01134/FUL	63 Porthill Drive, Shrewsbury, Shropshire, SY3 8RT	Erection of part single storey part two storey extension to rear elevation and single storey extension to side elevation.	No Objection
43	16/01215/TPO	The Poplars, 7 Butler Road, Shrewsbury, Shropshire, SY3 7AJ	General crown clean 2no Pine tree and 1no Cedar tree; sensitive reduction to even out the shape of 1no Cypress tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969.	No Objection
44	16/01203/TCA	75 North Street, Shrewsbury, Shropshire, SY1 2JH	To fell one Hawthorne tree within Shrewsbury Conservation Area.	No Objection
45	16/01185/TCA	Brookside Cottages , 2 Mill Road, Meole Brace Shrewsbury, Shropshire, SY3 9JU	To pollard 1 x Willow Tree by 9m within Meole Brace Conservation Area.	No Objection

46	16/01183/TCA	The Poplars, 7 Butler Road, Shrewsbury, Shropshire, SY3 7AJ	To fell 1no Cypresses and Leylandii tree within Shrewsbury conservation area.	No Objection
47	16/01161/CPL	25 Whiston Close, Shrewsbury, Shropshire, SY3 6BY	Certificate of lawful development for the proposed single storey rear extension.	No Objection
48	16/01097/FUL	3 Chapel Hill, Bicton Heath, Shrewsbury, Shropshire, SY3 5AT	Erection of side extension and addition of first floor to provide additional accommodation.	No Objection

129.2 Schedule of Planning Decisions

There were no decisions to consider as registered between 16 March – 5 April 2016.