

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 26th April 2016

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

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

APOLOGIES – Councillors Mrs B Baker and M Price

130/15 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.
Shrewsbury Town Councillors	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/01434/TCA as the applicant is the Town Council.Declared a non-pecuniary interest in 16/01433/TCA as the applicant is the Town Council.Declared a non-pecuniary interest in 16/01432/TCA as the applicant is the Town 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 16/01529/FUL as the applicant is known to him.Declared a non-pecuniary interest in 16/01594/TCA as the applicant is known to him.Declared a non-pecuniary interest in 16/01568/TCA as the applicant is known to him.
Councillor A Townsend	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/01529/FUL as the applicant is known to him.Declared a non-pecuniary interest in 16/01568/TCA as the applicant is known to him.

130/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 5th April 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 5th April 2016 be approved and signed as a correct record.

131/15 MATTERS ARISING

131.1 16/000600/REM - Proposed Residential Development Land North Of, Nobold Lane, Shrewsbury, Shropshire - Reserved matters (appearance, landscaping, layout and scale) pursuant to Outline planning permission ref 14/03050/OUT for the erection of 2 no. dwellings.

Mr Niall Jenkins addressed members in relation to their request for more detailed plans for this application and explained that there are currently two separate Reserved Matters Applications for this site – one from the owner of the land and one from the owner of the adjacent property, Nobold Hall, which he was present to discuss with members. Members were provided with details of the plans and matters were discussed at some length. Members were satisfied with the information provided and raised no objections to the application.

The Chairman thanked Mr Jenkins for his time and he duly left the meeting.

RESOLVED:

That the Town Council amends its original comments on Shropshire Council's Planning Portal to state that members have no objections to this application.

131.2 15/02481/OUT - Quarry View House, 34 New Street, Shrewsbury - Outline application for the erection of two dwellings to include means of access

Members noted that an Appeal has been lodged with the Secretary of State in relation to Shropshire Council's refusal to grant planning permission for this application and stated that their original objections remain and should be submitted in written format to the Inspector.

RESOLVED:

That the Town Clerk submits written objections to the Planning Inspector in relation to this planning application.

131.3 16/00941/FUL - Lucroft Hotel, Castle Gates, Shrewsbury, SY1 2AD - Change of Use of guest rooms to a house of multiple occupancy (short hold tenancies) "sui generis" use (amended description)

Members re-examined this application in the light of their request for additional information, and felt that whilst there is a need for this type of accommodation in the town, the plans lacked sufficient detail to enable them to reach a definitive resolution. Members expressed concern in relation to the welfare of residents using the shared facilities in the building and questioned whether these were adequate for the type of letting proposed and if they complied with existing regulations. Members would like to see this application referred to the Housing Officer for their comments.

RESOLVED:

That the Town Council questions the ratio of welfare facility both internally and externally to individual lets/tenancies and queries compliance with existing regulations for Homes of Multiple Occupancy.

131.4 16/00960/FUL - 20 Frankwell, Shrewsbury, SY3 8JY - Erection of single storey extension to rear of shop premises

Members re-examined the amended plans submitted for this application and made no further comment.

131.5 16/01327/OUT - Monkmoor Trading Estate, Monkmoor Road, Shrewsbury, Shropshire - Outline application (all matters reserved) for residential development.

Members considered Councillor Mrs P Moseley's request via the Chairman that this application be reconsidered in the light of additional information that had been submitted to Shropshire Council after the last Town Council Planning Committee meeting, which she felt needed to be addressed.

Members discussed the issues raised by Councillor Mrs Moseley in relation to the employment issues of the existing businesses on the site and expressed their support for the additional comments submitted by the Shrewsbury Civic Society. Members felt that the heritage aspect of the original Belfast Hangar should also be noted in their comments to Shropshire Council.

Members were reminded of the need to look at the planning applications sent through to them for their Ward and raise any issues ahead of the scheduled meetings.

RESOLVED:

That the comments raised by the Shrewsbury Civic Society in relation to heritage of the site be forwarded to the Planning Authority.

131.6 15/05091/FUL - Land Adj 38 Longden Road, Shrewsbury, Shropshire - Erection of two residential dwellings; formation of driveway

Members considered the updated plans for this application and felt that in the light of few obvious changes to the details, that their objections remained the same.

RESOLVED:

That the Town Council writes to Shropshire Council and reiterates its objections to the plans for this site.

132/15 HIGHWAYS MATTERS

132.1 Racecourse Lane, Shrewsbury - Closure to Motor Vehicles

Members considered Shropshire Council's proposals to prohibit all motor vehicles on part of Racecourse Lane and made no further comment.

132.2 Coleham School Safety Scheme

Members considered Shropshire Council's proposals to construct flat top road humps across the full width of the carriageway on Greyfriars Road in order to reduce the speed of traffic and made no further comment.

132.3 Speed Restrictions - Mousecroft Lane and Nobold Lane

Members considered Shropshire Council's introduction of a 30mph speed limit on the whole of Mousecroft Land and Nobold Lane from its junction with A488 Hanwood Road which was introduced on 15 April and made no further comment.

132.4 Speed Restrictions - Roman Road Roundabout

Members considered Shropshire Council's proposal to reduce the speed limit from 40mph to 30mph on the Roman Road roundabout and questioned the need to reduce speed around the roundabout given the level of congestion at this point. Members felt that new signage would do little more than add street clutter and increase driver confusion.

RESOLVED:

That representations be made to the Highways Authority.

132.5 Shropshire Council Street Naming & Numbering - 16/02563/NEWDEV - 173 Units at Longden Road - Proposed Residential Development Between Mousecroft Land & Longden Road, Shrewsbury

Members discussed Shropshire Council's Street Naming and Numbering Department's proposals for this new development and were satisfied with the suggestions put forward.

RESOLVED:

That the Town Council supports the suggested street names for the development at Longden Road.

133/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

134/15 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications to consider for the Shrewsbury Town Council area.

135/15 PLANNING APPLICATIONS

135.1 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 6 - 26 April 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/01746/TPO	16 Millmead Drive, Shrewsbury, Shropshire, SY2 6DU	Works to trees protected by The Borough of Shrewsbury (Mill Mead School, Sutton Road) Tree Preservation Order 1966 (No1).	No Objection
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2	16/01732/LBC	1 Swan Hill, Shrewsbury, Shropshire, SY1 1NQ	Change of use of two ground floor rooms (Use Class B1a) into residential accommodation (Use Class C3) and the conversion of residential storage space in the basement into residential accommodation with the provision of a replacement window to face Swan Hill, to include general redecoration and internal repairs affecting a Grade II Listed Building.	No Objection
3	16/01710/FUL	11 Lydham Road, Shrewsbury, Shropshire, SY1 3HL	Erection of single storey rear extension.	No Objection
4	16/01687/ADV	Red Lion , 29 Battlefield Road, Shrewsbury, Shropshire, SY1 4AB	Application for consent to display one internally illuminated fascia sign; one internally illuminated totem sign; two free standing signs; 3 wall mounted signs with external floodlights and two decorative hanging lanterns.	No Objection
5	16/01663/TPO	2 Carlton Close, Shrewsbury, Shropshire, SY3 5JA	Removal of large bough parallel to main trunk of one Beech tree protected by SABC (Land at and surrounding Bowbrook) TPO 2008.	No Objection
6	16/01745/TCA	River Thai Restaurant & Bar, Smithfield Road, Shrewsbury, Shropshire, SY1 1PG	To fell one mature Lime tree within Shrewsbury Conservation Area.	Representation
7	16/01700/FUL	42 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AU	Erection of two-storey rear extension.	No Objection

8	16/01691/TCA	50 Sultan Road, Shrewsbury, Shropshire, SY1 2SR	To fell 1No Ash tree within Shrewsbury Conservation Area.	Support with Comment
9	16/01684/TCA	33 Upper Road, Shrewsbury, Shropshire, SY3 9JW	To fell 1 x Silver Birch within Meole Brace Conservation Area.	No Objection
10	16/01683/TCA	111 Underdale Road, Shrewsbury, Shropshire, SY2 5EG	To crown reduce by 2.5m and reshape 1 x Ash Tree within Shrewsbury Conservation Area.	Support with Comment
11	16/01636/TPO	1 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	Works to 1No Oak Tree and fell 1No Sycamore Tree protected by Shrewsbury and Atcham Borough Council (Coach House, Shelton Hall) Tree Preservation Order 1984.	No Objection
12	16/01614/TPO	Crowmeole Farm, Shrewsbury, Shropshire, SY3 8AY	Various works to trees (see attached schedule) protected by Shrewsbury & Atcham Borough Council (Falcons Way) Tree Preservation Order 2002.	No Objection
13	16/01613/TPO	High Trees, 89B London Road, Shrewsbury, Shropshire, SY2 6PQ	Works to one Corsican Pine protected by Shrewsbury and Atcham Borough Council (Beckbury House, London Road) Tree Preservation Order 1985.	No Objection
14	16/01718/HHE	42 Latchford Lane, Berwick Grange, Shrewsbury, Shropshire, SY1 4YG	Erection of a single storey rear conservatory to semi-detached dwelling, dimensions 5.5 metres beyond rear wall, 3.0 metres maximum height, 2.2 metres high to eaves.	No Objection

15	16/01712/HHE	5 Crowmere Road, Shrewsbury, Shropshire, SY2 5HT	Erection of a single storey rear extension to terraced dwelling, dimensions 3.5 metres beyond the rear wall, 2.9 metres maximum height, 2.7 metres high to eaves.	No Objection
16	16/01651/OUT	Proposed Residential Development Land Off, Washford Road, Shrewsbury, Shropshire,	Outline application for residential development to include access.	Representation
17	16/01646/FUL	Plot, 28 Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire,	Erection of building for B1, B2 and B8 uses including vehicle sales and repairs and warehousing with 30% trade counter sales, and builders merchant.	No Objection
18	16/01637/TPO	Luciefelde House, 20 Luciefelde Road, Shrewsbury, Shropshire, SY3 7LB	Works to 1No Copper Beech and 1No Beech Trees protected by The Shrewsbury Borough Council (20 Luciefelde Road) Tree Preservation Order 1974.	No Objection
19	16/01626/FUL	31 Berwick Road, Shrewsbury, Shropshire, SY1 2LP	Erection of replacement porch and garage following demolition of existing entrance porch, garage and conservatory.	No Objection
20	16/01665/TCA	The Corner House, Vicarage Road, Shrewsbury, Shropshire, SY3 9EX	To fell one Sycamore tree within Meole Brace Conservation Area.	No Objection
21	16/01596/FUL	Hencote Farm House, Cross Hill, Shrewsbury, Shropshire, SY1 3PA	Change of use from Holiday lets to a Private Hotel (C1) usage.	No Objection
22	16/01582/FUL	19 Leighton Road , Shrewsbury, Shropshire, SY1 3EZ	Erection of rear extension to replace conservatory.	No Objection

23	16/01553/ADV	Unit 3 At Plot 23, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire,	Erect and display 2 non illuminated fascia signs.	No Objection
24	16/01547/FUL	31 Hunter Street, Shrewsbury, Shropshire, SY3 8QN	Erection of single storey extension at rear following demolition of single storey part at rear.	Objection
25	16/01607/HHE	5 Leamore Crescent, Shrewsbury, Shropshire, SY3 7QB	Erection of a single storey rear extension to semi- detached dwelling, dimensions 5.0 metres beyond rear wall, 4.0 metres maximum height, 2.4 metres high to eaves.	No Objection
26	16/01606/HHE	4 Underdale Avenue, Shrewsbury, Shropshire, SY2 5DY	Erection of a single storey rear conservatory to semi- detached dwelling, dimensions 5.12 metres beyond rear wall, 3.50 metres maximum height, 2.40 metres high to eaves.	No Objection
27	16/01555/FUL	4 Greenways, Shrewsbury, Shropshire, SY3 8NJ	Erection of single storey extension to provide front porch.	No Objection
28	16/01532/FUL	32 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT	Erection of single storey extension and new detached garage following demolition of existing.	Support with Comment
29	16/01531/FUL	7 Sundorne Road, Shrewsbury, Shropshire, SY1 4SA	Erection of two storey extension to form garage and first floor bedroom following demolition of existing garage.	No Objection
30	16/01529/FUL	75 North Street, Shrewsbury, Shropshire, SY1 2JH	Erection of a single storey rear extension.	No Objection

31	16/01545/SCO	Proposed Development Land North Of A B P, Battlefield Road, Shrewsbury, Shropshire,	Proposal for main production building (new retail meat packing plant) approximately 28,388m2, water storage and sprinkler tanks, car-parking facilities, internal access roads and ancillary infrastructure such as rainwater harvesting and sustainable drainage systems. The development also includes the demolition of the existing building at No.11 Battlefield Road.	No Objection
32	16/01523/TCA	Shrewsbury Sixth Form College, Priory Road, Shrewsbury, Shropshire, SY1 1RX	To prune 3 Silver Birch trees by 20% within Shrewsbury Conservation Area.	No Objection
33	16/01419/LBC	Former Chapel At Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Change of use and conversion from Chapel (use class D1) to 4 no. residential dwellings (use class C3) to include car parking, landscaping and associated external and internal works.	No Objection
34	16/01418/FUL	Former Chapel At Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Change of use and conversion from Chapel (use class D1) to 4 no. residential dwellings (use class C3) to include car parking, landscaping and associated external and internal works.	No Objection
35	16/01294/FUL	43 Underdale Road, Shrewsbury, Shropshire, SY2 5DT	Installation of raised decked area with access steps to rear elevation.	No Objection
36	16/01512/TCA	24 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Works to trees (see schedule) within Shrewsbury Conservation Area.	No Objection
37	16/01508/FUL	2 Condover Drive, Shrewsbury, Shropshire, SY2 6JD	Erection of single storey side extension.	No Objection

38	16/01336/FUL	41 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB	Erection of detached garage with storage in roof space.	No Objection
39	16/01594/TCA	Clive House, College Hill, Shrewsbury, Shropshire, SY1 1LT	To fell 1no. Crab Apple tree within Shrewsbury Conservation Area.	No Objection
40	16/01572/TPO	31 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	To fell 1 x Scots Pine protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005.	No Objection
41	16/01568/TCA	5 Coton Hill, Shrewsbury, Shropshire, SY1 2DZ	To fell 1No Oak Tree within Shrewsbury Conservation Area.	No Objection
42	16/01453/HHE	1 Old Heath, Shrewsbury, Shropshire, SY1 4SB	Erection of a single storey rear conservatory to semi detached dwelling, dimensions 5.0 metres beyond rear wall, 3.3 metres maximum height, 2.4 metres high to eaves.	No Objection
43	16/01434/TCA	St Chads Church, St Chads Terrace, Shrewsbury, Shropshire, SY1 1JX	To fell 1No Holly tree and replace with Japanese Maple at within Shrewsbury Conservation Area.	No Objection
44	16/01433/TCA	Land Adj Shrewsbury Sixth Form College English Bridge Campus, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AA	To crown raise 1No Lime tree to approximately 6m within Shrewsbury Conservation Area.	No Objection

45	16/01432/TCA	Graveyard, The Abbey Church, Abbey Foregate, Shrewsbury, Shropshire,	To remove 5 lowest limbs of 1No Portuguese Laurel (T1) and raise to appropriate growth points several others to allow maintenance underneath the tree and remove deadwood from trees marked T2 - T8 on attached map within Shrewsbury Conservation Area.	No Objection
46	16/01383/FUL	Proposed Dwelling Adjacent 1B, Racecourse Avenue, Shrewsbury, Shropshire,	Erection of one terraced dwelling.	No Objection
47	16/01420/FUL	38 Grange Road, Shrewsbury, Shropshire, SY3 9DF	Erection of part single storey part two storey rear and side extension and new porch.	No Objection
48	16/01496/HHE	39 Primrose Drive, Shrewsbury, Shropshire, SY3 7TR	Erection of a single storey rear extension to semi-detached dwelling, dimensions 3.5 metres beyond rear wall, 2.85 metres maximum height, 2.5 metres high to eaves.	No Objection
49	16/01493/HHE	35 Rothley Close, Shrewsbury, Shropshire, SY3 6AN	Erection of a single storey rear extension to detached dwelling, dimensions 4.5 metres beyond rear wall, 3.6 metres maximum height, 2.55 metres high to eaves.	No Objection
50	16/01439/FUL	22 Queen Street, Shrewsbury, Shropshire, SY1 2JX	Erection of a extension to the rear elevation.	No Objection
51	16/01394/FUL	Hartlands Rest Home , Whitehall Street , Shrewsbury, Shropshire, SY2 5AD	Erection of a part single, part two storey rear extension.	No Objection

52	16/01392/ADV	Fat Face , 4 The Square, Shrewsbury, Shropshire, SY1 1LA	Erect and display replacement signage including 1 No. non illuminated fascia sign and 1 No. non illuminated projecting sign.	No Objection
53	16/01256/FUL	Corner House, Church Lane, Shrewsbury, Shropshire, SY3 9JR	Erection of a single storey extension and associated works.	No Objection
54	16/01497/TCA	4 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Works to trees (see attached schedule) within Shrewsbury Conservation Area.	No Objection
55	16/01423/FUL	Starmalling , Kingsland Road, Shrewsbury, Shropshire, SY3 7AF	Erection of part single part two storey extensions; first floor extension; roof terrace at first floor level; elevational alterations; external steps; conversion of integral garage to residential; formation of decked area.	No Objection
56	16/01413/FUL	11 Comet Drive, Shrewsbury, Shropshire, SY1 4AY	Erection of single storey extension to rear following demolition of single storey part.	No Objection
57	16/01358/COU	SU9 - Upper Level Darwin Shopping Centre, Pride Hill, Shrewsbury, Shropshire, SY1 1BN	Change of use from Class A1 (Retail) to Class A1 and Class A3 (Restaurants and Cafes).	No Objection

135.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 6 – 26 April 2016.