

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 09 August 2016

PRESENT – Councillors I Jones (Chairman), A Bannerman, Mrs A Chebsey, P Nutting, M Price and K Roberts.

IN ATTENDANCE – Helen Ball (Town Clerk) and Rebecca Oliver (Committee Clerk)

APOLOGIES – Councillors Mrs B Baker, Ms J Mackenzie and A Townsend.

30/16 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

There were no pecuniary interests declared.

(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 & 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 application 16/03081/FUL 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.

31/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 19 July 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 July 2016 be approved and signed as a correct record.

32/16 MATTERS ARISING

Ref: 29/16 Flax Mill Applications 16/02873/LBC & /FUL

The Town Clerk has invited a member of Historic England to present the plans for the Flax Mill at the Full Council meeting on 05 September 2016. Members will be required to provide planning comments following this presentation.

Ref: 29/16 67 Mytton Oak Road Development 16/02684/FUL

Members reconsidered this application in light of amended plans received. They felt the changes went some way to addressing their original concerns and were therefore happy to withdraw their original objection.

33/16 HIGHWAYS MATTERS

There were no highway matters for consideration.

34/16 TREE PRESERVATION ORDERS FOR NOTING

There were no tree preservation orders for consideration.

35/16 PREMISES LICENCE APPLICATIONS

Members noted the new premises licence application 16/02764/LMVPRE for The Shrewsbury Club and unanimously opposed the removal of the conditions stated. CRB checks (DBS as they are now known) are important for protecting staff, members of the public, children and vulnerable people.

Members also noted the premises licence application 16/02837/LMPREM in respect of the County Ground Cricket Pavilion and 16/02924/LPREM in respect of the Shelton Cricket Club and raised no concerns.

36/16 PLANNING APPLICATIONS

36.1 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 July – 05 August 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/03446/TCA	34 Coton Crescent, Shrewsbury, Shropshire, SY1 2NZ	To fell 2No Poplar Trees within Shrewsbury Conservation Area		No Objection
2	16/03256/FUL	5 Severn Terrace, Smithfield Road, Shrewsbury, SY1 1PF	Erection of single storey rear extension and extension of existing raised decking		No Objection
3	16/03438/HHE	205 Wenlock Road, Shrewsbury, Shropshire, SY2 6LD	Erection of a single storey rear extension to detached dwelling, dimensions 5.8 metres beyond rear wall, 3.0 metres maximum height, 3.0 metres high to eaves		No Objection

4	16/03401/TPO	10 High Ridge Way, Shrewsbury, SY3 6DJ	To crown reduce 3No Poplar Trees by 30% to be in line with neighbours trees protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection
5	16/03251/ADV	Percy Throwers Wyevale Garden Centre, Thrower Road, Shrewsbury, SY2 6RH	Erect and Display 2 double sided Totem pole signs		No Objection
6	16/03247/FUL	15 Kenton Drive, Shrewsbury, SY2 6TH	Erection of single storey rear extension following demolition of existing conservatory		No Objection
7	16/03105/FUL	3 Well Meadow Gardens, Shrewsbury, SY3 8UP	Erection of a single storey rear extension		No Objection
8	16/03077/FUL	Development Land At Plots 29 And 30, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury,	Alterations to previously approved shopfront; installation of 2 no. satellite dishes; installation of external plant (refrigeration condenser and 3 no. air conditioning units); alterations to area of secure yard		No Objection
9	16/03164/ADV	Sundorne School And Sports College , Corndon Crescent, Shrewsbury, SY1 4LL	Installation of two free standing monolith non-illuminated signs to be positioned at main school entrance and at Meadow Farm pedestrian access		No Objection

10	16/03163/ADV	The Grange Learning Centre Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3HY	Installation of one free-standing non illuminated monolith sign		No Objection
11	16/03162/FUL	29 Underdale Road, Shrewsbury, Shropshire, SY2 5DW	Erection of single storey extension to side/rear elevation following removal of conservatory		No Objection
12	16/03158/FUL	Sundorne School And Sports College, Corndon Crescent, Shrewsbury, Shropshire, SY1 4LL	Installation of replacement boundary fence to a height of 2.4m; and three gates (pedestrian and vehicular)		Support with Comment
<p>Members do not object to the proposed replacement boundary fence, but ask that appropriate landscaping be considered in addition. They feel appropriate planting alongside the fence would give a better overall impression.</p>					
13	16/03143/ADV	Montgomery House, Sundorne Road, Shrewsbury, Shropshire, SY1 4RQ	Erect and display 4 no. illuminated signs indicating care home name and operator details		No Objection
14	16/03246/TCA	The Vicarage, Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Works to 1 No Sweet Chestnut (see schedule) within Meole Brace Conservation Area		No Objection
15	16/03126/ADV	WHSmith Ltd, Unit 25 Upper Level Darwin Shopping, Shrewsbury, SY1 1BN	Erect and display 1 no. non-illuminated fascia sign and 1 no. non-illuminated projecting sign		No Objection

16	16/02974/LBC	Flat 2, 4 Quarry Place, Shrewsbury, Shropshire, SY1 1JN	Installation of replacement french doors affecting a Grade II Listed Building		No Objection
17	16/02974/LBC	Flat 2, 4 Quarry Place, Shrewsbury, Shropshire, SY1 1JN	Installation of replacement french doors affecting a Grade II Listed Building		No Objection
18	16/02846/FUL	3 Waterside Gardens, Shrewsbury, Shropshire, SY3 9AG	Conversion of garage roof space to provide a useable second level to include the installation of 2 dormer windows and construction of external stairs on the West of the garage.		Support with Comment

The Town Council has no objections per se to enhancing buildings within the curtilage of the main property. 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.

19	16/02967/CPL	104 Sundorne Road, Shrewsbury, Shropshire, SY1 4RS	Application for certificate of lawfulness for the demolition of existing conservatory and erection of a new lean-to single storey extension to rear		This application was noted
20	16/03225/OUT	Land Off , Ellesmere Road, Shrewsbury, Shropshire, SY1 2QR	Outline Application (including access, appearance, layout and scale) for the erection of three blocks of 48 residential units and associated infrastructure		Objection

Shrewsbury Town Council objects to this application on the following Grounds

- Members expressed their concerns about the cumulative impact of the proposal for another residential development off Ellesmere Road which is already undergoing extensive redevelopment.
- Traffic is already problematic on the Ellesmere Road and these additional residential buildings will exacerbate the problem.
- Members are also concerned that the access and egress will be within close proximity to a school, thereby triggering community concern as to road safety.
- The four storey apartment blocks are not in-keeping with the original properties on the

Ellesmere Road and members feel the site is being overdeveloped.

21	16/03117/DEM	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	Application for prior notification under Schedule 2 Part 11 of the Town & Country Planning (General Permitted Development) Order 2015 for the demolition of 40No. buildings (including a range of military buildings (e.g. stores/offices/etc), Single Living Accommodation (SLA) buildings and sports and welfare buildings) and associated structures (excluding boundary walls and fences)		Objection
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The Town Council objects to this application on the following grounds:

- Members are aware that the agent for the Ministry of Defence is to hold a public consultation event on 17th August; they feel that this application inappropriately pre-empts this consultation event and suggests there being a fait accompli as to development;
- Members are understanding of the fact that the site is one for future development but they are saddened that there has not been any consideration to preparing a development brief. Equally members are saddened that the Ministry of Defence does not hold any community responsibility for what happens to this site in the long-term; purely focussing on any development that provides the maximum return on investment rather than what is right and proper for the town;
- Given the proximity of this development site to both one of the key gateways into the town as well as being in close proximity to the town centre Conservation Area there should be a development plan in place ahead of any whole demolition of the site. This site has huge historic significance to the town and whilst this garrison town is no longer home to serving army personnel it still retains an importance in terms of its commitment to army life past;
- There are a number of iconic buildings within the site which, were they elsewhere with a greater public access, would have been ripe for listed building status. These buildings add to the character and ambience of the site as a former garrison community and would create greater opportunities to develop a more characterful community within this site. The redevelopment of the Shelton Mental Hospital site comes to mind;
- The site has some beautiful and worthy recreational openspace and should development be on site there is a need to retain these areas to be of benefit to any potential residents and those in the wider Copthorne Community
- Members see that this development site lends itself to mixed use where community life could in effect be sustainable; see it as a mini-sustainable urban extension;
- The only saving grace to this application is that the applicant sees fit to retain the boundary wall

and The Keep, both of which are iconic and add greatly to the existing Streetscene in the area

Whilst acknowledging that this is merely a notification requirement as part of General Permitted Development Rights we believe that this application should be withdrawn and the applicant begin meaningful discussions with planners and key stakeholders locally to determine the best outcome for this site.

RECOMMENDED:

- (i) That the Town Clerk circulates the draft comments to members for approval**
- (ii) That the agreed comments be sent with a covering letter to MP Daniel Kawczynski and Shropshire Council for consideration by the Secretary of State.**

22	16/03106/FUL	12 Dalton Drive, Shrewsbury, Shropshire, SY3 8DA	Erection of a first floor extension over existing garage to create office with small extension to rear for internal staircase		Representation
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Members do not object to office space being incorporated into a residential dwelling but have concerns if a commercial business is going to be conducted from here. This is especially in light of the neighbour applying to do the same. Whilst members do not wish to discourage small businesses they would be concerned for the local residents if additional traffic and parking impacted on the area as a result of regular visiting clients/customers.

23	16/03104/FUL	10 Dalton Drive, Shrewsbury, Shropshire, SY3 8DA	Erection of a first floor extension above existing double garage		Representation
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Members do not object to office space being incorporated into a residential dwelling but have concerns if a commercial business is going to be conducted from here. This is especially in light of the neighbour applying to do the same. Whilst members do not wish to discourage small businesses they would be concerned for the local residents if additional traffic and parking impacted on the area as a result of regular visiting clients/customers.

24	16/02854/ADV	37 - 38 High Street, Shrewsbury, Shropshire, SY1 1LR	Erect and display 2No non illuminated fascia signs and 2No non illuminated hanging signs		No Objection
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25	16/02853/FUL	37 - 38 High Street, Shrewsbury, SY1 1LR	Alterations to shopfront including existing colonnade on rear elevation to be re-painted and signage		No Objection
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26	16/03069/FUL	41 Millers Green, Shrewsbury, Shropshire, SY1 2UB	Erection of extension to double garage and conversion to provide ancillary accommodation.		Support with Comment
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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.

27	16/03089/CPL	12 Glendower Court, Shrewsbury, Shropshire, SY1 2RG	Application for a Lawful Development Certificate for the proposed removal of decorative chimney stack		This application was noted
28	16/03088/FUL	16 Melton Way, Shrewsbury, Shropshire, SY3 6DW	Erection of single storey extension to rear elevation		No Objection
29	16/03081/FUL	133 The Mount, Shrewsbury, Shropshire, SY3 8PG	Erection of single storey rear extension and conversion of roof space to form bedroom		No Objection
30	16/03046/FUL	40 Washford Road, Shrewsbury, Shropshire, SY3 9HP	Erection of single storey rear extension, following demolition of existing and garage, conversion of existing living room into disabled bedroom and kitchen into disabled bathroom		No Objection
31	16/03008/DEM	4 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Application for relevant demolition of garage/car port and removal of asbestos shed roof; replacement of shed roof		No Objection
32	16/03041/FUL	Co-operative Group Food Ltd, Sutton Road, Shrewsbury, SY2 6HN	Installation of plant machinery in dedicated roof mounted plant area		Support with Comment
<p>Members were pleased to see this plant machinery is not visible from the street. They kindly request that the noise produced from this machinery is monitored to ensure the impact on neighbouring properties is kept to a minimum.</p>					

36.2 Schedule of Planning Decisions

There were no decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 16 July – 05 August 2016.