

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 06 September 2016

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

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

APOLOGIES – Councillor I Jones.

37/16 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, M Kenny & 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 M Price	<ul style="list-style-type: none">Declared a non-pecuniary interest as the Portfolio Holder for Regulatory Services.
Councillor A Bannerman	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 16/03293/FUL as the applicant is known to him.

38/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 09 August 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 09 August 2016 be approved and signed as a correct record.

39/16 MATTERS ARISING

(i) Reconsultation on 16/00391/FUL Land North of Harlescott Lane

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.

(ii) Flax Mill Applications 16/02873/LBC & /FUL

Following the presentation by the Historic England Project Director at Full Council in 5 September 2016, members submitted the following comments:

Shrewsbury Town Council is highly supportive of the development of the Flaxmill and associated buildings to create a mixed-use facility which will provide modern employment space as well as an important visitor space that will aid the promotion and enhancement of the Flaxmill's reputation and national/international standing.

However in supporting this application there are implications to the local residential amenity of the area we feel must be addressed to ensure that this development sits in harmony with its surroundings.

Members feel that the transport plan needs greater consideration to the impact on the local residents, particularly those of Marshalls Court. Accepting that a carpark is probably the most effective use for the rear of the development site given (i) its potential flood risk and (ii) the potential contamination of this site members would like to see mitigation measures enhanced for this area; these should include:

- (i) Enhancements to the junction onto St Michaels Street to allow for better traffic management accessing and egressing the development site;
- (ii) The use of traffic Regulation Orders and/or Residential Parking along Marshalls Court to restrict opportunist parking off site;
- (iii) Changing the vehicular access into the carpark from the end of Marshalls Court to its existing access. In so moving the road layout greater provision could be made to creating landscaping that would attenuate any surface water run-off from the carpark;
- (iv) Losing a row of carparking places to the rear of Marshalls Court to enable bunding and landscaping;
- (v) Ensuring all lights are positioned to downlight the carpark and do not pollute the area unnecessarily with light;
- (vi) Use of CCTV (with possible hook-up to the town centre CCTV system) within the carpark;
- (vii) There be minimum height restriction barriers to restrict vehicular traffic height;
- (viii) Conditions on the operating hours of the site.

We are aware of comments raised by the Council's traffic management consultant questioning the adequacy of the transport plan and the plans for 98 parking spaces to service nearly three times as many users. Members feel that serious consideration needs to be given to these points ahead of any final decision being made.

In view of the strategic importance to this development and the somewhat sensitivity of the site locally, we would respectfully ask that this application is considered by the Central Planning Committee.

RESOLVED:

That these comments will be forwarded to Shropshire Council for consideration.

40/16 HIGHWAYS MATTERS

There were no highway matters for consideration.

41/16 TREE PRESERVATION ORDERS FOR NOTING

There were no tree preservation orders for consideration.

42/16 PREMISES LICENCE APPLICATIONS

Members noted the new premises licence applications and raised no concerns.

43/16 PLANNING APPLICATIONS

43.1 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 06 August – 02 September 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/03655/ADV	Proposed Retail Unit At Sundorne Retail Park, Arlington Way, Shrewsbury, Shropshire,	Erect and display 1No internally illuminated single totem pole sign		No Objection
2	16/03654/FUL	Proposed Retail Unit At Sundorne Retail Park, Arlington Way, Shrewsbury, Shropshire,	Erection of new pod unit (Use Class A3 Retail), landscaping, totem advertisement and associated works		No Objection
3	16/03648/FUL	32 Sutton Grove, Shrewsbury, Shropshire, SY2 6DN	Erection of two storey side extension		No Objection
4	16/03555/FUL	74 Whitchurch Road, Shrewsbury, Shropshire, SY1 4DS	Erection of porch and dormer window to front elevation; conservatory and roof lantern to rear.		No Objection
5	16/03917/TCA	39 Oakley Street, Shrewsbury, Shropshire, SY3 7JX	To fell 1no Yew Tree within Belle Vue Conservation Area		No Objection
6	16/03649/TPO	6 Robinsford Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5HN	Removal of Cherry Tree SABC (Land at and surrounding Bicton Heath South) TPO 2007		No Objection
7	16/03637/CPL	59 Armoury Gardens, Shrewsbury, Shropshire, SY2 6PJ	Certificate of Lawful Development for the proposed single storey side extension; alterations and improvements to dwelling including ground floor wc and roof lantern to flat roof at rear		This application was noted.

8	16/03840/TCA	20 Bishop Street, Shrewsbury, Shropshire, SY2 5HA	To prune and reduce by 20%-25% and reshape one Cherry tree; remove one Cherry tree within Shrewsbury Conservation Area		No Objection
9	16/03815/VAR106	1 Sabrina Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7EL	Variation of Section 106 for planning application number 15/03766/FUL		No Objection
10	16/03786/VAR106	Land At, Oteley Road, Shrewsbury, Shropshire,	Variation of Section 106 Legal Obligation pursuant to SA/02/0278/F		Deferred
11	16/03621/FUL	The Brambles , 11 Huxley Close, Shrewsbury, Shropshire, SY2 6JQ	Erection of a detached store/outbuilding		No Objection
12	16/03597/FUL	12 Prescott Close, Shrewsbury, Shropshire, SY2 6HS	Erection of single storey front extension		No Objection
13	16/03558/FUL	Proposed Dwelling North Of 174, Underdale Road, Shrewsbury, Shropshire,	Erection of detached dwelling.		Objection
<p>The Town Council sees this application as an overdevelopment of site with the applicant's attempt to erect an overly large building with carparking on a too narrow site. The need for parking is such that the proposed building has been set back from the established building line thereby creating an incongruous look to the street scene. In addition in developing this site, it provides too little by way of carparking for No 174 from which the building plot has been annexed.</p>					
14	16/03549/TPO	16 Elstree Close, Shrewsbury, Shropshire, SY3 9QF	Crown reduce by 35% and crown thin by 20% one Purple Prunus tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection

15	16/03785/HHE	46 Netley Road, Shrewsbury, Shropshire, SY3 9PB	Erection of a single storey rear extension to semi detached dwelling, dimensions 3.3 metres beyond rear wall, 3.6 metres maximum height, 2.3 metres high to eaves		No Objection
16	16/03575/TPO	Land Along Shelton Road, Shrewsbury, Shropshire,	Works to trees (see attached report) protected by The Shrewsbury Borough Council (Shelton Road) Tree Preservation Order 1971		No Objection
17	16/03573/FUL	285 Crowmere Road, Shrewsbury, Shropshire, SY2 5LF	Erection of a single storey side extension and loft conversion with dormer window to rear.		No Objection
18	16/03529/FUL	20 Crowmere Green, Shrewsbury, Shropshire, SY2 5HU	Erection of two-storey and single storey rear extensions		No Objection
19	16/03423/FUL	36 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UD	Erection of a single storey rear extension		No Objection
20	16/03179/FUL	25 Besford Square , Belle Vue Road, Shrewsbury, Shropshire, SY3 7PG	Erection of two storey rear extension		No Objection
21	16/03740/TCA	Sydney Avenue Recreation Ground, Sydney Avenue, Shrewsbury,	Works to trees as per schedule within Shrewsbury Conservation Area		No Objection
22	16/03528/FUL	10 High Ridge Way, Shrewsbury, Shropshire, SY3 6DJ	Erection of two storey side extension and internal alterations		No Objection
23	16/03509/FUL	14 Woodfield Road, Shrewsbury, Shropshire, SY3 8HZ	Erection of two storey extension to side elevation		No Objection
24	16/03432/FUL	Beechwood House , Belmont Bank, Shrewsbury, Shropshire, SY1 1UB	Conversion to four townhouses and two apartments		Support with Comment

Whilst the Town Council is supportive of the principle of this application, bringing a near redundant town centre building into residential accommodation, members remain confused as to the layout and design of this development site as the plans are of such poor quality on the planning portal. We would request a more detailed plan that is readable. Additionally members would wish to better understand the parking arrangements which we understand are from Bellmont Bank. Given the narrowness of the road and the cobbling of the surface we wish to be assured that access and egress is safe.

25	16/03421/LBC	23 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Works to facilitate the repair of window stonework and lead glazing to 2 no. stone windows affecting a Grade II Listed Building		No Objection
26	16/03363/FUL	6 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Erection of first floor extension including juliet balcony with a traditional pitch roof which replaces the mono pitch roof; also a new front entrance to regularize the classic front elevation		No Objection
27	16/03272/FUL	12 Porthill Close, Shrewsbury, Shropshire, SY3 8RR	Erection of a single storey extension to rear following removal of existing utility/w.c and detached garage		No Objection
28	16/03681/TCA	Baldwyn Cottage, School Lane, Shrewsbury, Shropshire, SY3 7DJ	To fell 1 Ash Tree within Belle Vue 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.					
29	16/03680/TCA	30 Bishop Street, Shrewsbury, Shropshire, SY2 5HB	To reduce 1 Sycamore tree by 40% within Shrewsbury Conservation Area		No Objection
30	16/03623/TCA	97 The Mount, Shrewsbury, Shropshire, SY3 8PH	To fell one Ailanthus Altissima within Shrewsbury Conservation Area		No Objection
31	16/03377/LBC	The Flat, Winchester House, 9 St Marys Court, Shrewsbury, Shropshire, SY1 1EG	Works to facilitate the relocation of kitchen to bedroom two and relocation of bedroom two to kitchen affecting a Grade II Listed Building		No Objection

32	16/03286/FUL	58 Bishop Street, Shrewsbury, Shropshire, SY2 5HD	Erection of a single storey rear extension with a covered way at the side, following removal of existing conservatory		No Objection
33	16/03425/EIA	Proposed Development Land North Of A B P, Battlefield Road, Shrewsbury, Shropshire,	Erection of new production building approximately 25,371m2, water storage and sprinkler tanks, car parking facilities, internal access roads, existing culverted stream to be opened and diverted, ancillary infrastructure such as rainwater harvesting and SUDS and demolition of existing building at No 11 Battlefield Road.		Support with Comment

The Town Council welcomed this application and the new employment it will bring with it.

34	16/03367/LBC	35A Windsor Place, Off Castle Street, Shrewsbury, Shropshire, SY1 2BW	Change of use from commercial to residential use including internal and external minor alterations affecting a Grade II Listed Building		No Objection
35	16/03366/FUL	35A Windsor Place, Off Castle Street, Shrewsbury, Shropshire, SY1 2BW	Change of use from commercial to residential use		No Objection
36	16/03464/FUL	6 The Woolams, Bicton Heath, Shrewsbury, Shropshire, SY3 5BE	Conversion of existing garage into living accommodation and installation of window to front elevation		No Objection
37	16/03360/FUL	25 Hallam Drive, Berwick Grange, Shrewsbury, Shropshire, SY1 4YE	Erection of first floor rear extension		No Objection

38	16/03543/HHE	7 Preston Street, Shrewsbury, Shropshire, SY2 5PG	Erection of a single storey rear extension to a detached dwelling, dimensions 4.7 metres beyond rear wall, 3.7 metres maximum height, 3.3 metres high to eaves		No Objection
39	16/03465/TCA	Rowton Lodge, 88 The Mount, Shrewsbury, Shropshire, SY3 8PL	Various works to trees and hedgerow (detailed in letter) including removal of various trees within Shrewsbury Conservation Area		No Objection
40	16/03326/CPL	4 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	Lawful development certificate for proposed alterations to front elevation		This application was noted
41	16/03296/CPL	11 Salcombe Drive, Shrewsbury, Shropshire, SY2 6SH	Lawful development certificate for the proposed erection of single storey extension at rear following demolition of single storey conservatory; New high level window in existing dining room South elevation wall		This application was noted
42	16/03293/FUL	31 Hunter Street, Shrewsbury, Shropshire, SY3 8QN	Erection of single storey extension at rear following demolition of single storey part at rear		No Objection
43	16/03289/FUL	Proposed Residential Development Land North Of, Mayfield Close, Shrewsbury, Shropshire,	Erection of 16no. dwellings		Objection

Whilst the Town Council has no objection per se to the expansion of this estate, members are somewhat alarmed by the fact that the recreational open space which would have been a condition of the first phase of the development has suddenly been swallowed up into plots 1/2 of this development site. How will the applicant mitigate against the loss of open space through greater provision?

44	16/03274/CPL	6 Partridge Close, Shrewsbury, Shropshire, SY1 4TY	Application for Lawful Development Certificate for a proposed single storey side extension; garage conversion to form additional living accommodation		This application was noted
----	--------------	--	---	--	----------------------------------

36.2 Schedule of Planning Decisions

Members noted those decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 06 August – 02 September 2016.