

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 27 September 2016

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

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

APOLOGIES – Apologies were received from Councillor I Jones.

44/16 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 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 application 16/03689/FUL as he is a board member of Severnside Housing.
Councillor K Roberts	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 16/04066/FUL as the applicant is known to him.Declared a non-pecuniary interest in applications 16/03915/LBC and 16/03914/FUL as the proprietor is known to him.
Councillor Mrs B Baker	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 16/03643/FUL as the applicant is known to her.Declared a non-pecuniary interest in application 16/04003/TPO as the applicant is known to her.

45/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 06 September 2016 were amended to include Councillor Jones' apologies and then accepted as an accurate record.

RESOLVED:

That the minutes of the Planning Committee meeting held on 06 September be amended to include Councillor Jones' apologies and then be approved and signed as a correct record.

46/16 MATTERS ARISING

(i) Reconsultation on 16/02848/FUL, 33B Kennedy Road

Members reconsidered this application in light of amended plans received and were of the view that a permanent wall was more inkeeping with the area than a willow fence.

RESOLVED:

That the Town Council raised no objections to the application as amended.

(ii) Consultation on application 16/03786/VAR106

Members considered the application for a variation of Section 106 agreement for the Land at Oteley Road, which was deferred at the last meeting.

Members recalled the reasoning for covenants attached to this area to allow for recreational public use; these related to the agreement to remove similar covenants at the old Gay Meadow site which were placed on the site as part of the Gay family bequest of the land.

Members noted that since the football ground has been at this location, there has never been any active promotion of the greenspace at the front of the site, which has never been laid out as a football pitch with goals.

Members queried how the removal of the recreational space as outlined in red (which included the prostar pitches in blue) could be mitigated by an already established pitch to the rear of the site. Members would wish to see times that this pitch would be truly made accessible for public use, particularly given its current use as the club training pitch.

If this application is recommended for approval, members respectfully ask that it is considered by the Central Planning Committee.

RESOLVED:

That these comments be forwarded to Shropshire Council.

47/16 HIGHWAYS MATTERS

Members noted and welcomed an Order from Shropshire Council to prohibit all motor vehicles from using a 5m stretch of New College Road from its junction with Wenlock Road, with effect from 10 September 2016. This follows the successful completion of a Temporary Traffic Order.

48/16 TREE PRESERVATION ORDERS FOR NOTING

There were no tree preservation orders for consideration.

49/16 PREMISES LICENCE APPLICATIONS

Members noted the new premises licence application for The Meating Place and raised no concerns. Members were satisfied with the premises licence application for the River Thai restaurant providing the proprietor meets the licencing objectives.

50/16 PLANNING APPLICATIONS

50.1 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 03 - 23 September 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/04080/FUL	39 Pride Hill, Shrewsbury, Shropshire, SY1 1DN	Change Of Use from A1 (retail) to A5 (hot food takeaway).		Representation
<p>The Town Council does not object to the change of use to a takeaway but would like clarification of the proposed opening times which do not appear in the application. The Town Council is aware and has been part of the review of opening zones within the town centre as part of the management of the Night Time Economy and this location is not an established area which allows for longer opening hours. Members would therefore request that conditions on opening are placed on this application to ensure the facility closes at 11pm.</p>					
2	16/04066/FUL	New Dwelling East Of 17, Well Meadow Gardens, Shrewsbury, Shropshire,	Erection of detached garage.		No Objection
3	16/04012/LBC	5 Marine Terrace, Shrewsbury, Shropshire, SY1 1XQ	Works to facilitate the installation of a screen/balustrade to rear ground floor flat roof affecting a Grade II Listed Building.		Objection
<p>Following complaints from residents, members have concerns over the use of this outdoor space and particularly the creation of outdoor space at first floor level due to the disturbance to neighbouring properties. This disturbance takes the form of both noise nuisance and loss of provancy on the part of neighbouring residents. Members do not object to the installation of screening/balustrade as this will privatise the area but know it will also encourage greater use of this outdoor area. Members enquired whether planning permission has been granted for this terrace.</p>					
4	16/04011/FUL	5 Marine Terrace, Shrewsbury, Shropshire, SY1 1XQ	Application under section 73a of the Town and Country Planning Act 1990 for the installation of a screen/balustrade to rear ground floor flat roof.		Objection

Following complaints from residents, members have concerns over the use of this outdoor space and particularly the creation of outdoor space at first floor level due to the disturbance to neighbouring properties. This disturbance takes the form of both noise nuisance and loss of privacy on the part of neighbouring residents. Members do not object to the installation of screening/balustrade as this will privatise the area but know it will also encourage greater use of this outdoor area. Members enquired whether planning permission has been granted for this terrace.

5	16/04250/TCA	36 Bishop Street, Shrewsbury, Shropshire, SY2 5HB	Crown reduce by 30% and remove lower overhanging branches of 1no Sycamore tree within Shrewsbury Conservation Area.		No Objection
6	16/04218/TCA	Alma House, Alma Street, Shrewsbury, Shropshire, SY3 8QT	Removal of mixed hedge comprising Hawthorn, Fir, Ash and Buddleia trees within Shrewsbury Conservation Area.		Representation
<p>Members are concerned about the removal of a substantial length of hedge which is significant to the street scene and requested that the Tree Officer make a site visit. Members would also 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.</p>					
7	16/04119/TPO	1 Berwick Road, Shrewsbury, Shropshire, SY1 2LL	Works to 1no Ash Tree Shrewsbury & Atcham Borough Council (1 Berwick Road) Tree Preservation Order 2003.		Support with comment
<p>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.</p>					
8	16/04082/FUL	22 Coton Crescent, Shrewsbury, Shropshire, SY1 2NZ	Roof works to rear extensions to replace flat roof with single pitched roof with glazing.		No Objection
9	16/03972/ADV	Unit 3 At Plot 23, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, SY2 6FG	Erect and display 1 x non illuminated fascia sign and 1 non illuminated plaque.		No Objection

10	16/04278/TCA	17 St Johns Hill, Shrewsbury, Shropshire, SY1 1JJ	Crown reduce 1no. Mature Apple Tree by 30% within Shrewsbury Conservation Area.		No Objection
11	16/04274/TCA	24 Salters Lane, Shrewsbury, Shropshire, SY3 7DG	Selectively prune over long branches and remove dead wood of 1no. 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.

12	16/04273/TCA	Abbey Lawns Business Park, Shrewsbury, Shropshire, SY2 5DE	Sensitive reduction of 1no Mature Acer Pseudoplatanus including works to sever and trim back Ivy within Shrewsbury Conservation Area.		No Objection
13	16/04140/TPO	Winterton Way, Shrewsbury, Shropshire,	Works (as per attached scheduled) to 1 No Cedar Tree protected by Shropshire Council (Land to the North of Winterton Way, Shrewsbury) TPO 2013.		No Objection
14	16/04127/FUL	5 Worrow Drive, Bicton Heath , Shrewsbury, Shropshire, SY3 5DJ	Erection of first floor extension above double garage.		No Objection
15	16/03678/FUL	63 St Julians Crescent, Shrewsbury, Shropshire, SY1 1UD	Conversion of part of the garage to create a ground floor reception room including installation of french doors.		Representation

The Town Council does not object to the conversion of the garage but would like to be assured that there will still be sufficient parking within the curtilage of the site for the residents and their visitors.

16	16/04193/TCA	7 The Hawthorns, Shrewsbury, Shropshire, SY3 7NA	To crown reduce 1no Silver Birch tree by 8ft within the Shrewsbury Conservation area.		No Objection
17	16/04027/FUL	129 Underdale Road, Shrewsbury, Shropshire, SY2 5EG	Erection of a rear conservatory.		No Objection
18	16/03968/LBC	13 Swan Hill, Shrewsbury, Shropshire, SY1 1NL	Works to facilitate the relocation of kitchen to basement including excavation of garden; internal alterations; installation of replacement windows; roof works including insertion of rooflight.		No Objection
19	16/03967/FUL	13 Swan Hill, Shrewsbury, Shropshire, SY1 1NL	Excavation of garden to relocate kitchen to basement; internal alterations; insertion of replacement windows; roofworks to outbuilding and main house including insertion of roof light.		No Objection
20	16/03922/LBC	112 Frankwell, Shrewsbury, Shropshire, SY3 8JU	Erect and Display 1no Fascia Sign and 1no Hanging Sign.		No Objection
21	16/03919/ADV	112 Frankwell, Shrewsbury, Shropshire, SY3 8JU	Erect and Display 1no Fascia Sign and 1no Hanging Sign.		No Objection

22	16/03706/ADV	Sainsburys Supermarkets Ltd, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	2 no. amended totem signs; 3 no. amended pedestrian totem signs; 1 no. new fascia sign; and 5 no. new wall mounted buildings signs.		No Objection
23	16/03698/CPL	11 Langholm Drive, Shrewsbury, Shropshire, SY2 5UN	Application for Lawful Development Certificate for the proposed erection of an extension.		This application was noted.
24	16/03958/TCA	Prestbury, 55 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	To cut back 1No limb at 10m and remove several overhanging secondary thinner branches in some area of crown of 1No Willow Tree; crown reduce 1No Apple Tree by 30% and crown reduce 1No Apple Tree by 25% within Shrewsbury Conservation Area.		No Objection
25	16/03737/FUL	1 Kingfisher Close, Shrewsbury, Shropshire, SY1 4TW	Erection of two storey side extension, 2m high fence to replace brick wall.		No Objection
26	16/03687/ADV	11 High Street, Shrewsbury, Shropshire, SY1 1SP	Erect and display 1No non-illuminated hanging sign; 1No illuminated fascia sign and vinyl lettering to windows.		Objection
Over the years there has been an established practice that illuminations shall only be externally illuminated. This fascia sign relies on internal illumination of the branded lettering and therefore is at odds with the established practice throughout the town centre.					
27	16/04002/TCA	13 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	To fell 1no Holly tree within the Belle Vue Conservation Area.		No Objection

28	16/03992/TCA	Pendizzard, Bryn Road, Shrewsbury, Shropshire, SY3 8PQ	Fell 1no Scotts Pine within Shrewsbury Conservation Area.		No Objection
29	16/03780/TPO	12 Swift Close, Shrewsbury, Shropshire, SY1 4UQ	To crown reduce by 15% and remove deadwood of 1no Oak tree protected by Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983.		No Objection
30	16/03774/ADV	33-36 High Street, Shrewsbury, Shropshire, SY1 1SL	Erect and display 2 internally illuminated set of letters, 1 internally illuminated projecting sign, 1 illuminated totem sign, window vinyls and information panels.		Objection
Over the years there has been an established practice that illuminations shall only be externally illuminated. This projecting sign relies on internal illumination and therefore is at odds with the established practice throughout the town centre.					
31	16/03753/ADV	11 High Street, Shrewsbury, Shropshire, SY1 1SP	Installation of non- illuminated fascia with internally illuminated letters only and installation of non- illuminated hanging sign.		Objection
Over the years there has been an established practice that illuminations shall only be externally illuminated. This fascia sign relies on internal illumination of the branded lettering and therefore is at odds with the established practice throughout the town centre.					
32	16/03643/FUL	Corner House, Vicarage Road, Shrewsbury, Shropshire, SY3 9JR	Erection of a single storey extension and associated works.		No Objection

33	16/03821/TPO	Radbrook Campus, Shrewsbury College Of Arts And Technology, Radbrook Road, Shrewsbury, Shropshire, SY3 9BL	To fell 1 No Horse Chestnut Tree protected by Shrewsbury and Atcham Borough Council (Land adjoining Highfields, Radbrook) Tree Preservation Order 1986.		Representation
Members are understanding of felling diseased or unsafe trees but seek the reason for felling this significant and beautiful specimen.					
34	16/03802/FUL	80 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UH	Erection of single storey pitched roof extension to rear elevation.		No Objection
35	16/03790/ADV	Lidl , Whitchurch Road, Shrewsbury, Shropshire, SY1 3AA	Erect and display 1No Lidl branded internally illuminated 7.5m high totem sign with Lidl logo, opening times and other store information.		No Objection
36	16/03884/FUL	21 Oakfield Road, Shrewsbury, Shropshire, SY3 8AA	Erection of timber decking area to rear.		No Objection
37	16/03875/FUL	7 Chalgrove, Shrewsbury, Shropshire, SY1 3YU	Conversion of integral garage to provide accommodation to include elevational alterations.		No Objection
38	16/03825/FUL	Oak Cottage, Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	Erection of two detached dwellings and detached double garages following demolition of all buildings; formation of vehicular access; to include removal of trees/hedgerows.		No Objection

39	16/03723/FUL	St Alkmunds Church, St Alkmunds Square, Shrewsbury, Shropshire, SY1 1UH	Installation of 2m high security railings and lockable gate around the northeast porch; installation of replacement flagstones and installation of steps.		Support with comment
Shrewsbury Town Council positively supports this application. The site has been prone to inappropriate use that has set an unhealthy tone to the area. The Town Council also commends the design of the railings, in effect putting back something that was there previously.					
40	16/03670/FUL	29 Mount Street , Shrewsbury, Shropshire, SY3 8QH	Erection of extension to rear and minor internal alterations.		No Objection
41	16/03930/FUL	147 Wenlock Road, Shrewsbury, Shropshire, SY2 6JZ	Erection of two-storey side extension, single storey extension to side and rear and erection of new porch with lean-to roof across porch and garage to front elevation.		No Objection
42	16/03921/LBC	6-7 Mardol Head, Shrewsbury, Shropshire, SY1 1HD	Rebrand of existing shop front signage affecting a grade II listed building.		No Objection
43	16/03897/FUL	61 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Erection of replacement balcony and removal of further balcony to be replaced with balconette.		No Objection
44	16/03635/FUL	Proposed Development Land Between 117 And 125, Wenlock Road, Shrewsbury, Shropshire,	Erection of 4 no. detached dwellings with 3 no. garage blocks.		No Objection

45	16/03559/FUL	56 North Street, Shrewsbury, Shropshire, SY1 2JL	Replacement of 2 front windows (Article 4 Direction).		No Objection
46	16/04024/TPO	5 Elswick Close, Shrewsbury, Shropshire, SY3 9QR	Application for the felling of one Silver Birch tree covered by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002.		No Objection
47	16/03949/FUL	25 Porthill Gardens, Shrewsbury, Shropshire, SY3 8SB	Erection of a single storey extension and associated works.		No Objection
48	16/03916/TPO	70 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UH	Thin back 2 branches (overhanging 72 Mytton Oak Road) of 1no. Pine tree protected by Shrewsbury & Atcham Borough Council (70 Mytton Oak Road, Shrewsbury) Tree Preservation Order 2006.		No Objection
49	16/03899/TPO	5 Elswick Close, Shrewsbury, Shropshire, SY3 9QR	Application for the felling of one Silver Birch tree covered by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002.		No Objection

50	16/03747/FUL	118 Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Refurbishment of existing dwelling; reformation of swimming pool to kitchen, dining and day room; Conversion of existing hipped roof to gable roof; insertion of dormer window to rear and erection of side extension.		No Objection
51	16/03689/FUL	231 Sundorne Road, Shrewsbury, Shropshire, SY1 4RF	Erection of single storey extension.		No Objection
52	16/04137/TCA	107 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA	Works to 1 No Plum Tree (see schedule) within Shrewsbury Conservation Area.		No Objection
53	16/03959/TPO	59 Copthorne Park, Shrewsbury, Shropshire, SY3 8TH	To crown lift secondary branches of 1No Lime Tree over gardens by approx. 2m and reduce side branches over gardens by 1-2m protected by The Shrewsbury Borough Council (Shelton Road) Tree Preservation Order 1971.		No Objection
54	16/03938/LBC	15 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Works to facilitate the conversion of first and second floor to three apartments; elevational works to rear; internal works to ground floor.		No Objection
55	16/03937/FUL	15 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Conversion of first and second floor to create three apartments; elevational alterations to rear and creation of roof terrace.		No Objection

56	16/04190/TCA	129B Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	Crown reduce by 20% 1 x Wild Cherry tree; remove to ground level 1 x Austrian Pine tree, 1 x Ornamental Cherry tree and 1 x Common Ash within Shrewsbury 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.					
57	16/04023/TPO	6 Carrington Close, Shrewsbury, Shropshire, SY3 8DE	Works to Lime tree as per schedule protected by The Shrewsbury Borough Council (Shelton Road) Tree Preservation Order 1971.		No Objection
58	16/04003/TPO	96A London Road, Shrewsbury, Shropshire, SY2 6PN	Works as per schedule to 13no Pine trees protected by Shrewsbury and Atcham Borough Council (96 & 96a London Road, Shrewsbury) Tree Preservation Order 1997 and Shrewsbury and Atcham Borough Council (96 London Road) Tree Preservation Order 1992.		No Objection
59	16/03987/FUL	Goosehill, Bowbrook, Shrewsbury, Shropshire, SY5 8PG	Conversion of agricultural buildings into 2no dwellings. Demolition of modern agricultural building and construction of garage.		No Objection
60	16/03915/LBC	Venue St Nicholas, 24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Installation of 500mm flue pipe.		No Objection

61	16/03914/FUL	Venue St Nicholas, 24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Installation of 500mm flue pipe.	No Objection
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50.2 Schedule of Planning Decisions

Members noted those decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 03 - 23 September 2016.