

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 18 October 2016

PRESENT – Councillor I Jones (Chairman), Mrs B Baker, A Bannerman, 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 Councillors A Townsend and Ms J Mackenzie.

51/16 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 16/04175/FUL as the applicant is known to him.
All Councillors	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 16/04481/FUL as the applicant is known to them.

52/16 MINUTES OF THE LAST MEETING

Ref 46/16 Consultation on application 16/03786/VAR106

Members agreed with the wording in the minutes but asked that it be made clear that the Committee is objecting to the application. The Committee Clerk confirmed that an objection has been registered on ePortal but the minutes would be amended to reflect this. The minutes of the Planning Committee meeting held on 27 September 2016 were then agreed to be an accurate record of the meeting.

RESOLVED:

That upon amendments to Minute 46/16 confirming the Town Council's Objection, the minutes of the Planning Committee meeting held on 27 September be approved and signed as a correct record.

53/16 MATTERS ARISING

There were no matters arising.

54/16 HIGHWAYS MATTERS

54.1 Longden Road Reduction of Speed Limit

Members considered an application to reduce the speed limit along a stretch of Longden Road to 30mph. Whilst members supported the introduction of a 30mph zone they suggested a buffer zone of 40mph be included around Nobold Junction between the existing 60mph and new 30mph sections.

RESOLVED:

That these recommendations be forwarded to Shropshire Council.

54.2 Integrated Transport Plan

There was a discussion about the Integrated Transport Plan to include work to Meole Island which begins on 31 October 2016. Whilst the Town Council was involved in early consultation, there has been no follow up and the final design details have not been shared with members. Members requested that Shropshire Council Officers be invited to a future meeting to explain the details of the Integrated Transport Plan.

RESOLVED:

That Dan Green (Senior Street Works Inspector) and Matt Johnson (Area Transport Commissioner) from Shropshire Council be invited to a Planning committee meeting to explain the details of the Integrated Transport Plan.

55/16 TREE PRESERVATION ORDERS FOR NOTING

There were no tree preservation orders for consideration.

56/16 PREMISES LICENCE APPLICATIONS

There were no premises licence applications for consideration.

57/16 PLANNING APPLICATIONS

57.1 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 24 September – 14 October 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/04565/TPO	8 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	Crown reduce and crown thin 1no Pin Oak protected by Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006		No Objection
2	16/04564/TPO	The Spinney, 4 Milnthorpe Close, Shrewsbury, Shropshire, SY3	To crown lift 2 No. Lime Trees protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002.		No Objection

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3	16/04507/FUL	Besties, 120 Longden Coleham, Shrewsbury, Shropshire, SY3 7DU	Application under Section 73A of the Town and Country Planning Act 1990 (Retrospective) for change of use from A1 to A3.		No Objection
4	16/04678/TCA	12 Holywell Terrace, Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Prune 1/3 of a Cherry Tree within Shrewsbury Conservation Area		No Objection
5	16/04658/TCA	8-10 Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	Removal of 2no Pear Trees; 1no Apple Stump; 1no Ornemntal Tree; 1 Lilac Tree and removal of indentified branches of 1no Lilac and 1no Large Mature Magnolia within Shrewsbury Conservation Area		No Objection
6	16/04527/TPO	81 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AT	To fell 1No Copper Beech protected by Shrewsbury & Atcham Borough Council (Monkmoor Road/Bradford Street) Tree Preservation Order 1982		Objection
<p>The Town Council is of the view that this tree holds high amenity value and is fundamental in the setting of the street scene; therefore any reason for removal has to be well justified. The reasons for removal do not in Members' opinion provide enough justification for removal and that a programme of sympathetic crown reduction should be carried out. The Town Council requests that the Tree Officers make a site visit ahead of any decision being made.</p>					
7	16/04502/FUL	4 Porthill Drive, Shrewsbury, Shropshire, SY3 8RP	Erection of single storey rear extension and alterations and improvements to dwelling		No Objection
8	16/04485/VAR	Meole Brace School Science College, Longden Road, Shrewsbury, Shropshire, SY3 9DW	Variation of Condition No.1 attached to Planning Permission CC2006/0027 dated 21 September 2006 to allow for the retention of a 10 Bay Demountable Classroom for a further temporary period of ten years. The date by which the building is to be removed and the land re-instated to read as 30th September 2026		No Objection
<p>RECOMMENDED:</p> <p>That Full Council invite a representative of the Education Authority to discuss the future of education provision across the town and what plans are in place to accommodate growth</p>					

9	16/04481/FUL	14 Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FT	Erection of a single storey rear extension		No Objection
10	16/04354/FUL	9 Kenwood Road, Shrewsbury, Shropshire, SY3 8AH	Erection of a single storey extension following demolition of existing conservatory and lean to		No Objection
11	16/04655/TCA	21A Belmont, Shrewsbury, Shropshire, SY1 1TE	To fell 1no small Lawson Cypress tree within Shrewsbury conservation area.		No Objection
12	16/04452/CPL	116 Meadow Farm Drive, Shrewsbury, Shropshire, SY1 4JY	Certificate of Lawful Development for the proposed erection of a single storey side extension Drainage connections will be to existing access point in the rear garden.		This application was noted
13	16/04405/FUL	Spel Products, Factory And Premises, Lancaster Road, Shrewsbury, Shropshire, SY1 3NQ	Erection of two external fume extraction stacks		Representation
Members would like to be assured about the safety of neighbouring residents and school children exposed to the emissions from an increasing number of chimneys.					
14	16/04389/FUL	School Bungalow , Hearne Way, Shrewsbury, Shropshire, SY2 5SL	Erection of single storey extension to rear and side; internal alterations to layout		No Objection
15	16/04337/FUL	Silverdale , 11 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Replace existing side window with a door (Article 4 Direction)		No Objection
16	16/04317/FUL	17 Laburnum Grove, Spring Gardens, Shrewsbury, Shropshire, SY1 2UT	Conversion of garage to living space. insertion of single glazed window and replacement of front door		No Objection
17	16/04569/TCA	1 Darwin Gardens, Shrewsbury, Shropshire, SY3 8QB	20% crown reduction; light crown thin and crown lift by 1m 1No Mature Birch Tree within Shrewsbury Conservation Area		No Objection

18	16/04563/TCA	80 Canon Street, Shrewsbury, Shropshire, SY2 5HH	Fell 1no Alder Tree; Crown Lift 1no Plum Tree by approx 1 metre and crown thin by 15% reduce selected branches by approx 1metre to maintain a well balanced crown within Shrewsbury Conservation Area		No Objection
19	16/04403/VAR106	Garages At Former Meb Substation, Copthorne Road, Shrewsbury, Shropshire,	Variation of Section 106 for planning application number 14/02779/FUL to reduce the level of affordable housing contribution		No Objection
20	16/04390/FUL	9 Longden Road, Shrewsbury, Shropshire, SY3 7EY	Erection of a single storey extension to side		No Objection
21	16/04373/FUL	27 Moreton Crescent, Shrewsbury, Shropshire, SY3 7BY	Replacement of front door and upstairs windows (Article 4 Direction)		No Objection
22	16/04605/TCA	5 Brighton Terrace, Bradford Street, Shrewsbury, Shropshire, SY2 5DS	To pollard 1No Ash tree 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.					
23	16/04419/VAR	17A Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Variation of Condition no.3 of planning permission 16/02373/FUL to extend opening hours until 1.30am		No Objection
24	16/04380/FUL	Goose Hill House, Bowbrook, Shrewsbury, Shropshire, SY5 8PG	Erection of balcony to front elevation		No Objection
25	16/04526/TCA	Flat 5, Whitehall Mews, Monkmoor Road, Shrewsbury, Shropshire, SY2 5DA	To fell 1no Sycamore within Shrewsbury Conservation Area		No Objection
26	16/04379/FUL	51 Porthill Drive, Shrewsbury, Shropshire, SY3 8RS	Erection of a single storey side extension and replacement porch.		No Objection

27	16/04326/FUL	Meole Service Station , Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7RE	Application under section 73a of the Town and Country Planning Act 1990 for the Stationing of a parcel locker (Retrospective)	No Objection
28	16/04334/LBC	11 High Street, Shrewsbury, Shropshire, SY1 1SP	External alterations in connection with installation of non illuminated fascia and hanging sign and installation of new single entrance door and part entrance side shopfront affecting a Grade II Listed Building	No Objection
29	16/04308/ADV	Unit 1, Wenlock Road, Shrewsbury, Shropshire,	Erect and display 1No 1 illuminated fascia logo only, 4No non-illuminated wall mounted aluminium panels and 1No internally illuminated totem	No Objection
30	16/04239/FUL	27 Copthorne Park, Shrewsbury, Shropshire, SY3 8TH	Erection of single storey extensions to side and rear of property; first floor extension at rear; alterations to single storey roof at rear; associated alterations and improvements to property	No Objection
31	16/03932/FUL	1 Park Avenue, Shrewsbury, Shropshire, SY3 8JG	Erection of single storey side and rear extension; alterations to existing dwelling to include installation of dormer window; and formation of one additional parking space; to fell one Silver Birch tree protected by Shrewsbury and Atcham Borough Council (1 Park Avenue, New Street, Shrewsbury) Tree Preservation Order 1997	No Objection
32	16/04435/HHE	20 Crowmere Green, Shrewsbury, Shropshire, SY2 5HU	Erection of a single storey rear extension to semi detached dwelling, dimensions 4.0 metres beyond rear wall, 3.7 metres maximum height, 3.2 metres high to eaves	No Objection
33	16/04391/TCA	Ruthwell, Bradford Street, Shrewsbury, Shropshire, SY2 5DP	To fell 1 No Eucalyptus, 1 No Robina Pseudoacacia, 1 No Cherry and 1 No. Plum; Crown Reduce 1 NoWestern Cedar by 33% within Shrewsbury Conservation Area	Representation

The Town Council has concerns over the number of trees that are proposed to be felled and respectfully request that this application be referred to Shropshire Council's tree officer for more detailed guidance.

34	16/04279/TPO	Rad Cottage, 23 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AA	To fell 1No Lawson Cypress, 1No Corsican Pine and split stem 1No Corsican Pine protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection
35	16/04186/FUL	F C Manser And Son Ltd, Showroom, Coleham Head, Shrewsbury, Shropshire, SY3 7BJ	Change of use from Class A1 retail to sui generic veterinary practice		No Objection
36	16/04398/HHE	68 Oakfield Road, Shrewsbury, Shropshire, SY3 8AE	Erection of a single storey conservatory to semi detached dwelling, dimensions 3.3 metres beyond rear wall, 2.5 metres maximum height, 2.2 metres high to eaves		No Objection
37	16/04393/HHE	38 Sutton Grove, Shrewsbury, Shropshire, SY2 6DN	Erection of a single storey rear extension to semi detached dwelling, dimensions 4.25 metres beyond rear wall, 3.8 metres maximum height, 2.5 metres high to eaves		No Objection
38	16/04392/HHE	12 Charlton Close, Shrewsbury, Shropshire, SY2 6HP	Erection of a single storey rear extension to semi detached dwelling, dimensions 5.0 metres beyond rear wall, 3.6 metres maximum height, 2.4 metres high to eaves		No Objection
39	16/04257/FUL	Emmanuel Church , Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3HY	Erection of a single storey extension and amended vehicular access.		No Objection
40	16/04244/CPL	6 Dunkeld Drive, Shrewsbury, Shropshire, SY2 5UZ	Application for a Lawful Development Certificate for the proposed erection of a replacement single storey rear extension		This application was noted
41	16/04228/OUT	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	Outline application for residential development for up to 174 dwellings, 45 retirement living units, and the conversion of the Armoury (the 'Keep') for residential apartments, along		Objection

			with the establishment of 4 public open space areas, including the re-establishment of the former Parade Ground, including access (all matters reserved)	
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The Town Council accepts that the former barracks is ripe for development but objects to the outline plans for the following reasons.

- Members are of the view that this site should have a mixed use rather than residential so as to provide a more sustainable community on site;
- Members are deeply saddened that this plan relies on the fact that all existing buildings are raised to the ground. Whilst none of these buildings are listed they are none-the-less iconic and add greatly to the historic context of the site; a context that the applicant should want to preserve and enhance rather than totally obliterate. These buildings include the Officers Mess, Old Administration Block and two accommodation wings to the front of the site.
- Members see the only saving grace to this application is the retention of The Keep.
- Members are of the view that the provision of open space on the site is exceptionally poor and provide very little amenity value for prospective residents;
- Members see the “re-establishment of the former parade ground” as a very poor attempt to mitigate against the feeling of loss of many people who found the barracks their home at some point of their military life
- Members deeply regret the loss of the football and cricket pitch in an area which already lacks local quality recreational and amenity space. Many locally involved in sport have memories of playing on these facilities. A rationale of these pitches not being in public use is no justification for their complete removal and should these not be retained a commuted sum over and above any CIL contribution should be made to providing like facilities elsewhere within the town.
- Given the number of dwellings on-site members are of the view that play provision should be accommodated on site and at worst a LEAP of 400 sq metres should be provided. Members are of the view that it is unreasonable of the applicant to expect residents of infants to have to seek play provision off-site
- Members have general concerns for the impact this development will have on an already busy Copthorne Road and the likely delays accessing and egress in the site.
- Members are firmly of the view that the use of Barracks Lane to serve the retirement living units is wholly inadequate and that should this facility have regular flow of traffic movements and potentially ones from vehicles larger than a domestic car, this should be catered for via the main Copthorne Road entrance
- Members respectfully asked that any affordable housing provision be allocated to SSAFA to support past military personnel

42	16/04227/LBC	8 St Johns Hill, Shrewsbury, Shropshire, SY1 1JD	Change of use from A1 (Retail) to D1 (Acupuncture Clinic)		No Objection
43	16/04226/FUL	8 St Johns Hill, Shrewsbury, Shropshire, SY1 1JD	Change of use from A1 (Retail) to D1 (Acupuncture Clinic)		No Objection
44	16/03889/ADV	Land Off Mousecroft Lane, Shrewsbury, Shropshire,	Application for consent to display one free standing non-illuminated sign		Objection

The Town Council Members object to this application. This display hoarding is clearly designed as to market the new housing development and is so vulgar in size that it will inevitably detract from the visibility splays at this road junction and in an area where Shropshire Council is currently consulting on reducing speeds. Members note it is proposed to be sited on Shropshire Council land and questioned whether there is a more

suitable location for it, namely something less intrusive within the development site itself.					
45	16/04211/FUL	The Garret , 15C Swan Hill, Shrewsbury, Shropshire, SY1 1NL	Change of use from residential to commercial		No Objection
46	16/04206/FUL	205 Wenlock Road,hrewsbury, Shropshire, SY2 6LD	Erection of single storey rear extension to detached dwelling		No Objection
47	16/04201/VAR	Greenhous Meadow , Oteley Road, Shrewsbury, Shropshire, SY2 6ST	Variation of condition 2 attached to Ref:14/00587/VAR dated 17/03/2016 relocate community football pitch.		Objection
<p>The Town Council has many concerns about this application and the other recent applications linked to it. Whilst there are a number of applications attempting to remove the obligation on the part of the football club to provide community football facilities, not one application provides any definitive detail on how the relocation of facilities elsewhere within the site will provide community value in terms of hours of use, ease and affordability of booking, promotion and marketing of the site etc. Members feel that the relocation of facilities to the rear of the site will only go to making community football provision even less accessible. The applicant or his agent should be invited to explain how this will work to the Planning Committee.</p>					
48	16/04200/LBC	165-165A Frankwell, Shrewsbury, Shropshire, SY3 8LG	Change of use from A3/A4 on the ground floor with C3 residential use class on the upper floors to A2 financial throughout including internal alterations affecting a Grade II Listed Building		No Objection
49	16/04199/FUL	165-165A Frankwell, Shrewsbury, Shropshire, SY3 8LG	Change of use from A3/A4 on the ground floor with C3 residential use class on the upper floors to A2 financial throughout		No Objection
50	16/04061/FUL	The Rowans , 46 Upper Road, Shrewsbury, Shropshire, SY3 9JQ	Internal and External alterations		No Objection
51	16/04339/HHE	3 Kenwood Drive, Shrewsbury, Shropshire, SY3 8TA	Erection of a single storey rear extension to semi detached dwelling, dimensions 6.0 metres beyond rear wall, 3.775 metres maximum height, 2.423 metres high to eaves		No Objection
52	16/04327/TCA	St Winifreds Gardens , 37 Underdale Road, , Shrewsbury, Shropshire, SY2 5DT	To fell 1 No. Yew Tree; 2 No. Ash Trees and 1 No. Hawthorn Tree within Shrewsbury Conservation Area		Objection

The Town Council is concerned about the number of trees proposed to be felled and questions the justification for removal. The Town Council therefore respectfully requests the Tree Officer to make a site visit ahead of any decision being taken. They 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.					
53	16/04315/TCA	90 Belle Vue Road, Shrewsbury, Shropshire, SY3 7NH	To fell one Atlantica Glauca (Blue Cedar) tree within Belle Vue Conservation Area		No Objection
54	16/04179/TPO	6 The Woolams, Bicton Heath, Shrewsbury, Shropshire, SY3 5BE	To fell one one Ash tree protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008		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.					
55	16/04175/FUL	Proposed Dwelling On The East Side Of, Primrose Drive, Shrewsbury, Shropshire,	Erection of single detached dwelling and garage		Objection
The Town Council views this application as an attempt to shoe-horn a property in too small a plot which would in effect have a detrimental impact on the local area and its amenity. The choice of design of a 1.5 storey property is totally at odds with surrounding properties and is not in-keeping with the existing street scene. Members also question whether the driveway provides enough space to turn a vehicle to allow access and egress from the site in forward gear and an expectation of reversing onto a road at the crown of a bend puts the safety of that driver and other road users at risk.					
56	16/04139/TPO	The Coach House, Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ	To lift crown by 2 metres, remove dead and damaged branches, thin crown by 15% 1No. Oak tree and remove any dead, damaged branches of 1 No Beech Tree protected by SABC (Land at and surrounding Bowbrook) TPO 2008		No Objection
57	16/03888/FUL	50 Crowmere Road, Shrewsbury, Shropshire, SY2 5JA	Erection of single storey side and rear extensions		No Objection

57.2 Schedule of Planning Decisions

Members noted those decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 24 September – 14 October 2016.

Councillor Bannerman expressed his disappointment at seeing two signage applications on High Street approved by Shropshire Council despite the Town Council's objections. He will follow this up with the Conservation Officer.