

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 08 November 2016

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

IN ATTENDANCE – Hilary Humphries (Administration Assistant) and Rebecca Oliver (Committee Clerk)

APOLOGIES – Apologies were received from Helen Ball (Town Clerk).

58/16 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.

59/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 18 October 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 18 October 2016 be approved and signed as a correct record.

60/16 MATTERS ARISING

60.1 16/04201/VAR & 16/03786/VAR106 DOV s106 Prostar Stadium Oteley Road

Members considered the response received from Stuart Thomas, Berrys following their objectionable comments to the above applications. It is confirmed by Mr Thomas that the power leagues facilities will not be lost from the front of the site, but as it is included within the red outline, Members remain concerned as it's covenant will be lost. This leaves it open to removal in the future. Members wish to see the plans amended to exclude the power

league facilities and therefore reassure them that what Mr Thomas states remains so indefinitely.

61/16 PRESENTATION FROM McCARTHY & STONE

The meeting was joined by Alex Mitchell, Senior Planning Associate and Janet Gardner, Architect. They shared the plans to erect 35 retirement living apartments on Wenlock Road. This requires demolition of number 117 and the scheme includes 28 parking spaces, communal facilities and landscaping. This accommodation is for 60+ year olds and partners can be 55 years or older.

Alex confirmed that McCarthy & Stone are negotiating with the land owners but a full planning application has been submitted. He explained the various consultation session that have been held since June this year. The general feedback received has been positive, including from residents neighbouring the site. Some adjustments to the plan have been made following these consultation sessions including change of roof tiles, removal of chimneys and material changes. No negative comments were received about the layout of the site. The height of the building was the main concern but residents were reassured by seeing it in relation to surrounding buildings.

Members felt the parking provision is inadequate for the number of potential residents and their guests and they disagreed with Alex's view that the older generation do not drive.

Members felt the building had been designed sensitively for it's surroundings but despite the mix of materials and staggering the building line, they disliked the massing affect it would great.

Members were pleased that the mature tree next to Wenlock Road and boundary hedge is being retained but were disappointed so many other significant trees were being lost. They requested that replacement trees be used where possible. The Architect shared a landscaping plan which includes tree planting and planting to increase screening. Japanese Knotweed has been removed from the site.

Members spoke about the lack of amenities within walking distance of this development and considered the suitability of the site. There were mixed views but in general they felt sites closer to the town centre with better public transport would be favoured in the future.

Councillor Price thanked the speakers for taking the time to speak to the committee.

RECOMMENDED:

- (i) That the following objectional comments be submitted to Shropshire Council;**

Members objected to this application on the grounds that the parking provision is inadequate for the number of residential units. Whilst they understand the nature of the development, they dislike the massing of the building and they feel that demolition of 117 Wenlock Road is a significant loss to the area.

62/16 HIGHWAY MATTERS

There were no highway matters for consideration.

63/16 TREE PRESERVATION ORDERS

63.1 SC/00262/16 - Land at 79 North Street

Members noted the withdrawal of a Tree Preservation Order for the above address, and the reasons for this change. They were pleased to see a replacement tree is being considered following removal of the tree and raised no further comments.

64/16 PREMISES LICENCE APPLICATIONS

Members considered the following premises licence applications.

64.1 16/04000/LPREM Cote

Members have concerns for the local residents including those that will be living above this establishment. Members therefore propose amending the opening hours until 11pm.

64.2 16/04034/LMVPRE The White Horse

Members noted this application and raised no objections.

64.3 16/04062/LPREM Club Inferno

Members objected to this application as the opening hours are too late. They propose that last drinks are at 2am and the establishment is vacated by 3am.

65/16 PLANNING APPLICATIONS

65.1 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 15 October – 08 November 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/05019/TCA	20 Wenlock Road, Shrewsbury, Shropshire, SY2 6JW	Works to trees as per schedule within the Shrewsbury Conservation Area		No Objection
2	16/04889/FUL	3 Kenwood Drive, Shrewsbury, Shropshire, SY3 8TA	Erection of single storey rear extension.		No Objection
3	16/04932/CPL	5 Perivale Close, Shrewsbury, Shropshire, SY3 6DH	Application for Lawful Development Certificate for erection of a rear extension		This application was noted
4	16/04908/FUL	59 Bromley Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5AZ	Conversion of garage to living accommodation and alterations and additions to provide first floor accommodation above		No Objection
5	16/04890/FUL	Prestfelde Preparatory School, London Road, Shrewsbury, Shropshire, SY2 6NZ	Erection of single storey extension to provide childrens toilets for existing nursery school		No Objection
6	16/04650/FUL	75 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Subdivision of existing dwelling to create a pair of semi detached dwellings		No Objection

7	16/04985/TCA	Whitehall Mansion, Whitehall, Monkmoor Road, Shrewsbury, Shropshire,	Re-pollard 1no Goats Willow to previous pruning points (approx 4-5m from ground level); Crown reduce 2no Italian Alders by approx 25%; fell self setting Italian Alders growing under window within Shrewsbury Conservation Area		No Objection
8	16/04982/TCA	53 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	Various works to trees (see attached schedule) within Shrewsbury Conservation Area		No Objection
9	16/04883/FUL	Radbrook Hall Court, Radbrook Road, Shrewsbury, Shropshire,	Erection of twelve (3 blocks of 4) dwellings; formation of estate road and parking areas (modification to approved scheme SA/06/0333/F)		Objection
Members objected to the design of these buildings which are not in-keeping with neighbouring properties due to their scale and massing.					
10	16/04346/TEL	Proposed Telecommunications Installation, Howard Street, Shrewsbury, Shropshire,	Proposed telecommunications installation and associated works		No Objection
11	16/04861/FUL	Kirk Brae, Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Formation of vehicular access with parking and turning area		No Objection
12	16/04845/ADV	Darwin Shopping Centre, Pride Hill, Shrewsbury, Shropshire,	Erect and display 3no fascia signs with backlit halo type illuminations		No Objection
13	16/04825/FUL	20 Porthill Road, Shrewsbury, Shropshire, SY3 8SE	Erection of single storey extension; removal and replacement of verandah; internal alterations; formation of residential use to second floor; roof works		No Objection
14	16/04780/FUL	18-20 Castle Street, Shrewsbury, Shropshire, SY1 2AZ	Conversion of loft space into one residential apartment and associated alterations		No Objection
15	16/04611/FUL	7 Peace Cottages, Old Coleham, Shrewsbury, Shropshire, SY3 7BT	Application under section 73A of the Town and Country Planning Act 1990 to replace existing aluminium double glazed windows for upvc sash style windows, replace damaged cladding on dormer-white cladding (Article 4 direction)		No Objection
16	16/04724/HAZ	Firmin Coates Ltd, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AS	Application under the Planning (Hazardous Substances) Regulations 2015 for the storage of hazardous substances for chemical warehousing and distribution (consolidation of existing consents)		No Objection

17	16/04634/FUL	20 New Park Close, Shrewsbury, Shropshire, SY1 2SQ	Erection of a single storey rear extension		No Objection
18	16/04559/OUT	Caterpillar Defence, Perkins Engines, Lancaster Road, Shrewsbury, Shropshire, SY1 3NX	Outline planning application including demolition of existing building (Building 1) and construction of residential development comprising up to 150 dwellings, access roads, public open space and associated highways, engineering and accommodation works		Objection

The Town Council objects to this application on the following grounds: * Members expressed concerns over the impact of this development on the existing traffic problems in this area. Traffic is regularly stationary, and not just at peak times. The vehicles generated from an additional 150 properties will only exacerbate this issue. Anomalies and inconsistencies in the traffic survey results have been identified. * Members feel there is insufficient off-road parking * Whilst some public open space is included in the indicative plan, members feel this is insufficient in relation to the density of the development * The road layout enables all traffic to cut through the new development from Lancaster Road to Mount Pleasant Road and visa-versa. This is sure to become a rat run and a shortcut for motorists wanting to avoid congestion at the roundabout. * Members feel the business and residential traffic should be separated for safety reasons.

In conclusion, Members are not opposed to this site being developed but feel the current plans are a missed opportunity, the site is overdeveloped and the layout could be significantly improved.

19	16/04558/FUL	Caterpillar Defence, Perkins Engines, Lancaster Road, Shrewsbury, Shropshire, SY1 3NX	Erection of new reception building, works to existing industrial, office and welfare buildings including external alterations, construction of a canopy structure between Buildings 2 and 3, clearance of space to accommodate the future expansion of Building 3 and the laying out of a replacement 275 space car park together with all associated landscape, engineering and accommodation works		Objection
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In conclusion, Members are not opposed to this site being developed but feel the current plans are a missed opportunity, the site is overdeveloped and the layout could be significantly improved.

20	16/04810/TPO	The Spinney, 4 Milnthorpe Close, Shrewsbury, Shropshire, SY3 9QP	Fell 1No Lime and crown lift 1No Lime by 2m including crown thin to improve light protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
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21	16/04777/FUL	9 Heaton Close, Shrewsbury, Shropshire, SY3 6AX	Erection of two storey side extension and single storey covered way extension to front elevation		No Objection
22	16/04756/FUL	60 Sundorne Road, Shrewsbury, Shropshire, SY1 4RT	Erection of a two storey side extension and single storey rear extension following removal of existing		No Objection
23	16/04487/FUL	Unit 13, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Temporary change of use of part of retail unit from retail (class A1) to pet care and treatment facility and installation of 15No. external air conditioning units and gas bottle storage unit		No Objection
24	16/04887/TCA	11 Havelock Road, Shrewsbury, Shropshire, SY3 7ND	To fell one Leylandii tree within Belle Vue Conservation Area		No Objection
25	16/04776/FUL	42 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	Erection of rear part two-storey and part single storey extension following demolition of existing rear extension; conversion of existing attic room to form new bedroom and ensuite bathroom; erection of 1.8m high gates; refurbishment of existing dwelling		No Objection
26	16/04759/FUL	45 Bishop Street, Shrewsbury, Shropshire, SY2 5HD	Erection of a single storey rear extension and detached garage following demolition of existing garage		No Objection
27	16/04590/FUL	Proposed Development Of 117 And , Land Between 117 And 125, Wenlock Road, Shrewsbury, Shropshire,	Erection of 35 no. retirement living apartments including communal facilities, landscaping and car parking; formation of vehiular access following demolition of existing property		Objection

Members object to this application on the grounds that the parking provision is inadequate for the number of residential units. Whilst they understand the nature of the development, they dislike the massing of the building and they feel that demolition of 117 Wenlock Road is a significant loss to the area.

28	16/04842/TCA	72 Underdale Road, Shrewsbury, Shropshire, SY2 5DX	Fell 1No Cypress Tree and dead hedge within Shrewsbury Conservation Area		No Objection
29	16/04821/TPO	Meole Brace Hall, Church Road, Shrewsbury, Shropshire, SY3 9HF	Works to trees as per schedule protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973		No Objection
30	16/04725/TPO	9 Llewellyn Place, Shrewsbury, Shropshire, SY3 8QY	To crown reduce by 25% and 10% thin 3No Birch Trees protected by Shropshire Council (Land at Llewellyn Place, Nettle Lane, Shrewsbury) TPO 2012		No Objection

31	16/04692/LBC	Shrewsbury Railway Station, Castle Foregate, Shrewsbury, Shropshire, SY1 2DQ	Fitting out of existing vacant information office, adjacent to the station main entrance concourse, as a Costa coffee outlet affecting a Grade II Listed Building		Objection
<p>Members are disappointed that the great resource that was the information area has been lost and would love to see it relocated elsewhere in the town. They do not object to the proposal of introducing a coffee shop to this area but feel the seated area outside is highly inappropriate. The red barriers are an eyesore and despite their temporary state would ruin the integrity of one of the most iconic buildings in Shrewsbury. They are concerned about the seating area on this pavement compromising the walkway, whether there would be enough space for prams and wheelchairs using the lift and health and safety issues of mixing hot beverages with crowds of people. At peak times, this is a bustling area with vehicles and people of all ages.</p>					
32	16/04669/FUL	Bicton Heath House , Knowsley Drive, Bicton Heath, Shrewsbury, Shropshire, SY3 5DH	Erection of single storey and two storey extensions and reconfiguration of existing building to create a total of 29 bedrooms with en-suites; to include some demolition		No Objection
33	16/04661/FUL	Hafren House , Welshpool Road, Shrewsbury, Shropshire, SY3 8BB	Installation of a concrete plinth to support new generator, complete with associated electrical and enabling works		No Objection
34	16/04651/VAR	Proposed Residential Development North Of, Ridgebourne Road, Shrewsbury, Shropshire,	Variation of condition no.2 (approved drawings) attached to planning permission ref 14/02721/FUL to alter the external facing materials of Plots 1 and 5 from buff brick to brick and render due to a shortage of materials, flat roof with roof lantern alteration to rear extension of Plot 5, dormer windows relocated from the rear of both plots to the front elevation to remove overlooking concerns and their replacement with roof lights, addition of bay window to front of Plot 5 with french windows		Objection
<p>Members are not happy with changing the materials to render and brick and would like to see evidence that the original buff bricks are not available and that a similar alternative cannot be found.</p>					
35	16/04622/FUL	Unit D4 Greenwood Court Industrial Estate , Cartmel Drive, Shrewsbury, Shropshire, SY1 3TB	Change of Use to mixed use including tattoo shop and retail.		No Objection
36	16/04763/TCA	Sydney Avenue Recreation Ground, Sydney Avenue, Shrewsbury, Shropshire,	To fell 8No Field Maple trees within Shrewsbury Conservation Area		No Comment
<p>As the Town Council is the applicant, no comments could be raised.</p>					

37	16/04618/FUL	11 Granville Street, Shrewsbury, Shropshire, SY3 8NE	Erection of extensions and alterations to dwelling		No Objection
38	16/03719/COU	35A Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Change of use from a coffee/sandwich shop (A1) to restaurant (A3)		No Objection
39	16/04758/TCA	The Dingle, The Quarry, Shrewsbury, Shropshire,	Various works to trees (see attached) within Shrewsbury Conservation Area		No Comment
As the Town Council is the applicant, no comments could be raised.					
40	16/04608/FUL	68 Sutton Road, Shrewsbury, Shropshire, SY2 6DT	Erection of front and rear extensions and removal of chimney		No Objection
41	16/04606/FUL	63 Whitehall Street, Shrewsbury, Shropshire,	Change of use from C3 to an Sui generis shop (beauty and massage therapy)		No Objection
42	16/04597/TCA	Caradoc House , 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	To fell 1 No. Eucalyptus tree, crown lift 1 No. Damson, 1 No. Holly, 1 No. Pear and 1 No. Alder to 5 metres and reduce overhang from trees within hedge by 2 metres, and reduce height of 1 No. Conifer hedge by 1 metre within Shrewsbury Conservation Area		No Objection
43	16/04231/LBC	14 Swan Hill, Shrewsbury, SY1 1NL	Internal alterations and conversion of cellar into habitable use including replacement windows at basement level, one to be lowered to form door access, repairs to masonry and formation of external steps on front elevation and associated works affecting a Grade II Listed Building		No Objection
45	16/04230/FUL	14 Swan Hill, Shrewsbury, SY1 1NL	Formation of external steps in association with listed building application for the conversion of cellar area to habitable use		No Objection
46	16/03659/FUL	Holland Broadbridge Agriculture House , 5 Barker Street, Shrewsbury, SY1 1QJ	Change of Use of the first and second floors from office use to residential use to form 10 apartments, to include an extension of the third floor		No Objection

65.2 Schedule of Planning Decisions

Members noted those decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 15 October – 08 November 2016.