

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 29 November 2016

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

IN ATTENDANCE – Helen Ball (Town Clerk) and Rebecca Oliver (Committee Clerk), Matt Johnson (Strategic Transport and Contracts Manager), Gary Dymond (Mouchel) and one member of the press.

APOLOGIES – There were no apologies received.

66/16 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">As Shropshire Council Portfolio Holder for Regulatory Services he declared a non-pecuniary interest and reserved the right to take a different view of the same applications considered in light of any additional information presented to him in his Portfolio capacity.Declared a non-pecuniary interest in application 16/05162/FUL as he is a member of the Severnside Housing Board.
Councillor A Bannerman	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 16/05073/TCA as he is the applicant.
Councillor A Townsend	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 16/05184/FUL as the applicant is known to him.

67/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 08 November 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 08 November 2016 be approved and signed as a correct record.

68/16 MATTERS ARISING

There were no matters arising.

69/16 PRESENTATION ON MEOLE BRACE ROUNDABOUT INTEGRATED TRANSPORT WORKS

The meeting was joined by Matt Johnson, Strategic Transport and Contracts Manager for Shropshire Council and Gary Dymond from Mouchel.

69.1 North West Relief Road

Mr Johnson announced that in the Autumn Statement nearly £1 million Department for Transport funding has been allocated to the North West Relief Road project. This will be used to fund the creation of a business case and revisit evidence gathered at previous consultations. The project will also receive £50k revenue support funding which has to be spent within 12 months from 2017. Shropshire Council will be contributing match funding of £50k local revenue funding.

Mr Johnson stated that this Local Majors Funding does not guarantee the project will come to fruition but it is a positive step forward. Shropshire Council was one of just six applicants who were awarded funding out of the 60 that applied.

Consultations with all stakeholders will be conducted alongside the creation of the business case.

The new road that will run from Battlefield to the Welshpool Roundabout near the watertower, has support from the MP Daniel Kawczynski and Councillor Price expressed his delight at the news. Residents and businesses in the Battlefield Ward have also welcomed the announcement.

Councillor Nutting asked what else could be considered whilst these plans are being drawn up such as scope for flood retention at Oxen, improved links to the town centre etc. Mr Johnson confirmed that these additional factors add both value and costs to the project. Some ideas will be revisited, others have already been dismissed but the final relief road design will be future proof and cost cutting options considered. The Oxen Link Road and ongoing Integrated Transport projects have been designed to work with the North West Relief Road.

69.2 Integrated Transport Works

Works to the Meole roundabout started 5 weeks ago and the focus so far has been to redivert the services. This will be completed by Friday 02 December. The main works have gone out to tender and the work will commence in February 2017.

The new scheme is designed to accommodate additional traffic arriving from Oteley Road when the new housing developments are completed over the next 5 years. Meole Roundabout's current infrastructure would be unable to cope with this additional traffic hence future proofing the junctions.

An additional lane will be created through the middle of Meole Roundabout, enabling motorists to travel North to South without going through 3 sets of traffic lights as currently. It will also relieve the traffic flow from Oteley Road. The centre of the roundabout will become accessible to pedestrians and cyclists and will be landscaped, some existing trees retained and a water detention basin will become a feature. Digital signage which can be updated with messages live, will become permanent on the roundabout and will encourage motorists to use Hazeldine Way as a main route to the town centre.

The existing signage which gave motorists advance notice of the works triggered an online petition of 3500 people objecting to the plans. Mr Johnson confirmed that extensive consultation work was carried out prior to the plans being drawn up, all feedback received was considered by the forum and the consultation process will not be reopened. There is now a commitment to proceed and deliver the project in its entirety.

No works will be carried out over the festive period and measures are being put into place to minimise disruption to motorists.

Councillor Baker explained that the objections are mainly that these works will not ease the problems associated with getting onto Meole Retail park. Mr Johnson reiterated that these works are future proofing for increasing traffic flows following substantial developments off Oteley Road, not solving current issues. Mr Johnson sympathised with the Councillors concerns about the traffic flow problems on the retail park but as this is private property, it is out of Shropshire Council's jurisdiction.

Councillor Roberts argued that a slip road from the highway could be added to help the situation.

Many members of the public were concerned about the loss of trees, ecology and habitat, disruption and value for money. Mr Johnson confirmed that all reinstatement works will be paid for and carried out by Shropshire Council but Shrewsbury Town Council's input would be valued. Most of the stone features will be avoided by the new works but otherwise they are lifted, saved and reinstated. Two thirds of the trees will be retained but for every tree lost, two additional trees will be planted somewhere in the town.

The future maintenance of the island will be discussed further by the R&L committee.

Mr Johnson was confident that this scheme will be a success as it is a tried and tested solution. He accepted that the bridge built in 1937 cannot be widened and is not fit for modern purposes but this scheme is not making that aspect any worse. The traffic lights by the garage will be upgraded so they are synchronised with the signals on Meole Roundabout and the crossing points will be triggered upon demand only.

70/16 HIGHWAY MATTERS

There were no highway matters for consideration.

The Town Clerk clarified that the Sites of Community Concerns will be discussed at the February Full Council meeting. Members are asked to send a list of their sites to Ruth Jones by the end of January. The Town Clerk will send a reminder to all Councillors.

RESOLVED:

That The Town Clerk sends a reminder to Councillors to send their list of Sites of Community Concerns to Ruth Jones before the end of January.

71/16 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

72/16 PREMISES LICENCE APPLICATIONS

Members noted the premises licence application for Sentinel Sports and Social Club and raised no comments.

73/16 PLANNING APPLICATIONS

73.1 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 09 - 25 November 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/05220/FUL	51 Oakley Street, Shrewsbury, Shropshire, SY3 7JZ	Erection of single storey rear extension		No Objection
2	16/05172/LBC	Coppers End, The Old Police Station, Swan Hill, Shrewsbury, SY1 1NN	Conversion of existing garage to form ground floor bedroom accommodation, retention of existing fenestration		No Objection
3	16/05171/FUL	Coppers End, The Old Police Station, Swan Hill, Shrewsbury, Shropshire, SY1 1NN	Conversion of existing garage to form ground floor bedroom accommodation, retention of existing fenestration		No Objection
4	16/05264/FUL	The Rowans , 46 Upper Road, Shrewsbury, Shropshire, SY3 9JQ	Change of use from Children's Care Home (C2) to 5 Bedroomed Care Home for Adults with learning Difficulties (C3(b)).		No Objection
5	16/05242/FUL	5 Victoria Street, Shrewsbury, Shropshire, SY1 2HS	Erection of a single storey rear extension		No Objection
6	16/05290/TCA	1 Earlston Park, Shrewsbury, Shropshire, SY3 8BE	Crown reduce by 30% one Silver Birch tree within Shrewsbury Conservation Area		No Objection

7	16/05190/FUL	5 Wendsley Road, Shrewsbury, Shropshire, SY1 3PE	Conversion of garage to domestic accommodation and erection of first floor extension above		No Objection
8	16/05206/TPO	Squirrel Walk, Bicton Heath, Shrewsbury, Shropshire, SY3 5DU	Works to 1 No. Oak tree (see attached report) protected by SABC (Land to the west of Gains Park Way) TPO 2008		No Objection
9	16/05179/FUL	Land To The North Of Cophorne Road, Shrewsbury, Shropshire,	Erection of one dwelling; formation of a vehicular and pedestrian access		No Objection
10	16/05269/TCA	101 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	To fell 1 No. Lime Tree within Shrewsbury Conservation Area		No Objection
11	16/05188/ADV	6-7 Mardol, Shrewsbury, Shropshire, SY1 1PY	Erect and display 2 no. replacement fascia signs and 1 no. projecting sign (all non-illuminated)		No Objection
12	16/05162/FUL	60 Field Crescent, Shrewsbury, Shropshire, SY1 4PQ	Erection of ground floor extension with associated structural alterations		No Objection
13	16/05157/REM	Proposed Dwelling Adjacent 5, Robin Close, Shrewsbury, Shropshire,	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to permission 16/02107/OUT for the erection of 1No detached dwelling		No Objection

14	16/04722/FUL	Prospect House, Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR	Creation of three additional flats (amendment to 15/01786/FUL previously approved for conversion to 34 flats)		No Objection
15	16/05252/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, 2.995 metres maximum height, 2.995 metres high to eaves		No Objection
16	16/05251/TCA	58 Trinity Street, Shrewsbury, Shropshire, SY3 7PQ	Removal of 1no Cypress Tree within Belle Vue Conservation Area		No Objection
17	16/05185/FUL	144 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Erection of single storey rear extension following demolition of existing		No Objection
18	16/05184/FUL	12 Luciefelde Road, Shrewsbury, Shropshire, SY3 7LB	Application under Section 73a of the Town and Country Planning Act 1990 for the erection of a shed extension to existing dwelling		Representation
Members do not object to the shed that has already been constructed but request that a condition is imposed to ensure good maintenance of the shed due to it's prominent location.					
19	16/05177/LBC	Second Floor Flat , 2 Golden Cross Passage, Shrewsbury, Shropshire, SY1 1SY	Works to facilitate the replacement of 3 no. non period sash windows and 1 no. casement window affecting a Grade II Listed Building		No Objection
20	16/05127/FUL	27 Rea Street, Shrewsbury, Shropshire, SY3 7PR	Erection of two storey extension following demolition of existing		No Objection

21	16/05070/FUL	3 Eastwood Road, Shrewsbury, Shropshire, SY3 8YJ	Erection of a part two storey, part first floor extension and associated repairs and alterations		No Objection
22	16/05075/TCA	9 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AU	To fell 2No leylandii Trees within Harlescott Conservation Area		No Objection
23	16/05056/TCA	Alton Villa, 41 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LN	Reduce Conifer tree by approx 3.6 metres within Belle Vue Conservation Area		No Objection
24	16/04907/FUL	66 King Street, Shrewsbury, Shropshire, SY2 5ES	Erection of a single storey extension to rear elevation.		No Objection
25	16/05077/TCA	1 Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	Crown reduce 1No Ash Tree by 30% within Shrewsbury Conservation Area		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>					
26	16/05074/TPO	9 Llewellyn Place, Shrewsbury, Shropshire, SY3 8QY	20% crown reduction and 10% crown thin of 3No Birch Trees protected by Shropshire Council (Land at Llewellyn Place, Nettle Lane, Shrewsbury) TPO 2012		No Objection
<p><i>Councillor Bannerman having declared a pecuniary interest left the meeting.</i></p>					

27	16/05073/TCA	16 Crescent Place, Town Walls, Shrewsbury, Shropshire, SY1 1TQ	Remove branch of 1No Thorn overhanging neighbours, top 1No Holly by 1.5m and trim and light target trim 1No Cherry Tree within Shrewsbury Conservation Area		No Objection
<i>Councillor Bannerman rejoined the meeting.</i>					
28	16/05072/TCA	14 Swan Hill, Shrewsbury, Shropshire, SY1 1NL	To fell 1No Yew Tree within Shrewsbury Conservation Area		Representation
Due to the scale, location and healthy condition of the tree, members request that the Tree Officer makes a site visit prior to a decision being made.					
29	16/05071/TCA	19 Crescent Place, Town Walls, Shrewsbury, Shropshire, SY1 1TQ	Crown reduce 1No Holly Tree by 35-40% and trim back overhang of neighbours Rowan Tree within Shrewsbury Conservation Area		No Objection
30	16/05006/TPO	108 The Mount, Shrewsbury, Shropshire, SY3 8PH	To fell 1no Horse chestnut tree protected by Shrewsbury and Atcham Borough Council (108 The Mount) Tree Preservation Order 1990		No Objection
31	16/04988/FUL	7 Alfred Street, Shrewsbury, Shropshire, SY2 5EX	Installation of replacement door to front elevation (Article 4)		No Objection
32	16/04972/CPL	50 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT	Application for Lawful Development Certificate for the proposed erection of an extension to the rear		This application was noted

33	16/04971/LBC	107 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA	Works to facilitate the blocking in of small window; replacement kitchen door and window with double glazed units as existing affecting a Grade II Listed Building		No Objection
34	16/04970/FUL	107 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA	Works to facilitate the blocking in of small window; replacement kitchen door and window with double glazed units as existing		No Objection
35	16/05043/CPL	3 Bank Drive West, Shrewsbury, Shropshire, SY3 9DJ	Application for Lawful Development Certificate for the proposed erection of a single storey utility extension		This application was noted
36	16/05024/FUL	Development Site (Plot 3), Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire,	Proposed new motor vehicle service, prep smart repair and mot centre and wash bay		No Objection
37	16/05115/TCA	1 Bishop Street, Shrewsbury, Shropshire, SY2 5HA	To fell 1 No. Leylandii tree lying within the Shrewsbury Conservation Area		No Objection
38	16/05079/TPO	7 Milnthorpe Close, Shrewsbury, Shropshire, SY3 9QP	Crown reduce by approx 16 - 18 feet 2No Sycamore Trees protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection

39	16/05066/FUL	8 Roseway, Shrewsbury, Shropshire, SY1 4HJ	Erection of two storey side extension, single storey rear extension, internal and external alterations and replace existing garage (revised scheme)		No Objection
40	16/05057/FUL	11 Hardwick Drive, Shrewsbury, Shropshire, SY3 8UZ	Erection of two storey side extension including juliet balcony, re- build sun room/play room, improvements to external appearance using contemporary materials and replacing old windows and doors with grey upvc double glazing		No Objection
41	16/05139/TCA	Whitehall Mansion, Monkmoor Road, Shrewsbury, Shropshire, SY2 5AP	Re-pollard to previous pruning points 1no. Goat Willow (approx 4-5m from ground level maintenance), crown reduce 2no. Italian Alders by approx 25% plus crown thin, and fell group of Italian Alders within Shrewsbury Conservation Area		No Objection
42	16/05092/FUL	41 St James Road, Shrewsbury, Shropshire, SY2 5YJ	Erection of single storey extension to rear and pitched roof over garage		No Objection
43	16/05084/FUL	The Priory School , Longden Road, Shrewsbury, Shropshire, SY3 9EE	Erection of two- storey Maths block linking to existing school building		No Objection

44	16/05051/FUL	Living Accommodation, The Prince Of Wales, 30 Bynner Street, Shrewsbury, Shropshire, SY3 7NZ	Creation of first floor patio area on existing flat roof; elevational alterations		No Objection
45	16/05155/TCA	13 Montague Place, Shrewsbury, Shropshire, SY3 7NF	To fell 1 No. Eucalyptus tree within Belle Vue Conservation Area		No Objection
46	16/05111/FUL	54 Highfields, Shrewsbury, Shropshire, SY2 5PH	Erection of a single storey rear extension		No Objection
47	16/05100/FUL	11 The Hassacks, Shrewsbury, Shropshire, SY1 4UA	Erection of a single storey rear extension, two storey side extension, covered area to the side and a new single pitch roof above the porch and garage to the front of the property		No Objection
48	16/05140/TPO	5 St James Road, Shrewsbury, Shropshire, SY2 5YH	Fell 1no. Cedar tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005		No Objection
49	16/05107/FUL	14 Tudor Road, Shrewsbury, Shropshire, SY2 6TD	Erection of a single storey rear extension following demolition of existing conservatory		No Objection
50	16/05023/FUL	Land Adjacent Rural Enterprise Centre, Stafford Drive, Shrewsbury, Shropshire,	Formation of care sales centre to include sales centre, car parking area and vehicle wash bay		No Objection

51	16/05200/TCA	The Peacock, 42 Wenlock Road, Shrewsbury, Shropshire, SY2 6JS	To fell one Spruce tree and one Sycamore tree within Shrewsbury Conservation Area		No Objection
52	16/05148/FUL	101 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Renovation and alterations to include internal works, erection of open fronted garage and porch; works to roof to include increase in height; removal and replacement of front boundary treatment		No Objection
53	16/05147/FUL	12 Mossbank Way, Shrewsbury, Shropshire, SY3 8XW	Erection of part two storey, part single storey extensions; elevational alterations to include insertion of dormer window to front		No Objection
54	16/05145/ADV	Unit 1 Plot 30, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire,	Application for consent to display three internally illuminated fascia signs and three window vinyl graphics		No Objection
55	16/05144/FUL	Unit 1 Plot 30, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire,	Installation of two air conditioning condensor units and extraction grill to rear elevation		No Objection

56	16/04765/FUL	34 Montague Place, Shrewsbury, Shropshire, SY3 7NF	Application under Section 73A of the Town and Country Planning Act 1990 to remove corrugated fencing and leylandi trees running along the edges of the garden to be replaced with concrete posts and wooden panelling and trellis; creation of new access; enclosed parking with wooden gates and gravel driveway	No Objection
----	--------------	---	---	--------------

74.2 Schedule of Planning Decisions

Members noted one decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 09 - 25 November 2016.