

## SHREWSBURY TOWN COUNCIL

### Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR  
At 6.00pm on Tuesday 20 December 2016

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

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

**APOLOGIES** – Apologies were received from Councillor Ms J Mackenzie.

### 75/16 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
Councillors A Bannerman & P Nutting	<ul style="list-style-type: none"><li>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.</li></ul>
Councillor M Price	<ul style="list-style-type: none"><li>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.</li><li>Declared a non-pecuniary interest in applications 16/05568/TPO and 16/05424/TPO as he is a member of the Severnside Housing Board.</li></ul>

### 76/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 29 November 2016 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 29 November 2016 be approved and signed as a correct record.**

### 77/16 MATTERS ARISING

#### 77.1 Application 16/04228/OUT Copthorne Barracks Open Space

To compensate for the lack of Public Open Space (POS) on this development, a financial contribution of £30,498 is being negotiated through the S106 agreement. Members were asked where they would specifically like this money to be spent.

Following a discussion, members were supportive of the following:

- Conditions requiring 0.75 ha of POS. The Town Council is happy to consider the maintenance of this open space provided it meets the Town Council's Land Adoptions Policy and requirements for 15 years contributions towards management. This Commuted Sum has in past developments been included in the S106 Agreement and Members question why this cannot be done in this document.
- £115,000 being allocated for improvements to Frankwell County Ground and specifically for the development of a multi-use Pavilion;
- £30,498 to be allocated between Silks Meadow Recreation Facility (£10,000) & the residue to Shorncliffe Drive Recreation Facility. Whilst this development site sits within the Porthill Ward, residents of that site will in all likelihood look to recreational facilities in the Copthorne Ward. Members feel that Copthorne Park does not need such significant investment but Shorncliffe Drive does.
- The Town Council is happy to look at the ongoing maintenance of a Toddler/Junior Play facility. Members would prefer that the proposed site and location size, as well as CIL money, is agreed and handed to the Town Council so that we can build to meet our bespoke specification so as to minimise future maintenance liability. In the past this has been dealt with through S106 Agreements.
- Members requested that the Highways Engineers, and not just Mouchel, are included in discussions.

**RECOMMENDED:**

**That these comments be forwarded to the Senior Planning Officer.**

**77.2 Application 16/03289/FUL Mayfield Close**

Members objected to the above application previously due to the omission of the Recreational Open Space which was a condition of Phase 1. Members were informed that open space will be provided within a 100 house development adjacent to this site. However, members remain dissatisfied as this recreational space will not provide for the residents of these 16 properties.

Members appreciate that the developer is providing 16 affordable dwellings, but do not believe this is significant mitigation against the loss of public open space or an abrogation of their responsibility to contribute to offsite maintenance of open space elsewhere.

With that regard, members are supportive of the removal of the open space but remain insistent that a sum should be requested for offsite contribution to open space.

**RECOMMENDED:**

**That these comments be forwarded to the Senior Planning Officer.**

**78/16 HIGHWAY MATTERS**

**78.1 Greyfriars Road and Salters Lane**

Members noted the creation of a 20mph speed limit zone on Greyfriars Road and Salters Lane and raised no comments.

## **78.2 Roman Road**

Members noted the change of speed limits surrounding Longden Road roundabout to include Roman Road, Shelton Road and Porthill Roundabout.

## **79/16 SURVEY ON FREIGHT TRANSPORT**

The Town Clerk reported that the Marches Local Enterprise Partnership were undertaking an extensive Freight Transport Survey across the whole of the LEP area and in particular they were seeking representation from Parish & Town Councils on the impact of Freight Transport in their respective areas. Members considered the questionnaire and how best to make appropriate representation.

Members were keen to stress the importance of Shrewsbury in terms of its economic hub for not just Shropshire but beyond therefore there was a fine balance to be had in ensuring traffic disruption was kept to a minimum without having an adverse impact on the ability for business to operate. Some of the key issues discussed by members were:

- The need to realise the North West Relief Road
- The potential impact of increased traffic from both residential and non-residential build and the possible conflict between residential and freight traffic
- The possible unintended consequences of diverting more traffic onto the rail network which could inevitably mean the closure of the Harlescott Rail Crossing and the increased traffic congestion
- The effects of any closures on the A5 to the road network in the town
- The difficulty in moving freight traffic around a medieval road network

### **RESOLVED:**

**That the Town Clerk complete and submit the questionnaire outlining the areas of concern as raised by the Planning Committee.**

## **80/16 TREE PRESERVATION ORDERS**

There were no tree preservation orders for consideration.

## **81/16 PREMISES LICENCE APPLICATIONS**

Members noted a minor variation in the premise licence application for the Brooklands Hotel and raised no concerns.

## **82/16 PLANNING APPLICATIONS**

### **82.1 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 26 November – 16 December 2016.

### **RESOLVED:**

**That the following comments be submitted to Shropshire Council:**

1	16/05643/TPO	11 Swan Hill, Shrewsbury, Shropshire, SY1 1NL	Prune 1 Beech biennially, cutting back the re-growth each time so the crown does not increase in size protected by Shrewsbury & Atcham Borough Council (11 Swan Hill, Shrewsbury) TPO 2006		No Objection
2	16/05576/FUL	3 Portland Crescent, Shrewsbury, Shropshire, SY2 5NE	Internal and external alterations in association with conversion of garage to additional living accommodation		No Objection
3	16/05614/FUL	54 Preston Street, Shrewsbury, Shropshire, SY2 5PL	Erection of single storey extension following demolition of the existing porch and alterations and improvements to dwelling including insertion of rooflights on existing North East roof slope		No Objection
4	16/05613/FUL	15 Aysgarth Road, Shrewsbury, Shropshire, SY3 8TW	Erection of single storey front and side extensions following demolition of carport structure		No Objection
5	16/05666/TCA	28 Bynner Street, Shrewsbury, Shropshire, SY3 7NZ	Crown reduce (20%) and Crown Lift (10%) 1no Walnut tree within Belle Vue Conservation Area		No Objection
6	16/05589/FUL	44 Oak Street, Belle Vue, Shrewsbury, Shropshire, SY3 7RQ	Replacement windows (Article 4 Direction)		No Objection
7	16/05560/FUL	47 Alberbury Drive, Shrewsbury, Shropshire, SY1 4TA	Erection of a two storey side extension and alterations and additions to existing garden wall and new timber fencing		No Objection
8	16/05554/VAR	21 Canon Street, Shrewsbury, Shropshire, SY2 5HG	Variation of Condition No. 2 attached to Planning Permission 16/02371/FUL dated 26th July 2016 for a slightly larger extension -(900mm deeper than the approved details) and minor changes to window positions		No Objection

<b>9</b>	16/05445/FUL	Land North Of Fairholme, Mytton Park, Shrewsbury,	Erection of a detached dwelling and formation of a new vehicular access		No Objection
<b>10</b>	16/05278/FUL	102 Whitchurch Road, Shrewsbury, SY1 4DS	Formation of dropped kerb and parking area		No Objection
<b>11</b>	16/05489/TCA	Woodland Area North East Of, Alma Street, Shrewsbury, Shropshire,	Works to Willow Trees as per schedule within Shrewsbury Conservation Area		No comment as Shrewsbury Town Council is the applicant.
<b>12</b>	16/05447/LBC	3 Holywell Terrace , Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Internal works to a grade II listed building to create a structural opening within the dividing wall between two ground floor rooms.		No Objection
<b>13</b>	16/05446/CPL	31 Copthorne Park, Shrewsbury, Shropshire, SY3 8TH	Application for Lawful Development Certificate for the proposed erection of a single storey side extension		This application was noted.
<b>14</b>	16/05323/CPL	20 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SY	Application for Lawful Development Certificate for Change in roof structure from full hipped roof to formation of gable end with small hipped roof top; Room in the roof works including installation of 4no rooflights		This application was noted.
<b>15</b>	16/05475/FUL	Unit 9, Meole Brace Retail Park, Shrewsbury, SY3 9NB	Installation of 2 Temporary Refrigerated (40ft) Containers (between 1st November and 31st January annually)		No Objection
<b>16</b>	16/05515/FUL	7 The Woolams, Bicton Heath, Shrewsbury, Shropshire, SY3 5BE	Erection of first floor side extension		No Objection
<b>17</b>	16/05494/FUL	Unit 8, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	External alterations to east elevation, relocation of existing plant and toilet extract grille on east elevation and addition of new platform		No Objection

<b>18</b>	16/05568/TPO	Longden Grove, Longden Avenue, Shrewsbury, Shropshire	Crown reduce 2no Birch by 1-2m and thin by approximately 15%; Crown thin 1n Beech by approximately 15% and prune away from street light by 1m protected by Shrewsbury & Atcham Borough Council (Longden Grove, Longden Close 2004) Tree Preservation Order 2004		No Objection
<b>19</b>	16/05561/TCA	Darwin Shopping Centre Managers Suite , Raven Meadows, Shrewsbury, Shropshire, SY1 1PL	To fell 1 No Cherry tree and 1 No Rowan tree within Shrewsbury Conservation Area		Representation

The Town Council does not object to the principle of tree removal but there is an established policy of replacement, particularly where there is no specific cause for removal. Will there be a condition imposed for tree replacement, not necessary within the curtilage of the property but within the vicinity?

<b>20</b>	16/05525/FUL	32 Hallam Drive, Shrewsbury, Shropshire, SY1 4YE	Erection of single storey rear extension		No Objection
<b>21</b>	16/05309/VAR106	Land Adj 50 Roman Road, Roman Road, Shrewsbury, Shropshire,	Variation of Section 106 for planning applications 13/02241/OUT and 16/01763/REM to remove the requirment to contibute towards affordable housing.		No Objection
<b>22</b>	16/05368/FUL	The Lawns, 1 Russell Field, Shrewsbury, Shropshire, SY3 9AY	Erection of a two storey rear extension following demolition of existing conservatory		No Objection
<b>23</b>	16/05357/FUL	43 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7QY	Erection of side extension following removal of existing outbuilding, new pitched roof over existing flat roof, alterations and insertion of rooflights		No Objection
<b>24</b>	16/05356/FUL	31 Rondel Street, Shrewsbury, Shropshire, SY1 4FA	Formation of dropped kerb and creation of 2 no. parking spaces to front of property		Representation

The Town Council has no objection to the creation of additional car parking space within the curtilage of the property and the required drop curb. We would however expect that conditions are imposed regarding the use of permeable materials for surfacing.

<b>25</b>	16/05329/VAR	Fomer Shelton Hospital, Somerby Drive, Shrewsbury, Shropshire, SY3 8DN	Variation of condition 2 (approved plans and drawings) attached to planning permission 14/02402/FUL dated 24th June 2015		No Objection
<b>26</b>	16/05316/FUL	Stretton House, Royal Shrewsbury Hospital North, Barn Pool Crescent, Shrewsbury,	Continued use of residential accommodation as Trust Executive offices		No Objection
<b>27</b>	16/05439/LBC	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Demolition of colonnades to the refectory and repair works to the building		No Objection
<b>28</b>	16/05346/ADV	172-175, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AL	Erect and display an integral illumination and screen to the ATM fascia, internally illuminated Free Cash Withdrawals sign above the ATM fascia and blue LED halo illumination to the ATM surround		No Objection
<b>29</b>	16/05345/FUL	172-175, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AL	Application under Section 73a of the Town and Country Planning Act 1990 for the installation of an ATM machine		No Objection
<b>30</b>	16/05223/FUL	Nobold Hall , Nobold Lane, Shrewsbury, Shropshire, SY5 8NW	Erection of one double garage and a separate workshop/store following demolition of existing workshop/store (re-submission)		
<b>31</b>	16/05202/FUL	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Demolition of colonnades to the refectory and repair works to the building		No Objection
<b>32</b>	16/05458/TCA	Severn Lodge, 58 New Street, Shrewsbury, Shropshire, SY3 8JQ	Fell 1no Robinia within Shrewsbury Conservation Area		Objection

Regarding applications 16/05458/TCA and 16/05457/TCA. The Town Council feels that these two applications need to be considered collectively, particularly since the justification for felling is very weak. This tree cover adds greatly to the preservation of the green vistas along the River Severn and a wholesale removal of tree stock will have a detrimental effect on those vistas and the conservation area. We would request that the Tree Officer visits the site to establish any level of impact in this visually sensitive site.

<b>33</b>	16/05457/TCA	Severn Lodge, 58 New Street, Shrewsbury, Shropshire, SY3 8JQ	Fell 4no Red Cedar; 1no Yew; 1no Walnut and 1no Pear within Shrewsbury Conservation Area		Objection
Regarding applications 16/05458/TCA and 16/05457/TCA. The Town Council feels that these two applications need to be considered collectively, particularly since the justification for felling is very weak. This tree cover adds greatly to the preservation of the green vistas along the River Severn and a wholesale removal of tree stock will have a detrimental effect on those vistas and the conservation area. We would request that the Tree Officer visits the site to establish any level of impact in this visually sensitive site.					
<b>34</b>	16/05449/TCA	12 Canonbury, Shrewsbury, Shropshire, SY3 7AH	To crown reduce 1 No Cherry tree by 3 metres and to fell 1 No Lawson Cypress tree within Shrewsbury Conservation Area		No Objection
<b>35</b>	16/05342/ADV	14- 16 Princess House, The Square, Shrewsbury, Shropshire, SY1 1JZ	Erect and display 1No externally illuminated fascia, 1No externally illuminated hanging sign, 1No externally illuminated awning and 2No internally illuminated menu holders		No Objection
<b>36</b>	16/05341/FUL	14- 16 Princess House, The Square, Shrewsbury, Shropshire, SY1 1JZ	Change of use of ground floor and basement from Class A1 (retail) to Class A3 (restaurant) use, associated extraction and ventilation equipment, new shopfront, signage and outdoor seating area		No Objection
<b>37</b>	16/05424/TPO	75 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ	To crown lift one Oak Tree protected by Shropshire Council (Land at the rear of 69, 71 and 75 Allerton Road, Shrewsbury) Tree Preservation Order 2011	)	No Objection
<b>38</b>	16/05410/FUL	Proposed Dwelling On The East Side Of, Primrose Drive, Shrewsbury	Erection of single detached dwelling and garage; formation of vehicular access		No Objection



39	16/05326/TCA	Montgomerys Tower, Lower Claremont Bank, Shrewsbury, Shropshire, SY1 1RT	Works to 1 No London Plane (Ivy to be severed at base and removed up to 1m from ground level; herbicide will be applied to arising stumps; crown is to be raised to 3.5m from ground level generally and 4.5m over access road to prevent vehicle strike. The crown height is to be reduced by 2.5m and lateral branches by 2m) within Shrewsbury conservation area		No Objection
40	16/05163/ADV	Former Radbrook College, Radbrook Road, Shrewsbury, Shropshire, SY3 9BL	Signage to advertise new residential development		No Objection

## 82.2 Schedule of Planning Decisions

Members noted the decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 26 November – 16 December 2016.