

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 10 January 2017

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

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Matthew Hill (Floreat), John Brown (Shropshire Housing Group) and one member of the public.

APOLOGIES – Apologies were received from Councillor A Bannerman.

83/16 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.
Councillor 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.
Councillor K Roberts	<ul style="list-style-type: none">In his capacity as a Shropshire Councillor, he noted agenda item 89/16 without comment.

84/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 20 December 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 20 December 2016 be approved and signed as a correct record.

85/16 MATTERS ARISING

Ref: Application 38 - 16/05410/FUL Primrose Drive

The Town Clerk has been contacted by a local resident questioning the conflicting responses the Town Council has given to the above application and the previous one, 16/04175/FUL. The committee unanimously agreed that the comments were well informed having looked at the applications in detail and members felt the

changes in the more recent application went some way to addressing their concerns. Members agreed no further action be taken.

86/16 RADBROOK VILLAGE DEVELOPMENT

The meeting was joined by Matthew Hill, from Floreat and John Brown from the Shropshire Housing Group. Mr Hill introduced the Radbrook Village scheme which will be constructed over 4-5 years in 4 phases. The 13 acre site was purchased in June 2016 and a further 1.5 acres has been purchased from a private seller. Outline planning approval for 165 units was granted in February 2016. These plans have since been revised and scaled back to 130 units. A reserved matters application is expected to be submitted this month.

The masterplan consists of:

- Radbrook Hall being converted into apartments and be surrounded by 3-storey villas with a green square
- A mix of semi and detached properties in a traditional street design
- Independent living apartments for the frail and elderly
- Downsizer Units which have all facilities on the ground floor, similar to a bungalow, with additional bedrooms upstairs
- Walker House will be retained and converted into two houses
- A collection of woodland properties of larger family homes to the east of the site
- Swathes of green space, two play areas and a public space with a pond and footpaths linking to existing footpaths outside the site.

The properties will all be built to a high specification using quality materials. Many of the houses share similar features including; optional open space living, generous sized bedrooms, the possibility to change the ground floor study to a bedroom and large windows to increase the natural light indoors.

The original historic sections of the buildings are being retained as are all the mature trees.

Consultation events were conducted in November 2016 and the feedback through questionnaires were 85% positive. Most of the issues raised by existing residents such as overlooking of neighbouring properties and access through the site during construction have been addressed and Mr Brown explained the plan of works for each phase. Most roads will be adopted but the rest will be taken on by a management company.

Members were overall impressed with the scheme and the property designs as they are design specific to the site. They welcomed the mix of housing types and the affordable element but would have liked to have seen the elevations of all particularly the affordable housing areas.

Councillor Roberts expressed his concerns over the loss of a football pitch but was pleased to see two play areas incorporated. Discussions have already taken place between the developers and Shrewsbury Town Council about the possibility of the Town Council managing these play facilities. Discussions are continuing.

Local residents are concerned about the loss of wildlife especially to the South of the site but should be reassured that the mature trees and hedges are being retained. Full ecological surveys have been conducted and further trees will be planted.

Mr Brown confirmed that there is potential for additional downsizing units being incorporated into the scheme if there is enough demand. There will be a number of eco-features including high thermal insulation, quality materials, energy efficient

boilers etc. which will all add up to an energy efficient home. A reduction of 75% of energy bills can be achieved by building energy efficient homes and also eliminates the need for long-term maintenance costs.

Councillor Nutting had concerns about child safety around the pond but this feature cannot be removed as it is a natural drainage point for the site

Parking allocation for each house type was explained and how in places additional visitor parking spaces will also been provided. The affordable apartments will have 75% parking allocation. This is based on previously completed schemes in other towns. Some members felt this was inadequate.

The sustainable urban drainage plans varied across the site due to the change in soil types. Some areas will see permeable soak away surfaces and in other areas over-sized drainage pipes will be installed where the soil is like clay.

Both speakers were thanked for their attendance.

Mr Hill and Mr Brown left the meeting.

87/16 HIGHWAY MATTERS

There were no highway matters for consideration.

88/16 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

89/16 PREMISES LICENCE APPLICATIONS

Members noted the renewal application for Source Vodka Bar with no further comments.

Members raised concerns about application 16/04782/LPREM due to the proposal to play live music until 1am and 2am, causing disruption to the neighbouring residential properties.

90/16 PLANNING APPLICATIONS

90.1 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 17 December 2016 – 06 January 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/05814/COU	5 - 6 Claremont Street, Shrewsbury, Shropshire, SY1 1QG	Change of use from A1 (retail) to A4 (pub/restaurant) to include elevational alterations and formation of first floor terraced balcony		Objection
----------	--------------	---	--	--	-----------

Shrewsbury Town Council objects to the application on the following grounds:

- Members are aware that this premises is in close proximity to residential properties as well as neighbouring premises that have recently been granted permission for residential conversion at first floor level. Members are concerned about the noise nuisance caused by the live music till 1am and 2am.
- The development of an open-air balcony at first floor level fronting onto the street elevation is inappropriate on two levels; (i) the impact on the streetscene and the loss of block lines along the stretch of buildings, and (ii) the anticipated anti-social behaviour it would cause i.e. items being dropped onto the street level.

Members do not object to this premises being used as a restaurant or bar but would like to see consideration be given to the people living nearby.

2	16/05788/FUL	16 - 22 Longner Street, Shrewsbury, Shropshire, SY3 8QX	Demolition of existing garages; reconfiguration of existing vehicular parking areas and minor works to existing dwellings and boundaries to include new landscaped boundary wall to street and vehicular entrance		No Objection
3	16/05518/FUL	32 Belvidere Road, Shrewsbury, Shropshire, SY2 5LS	Erection of two storey side extension incorporating dormer construction to facilitate loft conversion and single storey rear extension with associated internal and external alterations		No Objection
4	16/05835/TCA	18 Peace Cottages, Old Coleham, Shrewsbury, Shropshire, SY3 7BT	To crown reduce by 30% one Silver Birch tree and to crown lift above bird box within Belle Vue Conservation Area		No Objection
5	16/05829/TCA	1A St Marys Court, Shrewsbury, Shropshire, SY1 1EG	To crown reduce 1 No London Plane tree by a maximum of 15% within Shrewsbury Conservation Area		No Objection
6	16/05761/OHL	Land Adjacent Salop Leisure, Emstrey, Shrewsbury, Shropshire,	Erection of 4 temporary H poles to allow for removal of overhead line and replacement with underground cable		No Objection

7	16/05757/FUL	10 Reynaulds Close, Shrewsbury, Shropshire, SY2 5YT	Erection of two-storey and part single storey rear extension to include Juliet balconies and internal alterations		No Objection
8	16/05740/FUL	98 And 100 Copthorne Road, Shrewsbury, Shropshire, SY3 8NA	Formation of off street parking to include dropped kerb and removal of front walls		No Objection
9	16/05752/TCA	Acacia House, 83 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	To fell 1No. Red Oak tree within Shrewsbury Conservation Area		No Objection
10	16/05751/TCA	19 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Works to trees (see attached schedule) within Belle Vue Conservation Area		No Objection
11	16/05634/FUL	28 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UD	Erection of single storey rear and side extensions		No Objection
12	16/05604/LBC	2-3 Pride Hill, Shrewsbury, Shropshire, SY1 1DB	Internal alterations associated with the refurbishment of the retail unit at ground floor and basement level affecting a Grade II Listed Building		No Objection
13	16/05537/FUL	Dana Steps, The Dana, Shrewsbury, Shropshire,	Provision of a DDA compliant access ramp between Castle Gates and the head of The Dana steps; all other works		Representation

The Town Council is aware that there are two potential schemes to deliver the outcomes of DDA compliant access onto Castle Street and in considering this application it has been minded by the affordability, impact on the heritage setting and ongoing sustainability and maintenance including potential misuse (Skateboarder's Heaven was mentioned).

Never before has the committee had such differing views on the value or otherwise of an application and one that any consensus could be made or warranted the use of the Chairman's casting vote.

What members were in agreement with was that there needed to be further consideration on design, including use of materials, the need for lighting and reduction in harsh lines particularly on egress onto Castle Street.

With this regard Members asked that this application be considered by the Central Planning Committee.

Councillor J Tandy left the meeting.

14	16/05686/LBC	23 The Mount, Shrewsbury, Shropshire, SY3 8PT	Renovations to include re-wiring, repairs to front windows: renewal of rear windows and internal alterations to attic layout affecting a Grade II Listed Building		No Objection
15	16/05548/FUL	Marycourt, 10 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	Internal works to facilitate the conversion to two residential properties; elevational alterations to install windows/doors; creation of additional vehicular access and alterations to existing vehicular access; to include removal of one tree		No Objection
16	16/05488/FUL	97/99 The Mount, Shrewsbury, Shropshire, SY3 8PH	Erection of twin single garages with associated parking following demolition of existing garages and sheds		No Objection
17	16/04691/LBC	Age Concern, Units 3 And 4 Rear Of, 54 Mardol, Shrewsbury, Shropshire, SY1 1PR	Installation of air conditioning unit at internally and externally at first floor fitted by brackets, a header removed from the external wall for the pipework all pipework will be covered and the covers/outdoor unit can be repainted to black affecting a Grade II Listed Building		No Objection
18	16/04690/FUL	Age Concern, 3 Mardol Gardens, Shrewsbury, Shropshire, SY11PR	Installation of air conditioning unit on external wall at first floor		No Objection
19	16/05782/TCA	14 West Hermitage, Shrewsbury, Shropshire, SY3 7JP	To fell 1no Goat Willow Tree within Belle Vue Conservation Area		No Objection

20	16/05718/LBC	The Coach House, 12B Betton Street, Shrewsbury, Shropshire, SY3 7NY	Works to Listed Building to facilitate the erection of conservatory to side elevation (modification to previously approved)		No Objection
21	16/05717/FUL	The Coach House, 12B Betton Street, Shrewsbury, Shropshire, SY3 7NY	Erection of conservatory to side elevation (modification to previously approved)		No Objection
22	16/05694/FUL	20 New Park Close, Shrewsbury, Shropshire, SY1 2SQ	Erection of single storey rear extension (revised scheme)		No Objection
23	16/05538/LBC	Dana Steps, The Dana, Shrewsbury, Shropshire,	Works to facilitate the removal, repair, reinstatement and extension of iron railings; laying of foundations to include some excavation; installation of railings on wall; break out an opening in wall; removal of trees together with other works		Representation

The Town Council is aware that there are two potential schemes to deliver the outcomes of DDA compliant access onto Castle Street and in considering this application it has been minded by the affordability, impact on the heritage setting and ongoing sustainability and maintenance including potential misuse (Skateboarder's Heaven was mentioned).

Never before has the committee had such differing views on the value or otherwise of an application and one that any consensus could be made or warranted the use of the Chairman's casting vote.

What members were in agreement with was that there needed to be further consideration on design, including use of materials, the need for lighting and reduction in harsh lines particularly on egress onto Castle Street.

With this regard Members asked that this application be considered by the Central Planning Committee.

90.2 Schedule of Planning Decisions

Members noted the decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 17 December 2016 – 06 January 2017.