

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 31 January 2017

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

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

APOLOGIES – Apologies were received from Councillor Mrs B Baker.

91/16 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 and A Bannerman	<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 P Nutting	<ul style="list-style-type: none">Declared a personal interest in application 16/05808/ADV as his daughter works at Manby Bowdler.
Councillor I Jones	<ul style="list-style-type: none">Declared a personal interest in application 17/00042/FUL as he is a member of the South Staffordshire & Shropshire Healthcare Trust.
Councillor K Roberts	<ul style="list-style-type: none">Declared a personal interest in application 17/00222/TPO as the applicant is known to him.

92/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 10 January 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 January 2017 be approved and signed as a correct record.

93/16 MATTERS ARISING

Ref: Agenda 86/16 – Radbrook Village Development

The Town Clerk reported that further discussions have taken place with the developers about the provision of open space on the Radbrook Village development. Due to a lack of space, it has been difficult to site the play facilities to include suitable buffer zones. If this cannot be achieved, off site contributions to play facilities will be discussed.

94/16 HIGHWAY MATTERS

There were no highway matters for consideration.

95/16 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

96/16 PREMISES LICENCE APPLICATIONS

There were no new premises licence applications for consideration.

97/16 PLANNING APPLICATIONS

97.1 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 07 – 27 January 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	17/00243/TPO	2 Russell Ridge, Shrewsbury, Shropshire, SY3 9AX	To fell 1 No Scots Pine tree protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection
2	17/00192/TPO	11 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AA	Works to 1No oak Tree and 1No Willow Tree as per schedule protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection
3	17/00183/FUL	17 Poynton Drive, Shrewsbury, Shropshire, SY1 3NH	Erection of side extension following part demolition of existing attached garage to convert part of the		No Objection

			ground floor into a bedroom/living room and shower/wc facilities		
4	17/00132/FUL	90 White Hart, Shrewsbury, Shropshire, SY3 7TE	Conversion of ground floor garage to provide additional accommodation; replacement of flat roof for pitched.		No Objection
5	17/00255/FUL	Hartlands Rest Home , Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	Erection of single and two storey rear extension and single storey side extension (revised scheme)		No Objection
6	17/00247/LBC	107 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA	Replacement of front door affecting a Grade II Listed Building		No Objection
7	17/00153/ADV	McDonalds Restaurants, Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Retention of existing fascia signage to be relamped with new led illumination		No Objection
8	17/00152/FUL	McDonalds Restaurants, Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Erection of single storey extension to east elevation; refurbishment of existing restaurant and alterations to site to form additional drive thru booth (option 2) and additional outside eating area		No Objection
9	17/00151/ADV	McDonalds Restaurants, Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Retention of existing fascia signage to be relamped with new led illumination		No Objection

10	17/00150/FUL	McDonalds Restaurants, Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Erection of single storey extension to east elevation; refurbishment of existing restaurant and alterations to site to form additional drive thru booth (option 1) and additional outside eating area		Support with comment
Members do not object to this application but ask that the applicant maintains their responsibility of disposing of their litter, on and around their site.					
11	16/05840/FUL	Meole Brace Retail Park, Shrewsbury, Shropshire,	Elevational alterations including upgraded shopfronts; minor alterations to rear elevation; all associated works (all relating to Units 2 - 7)		No Objection
12	17/00272/TPO	11 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	To crown reduce 1No Acer Crimson King to previous pruning points i.e. by 10-15% to include a light crown thin of protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
13	17/00271/TCA	16 Swan Hill, Shrewsbury, Shropshire, SY1 1NL	To fell 1No Laburnum Tree within Shrewsbury Conservation Area		No Objection
14	17/00226/FUL	5 North Hermitage, Shrewsbury, Shropshire, SY3 7JW	Erection of single storey rear extension following demolition of existing conservatory and brick outbuilding		No Objection
15	17/00224/TPO	8 Greenwood Close, Shrewsbury, Shropshire, SY2 6EA	To fell 1 no. Mature Pine tree protected by The Borough of Shrewsbury (Mill Mead School, Sutton Road) Tree Preservation Order 1966 (No1)		No Objection

16	17/00222/TPO	53 Gains Avenue, Shrewsbury, Shropshire, SY3 5AN	To crown reduce by 10%, thin by 10% and take 1.2-1.8m off bow nearest house of 1no Ash tree protected by 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.					
17	17/00218/TPO	5 Dunedin Drive, Shrewsbury, Shropshire, SY3 9BH	To thin by 15%; selectively reduce by removing overlong side limbs by 1-2 metres and remove dead wood and ivy from 1no Oak tree protected by The Shrewsbury Borough Council (Dunedin Drive) Tree Preservation Order 1970		No Objection
18	17/00081/FUL	New Dwelling Adjacent 34 , Dale Road, Shrewsbury, Shropshire, SY2 5TE	Erection of 1 no dwelling with detached single garage		No Objection
19	17/00258/HHE	22 Upper Road, Shrewsbury, Shropshire, SY3 9JQ	Erection of a single storey rear extension to semi detached dwelling, dimensions 3.00 metres beyond rear wall, 3.650 metres maximum height, 2.40 metres high to eaves		No Objection
20	17/00209/FUL	23 South Hermitage, Shrewsbury, Shropshire, SY3 7JS	Erection of single storey rear extension together with dormer window at first floor and formation of vehicular access including dropped kerb		No Objection
21	17/00202/FUL	19 Hafren Road, Shrewsbury, Shropshire, SY3 8NG	Erection of a single storey rear and side extension		No Objection

22	17/00194/TPO	Carline Cresecent, Carline Fields, Longden Coleham, Shrewsbury, Shropshire,	Prune back branches on building side by approx 2m and remove approx 3 branches on same side in order to reduce encroachment onto building 1no Ash Tree protect by Shrewsbury & Atcham Borough Council (Carline Fields) Tree Preservation Order 2002		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>					
23	17/00106/LBC	15 Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Internal and external alterations in connection with erection of two storey rear extension following removal of conservatory affecting a Grade II Listed Building		Objection
<p>The Town Council objects to this application due to the design of the elevations which are not inkeeping with the existing property. Being mindful of the fact that it is a listed building set in a prominent location within the Conservation Area, the style chosen neither enhances nor preserves the area.</p>					
24	16/05819/OUT	Proposed Residential Development Adj Harry Hotspur, Harlescott Lane, Shrewsbury, Shropshire,	Outline application for the erection of 4 no. dwellings to include access		Objection
<p>Members do not agree with the principle of building on parking spaces and therefore taking away community facilities. During a function, this establishment can become very popular at which time the current parking provision is insufficient. This application as existing would reduce the parking spaces from 68 down to 29, exacerbating the issue. However, as per discussions, Members would support the application if the access to the new properties was changed to the East of the site, providing separate access from the pub carpark entrance. This would make it safer for the residents and would enable some additional parking spaces to be retained.</p>					
25	17/00173/FUL	66 Priory Ridge, Shrewsbury, Shropshire, SY3 9EJ	Erection of single storey extension and associated alterations to front and rear of property and conversion of garage to form additional living accommodation		No Objection

26	17/00105/FUL	15 Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Erection of two storey rear extension following removal of conservatory		Objection
The Town Council objects to this application due to the design of the elevations which are not inkeeping with the existing property. Being mindful of the fact that it is a listed building set in a prominent location within the Conservation Area, the style chosen neither enhances nor preserves the area.					
27	16/05882/FUL	9 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	Erection of two-storey side extension to include change of use of land for extension to garden and formation of new access and parking area		No Objection
28	17/00206/TCA	Burnside House Mill Road, Meole Brace, Shrewsbury, Shropshire, SY3 9JT	To fell 1no Ash, 1no Alder, 1no Elder and 1no Field Maple within Meole Brace 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.					
29	17/00193/TCA	Rea Bridge, Coleham Head, Shrewsbury, Shropshire,	Fell 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.					
30	17/00158/LBC	The School House, Shrewsbury School, Ashton Road, Shrewsbury, Shropshire, SY3 7AS	Demolition of a ground floor extension affecting a Grade II Listed Building		No Objection

31	17/00156/FUL	The School House, Shrewsbury School, Ashton Road, Shrewsbury, Shropshire, SY3 7AS	Demolition of a ground floor extension		No Objection
32	17/00141/FUL	69 Wyle Cop, Shrewsbury, Shropshire, SY1 1UX	Change of use of existing commercial premises from A1 use (flowers and interiors) to A1/A3 and sui generis use (hairdressing/beauty treatments/serving refreshments)		No Objection
33	17/00122/FUL	Workshop And Office , Green Lane, Shrewsbury, Shropshire, SY3 9JH	Application under Section 73A of the Town and Country Planning Act 1990 to rebuild existing workshop and office building.		No Objection
34	17/00101/VAR	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Variation of condition 2 attached to planning permission 14/02402/FUL dated 24/06/2015 to allow for smaller residential units		Deferred
35	17/00097/ADV	Unit 13, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display 2No internally illuminated flex skin to replace existing & 1No internally illuminated LED lozenge		No Objection

36	17/00035/LBC	Flat 2, 4 Quarry Place, Shrewsbury, Shropshire, SY1 1JN	Works to change the existing en-suite toilet and separate sink in the main bedroom to an en-suite shower room and the addition of an extractor fan affecting a Grade II Listed Building		No Objection
37	17/00145/TCA	New Park Road/Water Street, Shrewsbury, Shropshire,	Works to trees (see attached schedule) within Shrewsbury Conservation Area		No Objection
38	17/00144/TCA	44 Queen Street, Shrewsbury, Shropshire, SY1 2JU	Crown thinning and crown reduction 25%-30% of one Sycamore tree within Shrewsbury Conservation Area		No Objection
39	17/00100/TPO	Shrewsbury High School Prep Department, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	To crown reduce 2no Turkey Oak trees 1 by 4 metres maximum and 1by 10%; fell 1no Beech tree and 1no Robinia tree protected by The Shrewsbury Borough Council (Kingsland Grange No 1) Tree Preservation Order 1967		No Objection
40	17/00042/FUL	The Redwoods Centre , Somerby Drive, Shrewsbury, Shropshire, SY3 8DS	Erection of single storey pitched roof extension to provide to new assessment rooms and shower		No Objection
41	17/00094/FUL	5 Bank Drive West, Shrewsbury, Shropshire, SY3 9DJ	Erection of single storey rear extension		No Objection
42	17/00091/FUL	6 Bank Drive West, Shrewsbury, Shropshire, SY3 9DJ	Erection of a single storey rear extension.		No Objection
43	17/00006/LBC	The Stone House, 33 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Erection of second floor extension		Support with comment

Members do not object to this application but would like to be assured that the materials used will be sensitive to the area by matching the existing.

44	17/00005/FUL	The Stone House, 33 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Erection of second floor extension		Support with comment
Members do not object to this application but would like to be assured that the materials used will be sensitive to the area by matching the existing.					
45	16/05864/CPL	Barn Hey , 37 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Application for Lawful Development Certificate for the erection of a single storey extension following demolition of existing garage		This application was noted
46	16/05808/ADV	Fbc Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury, Shropshire, SY2 6LG	Erection of one free-standing post and panel sign		No Objection
47	17/00020/FUL	26 Leyburn Avenue, Shrewsbury, Shropshire, SY3 8TP	Erection of a 2 Storey side extension.		No Objection
48	16/05877/FUL	Vyrnwy Cottage , Pig Trough, Shrewsbury, Shropshire, SY1 2ED	Installation of a Victorian-style iron spiral staircase from the first floor balcony to the ground floor at rear		No Objection
49	16/05860/COU	Unit 1 , Park Plaza, Shrewsbury, Shropshire, SY1 3AF	Change of use from B1 to D1 Private Day Nursery		No Objection

50	16/05809/FUL	Units 36 A-E Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG	Erection of 2-storey office extension and single storey warehousing extension for B1, B2, B8 and mix uses; formation of secured delivery area (modification to previously approved)		No Objection
51	16/05695/FUL	County Recreation Ground, Frankwell, Shrewsbury, Shropshire, SY3 8LG	Siting of storage container and erection of gate between new container and cricket pavilion to match existing adjacent gate giving access to the cricket field; existing basketball post and chain link fence to be removed		No Objection
52	16/05798/LBC	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	Conversion of refectory to 12 no. apartments		No Objection
53	16/05797/FUL	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Conversion of refectory to 12 no. apartments		No Objection
54	17/00127/HHE	2 Salamanca Avenue, Shrewsbury, Shropshire, SY3 8TG	Erection of a single storey rear extension to semi detached dwelling, dimensions 2.3 metres beyond rear wall, 2.9 metres maximum height, 2.9 metres high to eaves		No Objection
55	17/00124/HHE	16 Belvidere Walk, Shrewsbury, Shropshire, SY2 5LT	Erection of a single storey rear conservatory to semi detached dwelling, dimensions 4.0 metres beyond rear wall, 3.6 metres maximum height, 2.3 metres high to eaves		No Objection

56	17/00053/FUL	6 Roman Road, Shrewsbury, Shropshire, SY3 9AU	Erection of single storey extension following demolition of existing outbuilding	No Objection
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97.2 Schedule of Planning Decisions

Members noted the decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 07 - 27 January 2017.