

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 21 February 2017

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

**IN ATTENDANCE** – Helen Ball (Town Clerk) and Hilary Humphries (Admin Assistant)

**APOLOGIES** – Apologies were received from Councillor Mrs B Baker.

#### 98/16 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 M Kenny, P Nutting and A Bannerman	<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 an interest in application 17/00415/FUL as the applicant is known to him.</li></ul>
Councillor I Jones	<ul style="list-style-type: none"><li>Declared a personal interest in application 17/00529/FUL having received a donation from Sainsburys in his role of Mayor of Shrewsbury.</li></ul>
Councillor M Kenny	<ul style="list-style-type: none"><li>Declared an interest in application 17/00325/FUL as the applicant is known to him.</li><li>Declared an interest in application 17/00413/FUL as the applicant is known to him.</li></ul>
Councillor K Roberts	<ul style="list-style-type: none"><li>Declared a personal interest in application 17/00423/FUL as he is a member of the Healthclub.</li></ul>
Councillor A Townsend	<ul style="list-style-type: none"><li>Declared an interest in application 17/00319/FUL as the applicant is known to him.</li></ul>

#### 99/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 31 January 2017 were submitted as circulated and read.

##### RESOLVED:

**That the minutes of the Planning Committee meeting held on 31 January 2017 be approved and signed as a correct record.**

## **100/16 MATTERS ARISING**

### **100.1 Re-consultation due to amendment on application 16/04722/FUL - Prospect House**

Members reconsidered this application in the light of amendments to these plans and raised no objections.

#### **RESOLVED:**

**That the Town Council raises no objections to the application as amended.**

### **100.2 Re-consultation due to amendment on application 16/04883/FUL - Radbrook Hall Court (removal of plot 8)**

Members considered the amended plans for this development and felt that whilst the layout of the site has been improved, the poor design of the elevations for the houses was not in keeping with the neighbouring properties. Members also felt that there was a need to protect the number of trees on the site and in view of their objections, felt that this application should be considered by the Central Planning Committee.

#### **RESOLVED:**

**That the Town Council submits its objections to Shropshire Council Planning and respectfully requests that this application is considered by the Central Planning Committee.**

### **100.3 Landscape Management Plan for 16/01673/DIS - Longden Road/Mousecroft Lane Development**

The Town Clerk updated members in respect of the Landscape Management Plan for this development and in the light of the points discussed, raised no objections to this application.

#### **RESOLVED:**

**That the Town Council raises no objections to this application.**

## **101/16 HIGHWAY MATTERS**

### **101.1 Public Path Diversion Order for Footpath 81 which runs from Oteley Road south to the bridge link at the bypass.**

Members considered the diversion for Footpath 81 on Oteley Road and raised no objections.

#### **RESOLVED:**

**That the Town Council raises no objections to this application.**

## **102/16 TREE PRESERVATION ORDERS**

There were no tree preservation orders for consideration.

## **103/16 PREMISES LICENCE APPLICATIONS**

Members noted the new premises licence applications and raised no concerns.

## **104/16 PAVEMENT PERMIT CONSULTATION PLANNING APPLICATIONS**

### **104.1 Blind Tiger, 17a Hills Lane, Shrewsbury SY1 1QU to place a bench in an area 2.2m x 1.5m adjacent to the front of the premises.**

Members considered the Pavement Permit Application for these premises and felt that there was a lack of detail in the proposals. Members would like clarification on whether the bench is to be a temporary or permanent structure, which would have an impact on safety issues as a means of an emergency escape. Members also raised concerns in respect of littering issues and would like to see a cigarette receptacle installed.

#### **RESOLVED:**

**That the Town Council submits comments to Shropshire Council highlighting members' concerns.**

### **104.2 Cote Restaurant, 14-16 The Square to place tables and chairs in an area of 17.3m x 2.75m.**

Members considered the Pavement Permit Application for these premises and expressed concerns in respect of the size of the proposed dining area and felt that it protruded too far into the highway in a narrow zone, with the resultant restrictions on vehicular access to the Square. Members agreed that brass tacks should be used to delineate the area to be used by Cote Restaurant to avoid creep into the highway and that this application should be subjected to a trial period of twelve months to monitor the application.

#### **RESOLVED:**

**That the Town Council submits comments to Shropshire Council highlighting members' concerns and respectfully request that this application is the subject of a temporary notice for twelve months to enable the proposals to be effectively monitored during this trial period.**

## **105/16 CRIME REDUCTION, COMMUNITY SAFETY AND DRUGS & ALCOHOL STRATEGY**

Members considered Shropshire Council's request for input for their public consultation and felt that whatever strategy was adopted should have achievable targets that will address a number of members' concerns to prevent re-offending and ensure that partnership working can help to reduce crime rates in the town.

Members felt that the Town Clerk was in the best position to compile the response on behalf of the Town Council.

#### **RESOLVED:**

**That the Town Clerk prepares a response on behalf of the Town Council to reflect members' concerns.**

## **106/16 STREET TRADING POLICY**

Members considered draft proposals regarding a countywide policy on Street Trading asking for views on designations for street trading or otherwise in various communities, the approach to authorising and who should authorise.

In the case of Shrewsbury, the majority of the Town Centre is covered by a prohibition on Street trading with areas including The Square being designated as a Consent Street. Members questioned the relevance of some locations and whether they should ever allow any license or consent to trade. Members also discussed the fact that the Town Council had the market rights and would not want to see considerable conflict with existing market operations.

Members noted the fact that the Town Council was still in discussion with Shropshire Council regarding taking over the management of events in the Square so in doing so should notify licensing of its possible intentions.

### **RESOLVED:**

**That the Town Clerk submit comments to the consultation exercise as discussed.**

## **107/16 SHROPSHIRE LOCAL PLANNING REVIEW CONSULTATION RESPONSE**

Members discussed Shropshire Council's consultation in relation to a review of the Local Plan to 2036. Members noted their previous involvement in the previous Core Strategy and the SAMDev and wished to see an equal involvement moving forward.

It was stressed at this stage the consultation was dealing with high-level issues; site-specific issues would come at a later stage. This review would look at the housing requirements for the county for the 20-year period ending 2036 and was very much aligned to the Economic Growth agenda ensuring Shropshire becomes more vibrant.

Timelines for the review were discussed. Background Evidence Work had been undertaken on the housing need and options were now evolving that required consultation on Issues and Strategic Options. Work will then be ongoing throughout 2017 to potentially submit a draft to Government in 2018. This wouldn't be as lengthy a process as the original SAMDev Plan and it was hoped that a 12-18 month programme for adoption was achievable.

This process was classed as a Partial Review as the existing SAMDev Plan was only adopted in December 2015 so was relatively up-to-date. There was a need however to keep it up-to-date to ensure a constant 5-year land supply to ensure that there was retention of control locally rather than control being via the National Planning Policy Framework. The Partial Review was appropriate also as many of the Plans and Policies will only need moderate amendment.

The Council had undertaken a fully objectively assessed housing need for the county (based on population forecasts, the market & affordability) and it was ascertained that the county would need **25,178** houses in the 2016-2036 plan period. The current 2006-2026 need was ascertained at 27,500 of which 10,902 have already been built and 15,400 committed. As at 2016 there was already a supply of 15,400 dwellings (made up of planning approvals, SAMDev allocations and speculative approvals during the period when there was not a 5-year land supply); therefore some 11,000 house allocations were now required.

Shropshire Council is therefore consulting on the level of Housing Growth:

1. **Moderate Growth** – 26,250 dwellings (11,000 additional dwellings)
2. **Significant Growth** – 27,500 dwellings (12,000 additional dwellings)
3. **High Growth** – 28,750 dwellings (13,000 additional dwellings)

In addition to the level of Growth, Shropshire Council is also consulting on where that growth should take place. The current plan allocates land across Shrewsbury (25%), Market Towns & Key Service Centres (40%) and the Rural Area (35%). Options going forward include:

- A. **Rural Rebalance** (Status Quo) Shrewsbury (25%), Market Towns (40%), Rural (35%)
- B. **Urban Focus** Shrewsbury (30%), Market Towns (45%), Rural (25%)
- C. **Balanced Growth** Shrewsbury (30%), Market Towns (40%), Rural (30%)

There are also Economic Options to consider around the level and type of employment land for allocation:

1. **Significant Growth** – this rolls forward the current land allocations.
2. **High Growth** – providing a higher level of employment land and delivers a higher level of new jobs.
3. **Productivity Growth** – focusing on higher value jobs but lower levels of employment land, trying to address the fact that whilst Shropshire has a low unemployment rate, it has a very low wages rate.

This underlies the fact that the role of the Shropshire Economy is ever more important and the need to align SAMDev with the Economic Growth Plan (due to be published in the next couple of months) is imperative.

The biggest change to the Review will be the Council's approach to dealing with development in the Rural Area. Rather than the previous approach of allowing rural communities to Opt-In/Out of being a Community Hub, there shall be a methodology that shall define whether a rural area should be considered for any development. The main criteria shall focus on whether an area has:

- Access to services and facilities;
- Employment opportunities;
- Public Transport Links;
- Role of that settlement in serving a wider hinterland.

If a rural area does not meet the criteria, it shall be designated as "countryside".

In moving away from traditional housing number allocations and development boundaries, future development shall be managed through a Criteria Based Policy. Shropshire Council is consulting on what that policy should consider.

This consultation is calling for sites to come forward for potential development. In this process however only Shrewsbury, the Market Towns and Key Service Centres shall have land allocated for development.

Members raised the following comments:

- Option 3 Housing requirement of High Growth should be achieved;
- There should be an urban focus to housing distribution;
- Option 3 Productivity Growth should be sought.

The synergy between the Local Plan and Economic Development Strategy should be welcomed and the Council looks forward to making comment on the latter.

There needs to be an acknowledgement that Shrewsbury, as the principal urban settlement, is growing beyond its parish boundary and that in turn upsets the dynamics of relationships with neighbouring parishes.

The Town Council reiterates its position from previous local plan discussions that growth should be spread out across the town and possible loss of Greenfield land was better than concrete infill of existing greenspace.

Infrastructure requirements and how they are prioritised and supported by CIL is questionable with funding going more into transport than education.

Education requirements need to be established as considerable land is already banked for future educational use without any plans for those sites.

There needed to be a policy on development of windfall sites.

**RESOLVED:**

**That the Consultation Response as presented by the Town Clerk be submitted to Shropshire Council as the formal response from the Town Council.**

**108/16 TELECOMMUNICATION MAST PROPOSALS**

Members considered the proposals for a new telecommunications mast at the Longden Road Sports Centre and raised no objections.

**109/16 PLANNING APPLICATIONS**

**109.1 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 28 January – 17 February 2017.

**RESOLVED:**

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

<b>1</b>	17/00721/TCA	75 The Mount, Shrewsbury, Shropshire, SY3 8PL	Works to 1No Apple Tree, 1No Crab Apple Tree, 1No Weeping Birch Tree and 1No Magnolia Tree (as per schedule) within Shrewsbury Conservation Area		No Objection
<b>2</b>	17/00720/TCA	53 The Mount, Shrewsbury, Shropshire, SY3 8PP	To crown lift 1No Lawson Cypress Tree 1No Twin Stemmed Leylandii Tree and 1No Yew Tree by 1-2m; transplant 1No Acer Griseum and section fell 1No Semi Mature Cedrus Deodara Tree within Shrewsbury Conservation Area		No Objection

<b>3</b>	17/00719/TCA	74 The Mount, Shrewsbury, Shropshire, SY3 8PN	To fell 2 No Conifer trees and 1 No Leylandii tree within Shrewsbury Conservation Area		No Objection
<b>4</b>	17/00699/TCA	Development Land West Of 11, Pengrove, Shrewsbury, Shropshire,	To 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.

<b>5</b>	17/00196/COU	5 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	Change of use of offices into a single residential unit with no internal or external alterations.		No Objection
<b>6</b>	17/00692/TCA	8 Holywell Terrace, Holywell Street, Shrewsbury, Shropshire, SY2 5DF	To prune 1No Cherry Tree by one third lying within the Shrewsbury Conservation Area		No Objection
<b>7</b>	17/00654/FUL	67 Meole Crescent, Shrewsbury, Shropshire, SY3 9EP	Erection of single storey rear extension following demolition of existing kitchen		No Objection
<b>8</b>	17/00625/TPO	6 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	To fell one Ash tree protected byte Borough of Shrewsbury (6 Greenacre Road) Tree Preservation Order 1968		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.

<b>9</b>	17/00618/FUL	71 Rowton Road, Shrewsbury, Shropshire, SY2 6JA	Single storey extension to side and rear to provide garage and enlarged family room		No Objection
<b>10</b>	17/00605/FUL	Universal Trade Frames Ltd, Yeomanry Road, Shrewsbury, Shropshire, SY1 3EH	Formation of dropped kerb to form new access		No Objection

<b>11</b>	17/00604/FUL	Universal Trade Frames Ltd , Yeomanry Road, Shrewsbury, Shropshire, SY1 3EH	Installation of 2, 4m x 2.5m sectional insulated doors to the front elevation, removal of corner glazing and recladding		No Objection
<b>12</b>	17/00572/LBC	120 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AZ	Erection of single storey conservatory to rear elevation affecting a Grade II Listed Building		No Objection
<b>13</b>	17/00571/FUL	120 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AZ	Erection of single storey conservatory to rear elevation		No Objection
<b>14</b>	17/00584/FUL	The Glen, Coton Crescent, Shrewsbury, Shropshire, SY1 2NZ	Erection of a single storey extension		No Objection
<b>15</b>	17/00567/TCA	Roseville, 12 Berwick Road, Shrewsbury, Shropshire, SY1 2LN	Removal of 3No branches from 1No Copper Beech Tree within Shrewsbury Conservation Area		No Objection
<b>16</b>	17/00550/TPO	236 Monkmoor Road, Shrewsbury, Shropshire, SY2 5SP	Repollard, remove 30% crown of 1no Lime Tree protected by Shrewsbury & Atcham Borough Council (236 Monkmoor Road) Tree Preservation Order 2002		No Objection
<b>17</b>	17/00535/ADV	Agrovisita UK Ltd, Cartmel Drive, Shrewsbury, Shropshire, SY1 3TB	Erect and display 2 no. non- illuminated fascia signs		No Objection
<b>18</b>	17/00646/TCA	Stoneleigh, Bradford Street, Shrewsbury, Shropshire, SY2 5DP	To fell one Leylandii Cypress tree within Shrewsbury Conservation Area		No Objection
<b>19</b>	17/00548/FUL	3 Toronto Terrace, Lime Street, Shrewsbury, Shropshire, SY3 7ED	Removal of hedge to front of property to create off road parking (Article 4)		No Objection
<b>20</b>	17/00350/FUL	46 Mardol, Shrewsbury, Shropshire, SY1 1PP	New access and stairs from ground floor to first floor		No Objection



<b>21</b>	17/00167/FUL	3 Sabrina Terrace , Drinkwater Street, Shrewsbury, Shropshire, SY3 8QD	Installation of replacement front door (Article 4)		No Objection
<b>22</b>	17/00621/TCA	34 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Remove 4No. Holly trees within Shrewsbury Conservation Area		No Objection
<b>23</b>	17/00534/FUL	3 Lymehurst Court, Shrewsbury, Shropshire, SY1 2PH	Erection of a first floor extension and associated alterations; garage conversion to form further living accommodation.		No Objection
<b>24</b>	17/00529/FUL	Sainsburys Supermarkets Ltd, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erection of on-line grocery distribution centre; associated alterations to the car park; creation of loading canopy for 11 vans; erection of a retaining wall; installation of a sliding fence; removal of 11 trees; relocation of two lamp columns; and creation of two 'Click + Collect' parking spaces		Objection
<i>Councillor I Jones left the meeting.</i>					
<p>The Town Council feels that this application should be considered in parallel with 17/00369/FUL, 17/00391/FUL and 17/00405/FUL to take into account the cumulative impact of all the potential developments for this site and the exacerbated traffic issues within both the retail park and the outlying highways which need to be addressed. The Town Council has no objection in principle to the plans and before any further development of the Retail Park takes place, members would like to see a comprehensive transport and access plan developed to mitigate the traffic problems encountered in this area. Members respectfully request that this planning application is considered by the Central Planning Committee.</p>					
<i>Councillor I Jones re-joined the meeting.</i>					
<b>25</b>	17/00503/TPO	53 Hillside Drive, Shrewsbury, Shropshire, SY2 5LW	Works to one Horse Chestnut tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005		No Objection
<b>26</b>	17/00463/FUL	Dorset House , Dorset Street, Shrewsbury, Shropshire, SY1 2JB	Erection of one and a half storey and single storey extension following demolition of single storey range to the north end of the dwelling; erection of outbuilding to create studio and workshop/store; re-orientation of internal layout; widening of existing drive entrance to provide off street parking		No Objection

<b>27</b>	17/00423/FUL	Bannatynes Healthclub , Oteley Road, Shrewsbury, Shropshire, SY2 6QQ	Erection of single-storey spa extension and lobby entrance to front and side of existing club building		No Objection
<b>28</b>	17/00410/FUL	Shrewsbury Magistrates Court, Preston Street, Shrewsbury, Shropshire, SY2 5NX	Extension to existing Magistrates Court to create new internal arrangement and new pedestrian access		No Objection
<b>29</b>	17/00325/FUL	71 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AT	Erection of single storey side and rear extension to dwelling		No Objection
<b>30</b>	17/00319/FUL	86 Longden Road, Shrewsbury, Shropshire, SY3 7HW	Single storey extension at rear and associated alterations		No Objection
<b>31</b>	17/00315/ADV	Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6FG	Erect and display 2no internally illuminated fascia sign units		No Objection
<b>32</b>	16/05845/FUL	Coton Grange , Corporation Lane, Shrewsbury, Shropshire, SY1 2PD	Erection of an insulated steel building		Representation
<p>The Town Council has no objections per se to enhancing buildings within the curtilage of the main property to provide additional storage space. They would however request that conditions are established which ensures that the additional storage space remains ancillary to the main property and cannot be sold as a separate residence.</p>					
<b>33</b>	17/00391/FUL	Unit 6, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Removal of existing mezzanine floor and the installation of new mezzanine floor including an additional 171sqm retail floorspace		Objection
<p>The Town Council feels that this application should be considered in parallel with 17/00529/FUL, 17/00369/FUL and 17.00405/FUL to take into account the cumulative impact of all the potential developments for this site and the exacerbated traffic issues within both the retail park and the outlying highways which need to be addressed. The Town Council has no objection in principle to the plans and before any further development of the Retail Park takes place, members would like to see a comprehensive transport and access plan developed to mitigate the traffic problems encountered in this area. Members respectfully request that this planning application is considered by the Central Planning Committee.</p>					
<b>34</b>	17/00377/FUL	16 Hafren Road, Shrewsbury, Shropshire, SY3 8NG	Erection of single storey extension; alterations and conversion works to form further living accommodation		No Objection

<b>35</b>	17/00376/ADV	St James House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6FG	Erect and display 1no fascia sign to side elevation (symbol and words) and 1no fascia sign to the front elevation (symbol only)		No Objection
<b>36</b>	17/00369/FUL	Land At, Meole Brace Retail Park, Shrewsbury, Shropshire,	Alteration to existing roundabout spur to enable a 'Left Turn Only' lane onto the A5112 (Hereford Road)		Objection
<p>The Town Council feels that this application should be considered in parallel with 17/00529/FUL, 17/00391/FUL and 17/00405/FUL to take into account the cumulative impact of all the potential developments for this site and the exacerbated traffic issues within both the retail park and the outlying highways which need to be addressed. The Town Council has no objection in principle to the plans and before any further development of the Retail Park takes place, members would like to see a comprehensive transport and access plan developed to mitigate the traffic problems encountered in this area. Members respectfully request that this planning application is considered by the Central Planning Committee.</p>					
<b>37</b>	17/00337/LBC	13 St Johns Hill, Shrewsbury, Shropshire, SY1 1JJ	Works to a Grade II Listed Building including revisions to internal layout on the ground floor, alterations to existing single storey range and extend, revisions to minor alterations to the first and second floor layouts, both rooflights to be replaced with modern double glazed units, reduce the height of the chimney stack (rear right elevation) and repair parapet and valley and internal decoration and repair of plaster, where necessary		No Objection
<b>38</b>	17/00336/FUL	13 St Johns Hill, Shrewsbury, Shropshire, SY1 1JJ	Erection of single storey extension, demolition of existing conservatory, replacement of rooflights with modern double glazed units, reduce height of rear right chimney stack and associated works		No Objection
<b>39</b>	17/00478/HHE	11 Pengwern Road, Shrewsbury, Shropshire, SY3 8JD	Erection of a single storey rear extension to semi-detached dwelling, dimensions 4.7 metres beyond rear wall, 3.3 metres maximum height, 2.45 metres high to eaves		No Objection
<b>40</b>	17/00406/LBC	1A Dogpole, Shrewsbury, Shropshire, SY1 1EN	Internal alterations including relocation of existing kitchen to living room creating a large open-plan kitchen/living area and creation of additional bathroom on fourth floor affecting a Grade II Listed Building		No Objection

<b>41</b>	17/00438/VAR	Shropshire Council, Shrewsbury Training And Development Centre, Racecourse Crescent, Shrewsbury, Shropshire, SY2 5BP	Variation of Condition No. 1 attached to Planning Permission CC2006/0038 dated 13 February 2007 to allow for the retention of the demountable accommodation for a further temporary period of ten years		No Objection
<b>42</b>	17/00415/FUL	101 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Erection of 1No dwelling and alterations to vehicular and pedestrian access following demolition of existing 1960s bungalow		No Objection
<b>43</b>	17/00413/FUL	St Winifreds Gardens , 37 Underdale Road, Shrewsbury, Shropshire, SY2 5DT	Erection of replacement front extension and small garden room/office rear extension, front and side gates, replacement windows, rooflight on front elevation, internal remodelling and associated works		No Objection
<b>44</b>	17/00405/FUL	Proposed Retail Unit East Of Unit 8, Meole Brace Retail Park, Shrewsbury, Shropshire,	Removal of existing structures and construction of a A1 Use Class retail development and all associated works including car park alterations, access, servicing and landscaping		Objection
<p>The Town Council feels that this application should be considered in parallel with 17/00529/FUL, 17/00369/FUL and 17/00391/FUL to take into account the cumulative impact of all the potential developments for this site and the exacerbated traffic issues within both the retail park and the outlying highways which need to be addressed. The Town Council has no objection in principle to the plans and before any further development of the Retail Park takes place, members would like to see a comprehensive transport and access plan developed to mitigate the traffic problems encountered in this area. Members respectfully request that this planning application is considered by the Central Planning Committee.</p>					
<b>45</b>	17/00281/CPL	37 Fitzalan Road, Shrewsbury, Shropshire, SY1 3LL	Application for Lawful Development Certificate for the proposed erection of a garden shed and playhouse		No Objection
<b>46</b>	17/00473/FUL	103 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3EL	Replacement shop front and security shutter, display laminate signage to the shop front and one non illuminated fascia sign		No Objection
<b>47</b>	17/00456/TPO	Radside, 13 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AA	To fell 1No Lawson Cypress and 1No Cherry tree covered by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection

48	17/00455/TPO	Open Space Off, Swift Close, Shrewsbury, Shropshire,	Application for tree works to include the reduction to monolith of 3-4 metres of two Oak trees covered by the Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983		No Objection
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### 108.2 Schedule of Planning Decisions

There were no conflicts of decisions on planning applications between Shropshire Council and Shrewsbury Town Council's comments as registered between 28 January – 17 February 2017.