

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 14 March 2017

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

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

APOLOGIES – Apologies were received from Councillors Ms J Mackenzie and M Price.

109/16 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 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 Mrs B Baker	<ul style="list-style-type: none">Declared a personal interest in application 17/00635/FUL as she knows a resident in Radbrook House.
Councillor P Nutting	<ul style="list-style-type: none">Declared a personal interest in application 17/00324/FUL as his business is located nextdoor.

110/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 21 February 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 21 February 2017 be approved and signed as a correct record.

111/16 MATTERS ARISING

Min 104.2/16 Cote Restaurant Pavement Permit

Members previously requested that the proposed outdoor dining area be trialed on a temporary notice for twelve months and then reviewed. They recognised that the proposed area is much larger than other approved pavement permits and therefore suggested that the pavement permit charges are reviewed accordingly. The minimum area required is 17.3m x 1.9m although the application is for 173m x 2.75m.

Councillor Roberts agreed to take forward these issues to his next Strategic Licensing Committee meeting on 22 March.

RECOMMENDED:

That Councillor Roberts take forward members' concerns to the next Strategic Licensing Committee meeting on 22 March.

112/16 HIGHWAYS

112.1 Tannery Car Park

Members noted the proposals to close the Tannery Car Park and develop it into student accommodation in the future. No concerns were raised.

113/16 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

114/16 PREMISES LICENCE APPLICATIONS

Members noted new premises licence applications for both Station News and Source Vodka Bar and raised no concerns.

115/16 PLANNING APPLICATIONS

115.1 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 18 February – 10 March 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	17/00934/LBC	4 Butcher Row & 23A St Mary's Street, Shrewsbury, Shropshire, SY1 1UW	Works to facilitate the erection of extensions including glazed bridge link, internal mezzanine floor, insertion of rooflights/lantern; internal alteration to include removal/insertion of partition walls and insertion of facilities; alterations to rear elevation		No Objection
2	17/00933/FUL	4 Butcher Row & 23A St Mary's Street, Shrewsbury, Shropshire, SY1 1UW	Erection of extensions to incorporate mezzanine floor at first floor level; glazed bridge link; internal and external alterations		No Objection
3	17/00930/FUL	56 Preston Street, Shrewsbury, Shropshire, SY2 5PL	Erection of single storey rear extension following demolition of existing conservatory		No Objection

4	17/00872/P3JPA	22A Castle Street, Shrewsbury, Shropshire, SY1 2AZ	Application for prior approval under Part 3, Class O of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from office accommodation to two residential apartments		No Objection
5	17/00970/LBC	111A, 111B & 112A Frankwell, Shrewsbury, Shropshire, SY3 8JU	Works to facilitate the replacement of doors, windows, and rooflights and reinstatement of gate affecting a Grade II Listed Building		No Objection
6	17/00969/FUL	97 Monkmoor Road, Shrewsbury, Shropshire, SY2 5BA	Formation of dropped kerb and parking area to front		No Objection
7	17/00912/FUL	14 Elmfield Road, Shrewsbury, Shropshire, SY2 5PB	Erection of two storey side/rear elevation following some demolition		No Objection
8	17/01070/TCA	86 The Mount, Shrewsbury, Shropshire, SY3 8PL	Works to Trees (as per schedule) within Shrewsbury Conservation Area		No Objection
9	17/01023/TCA	9 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	Crown reduce 1no Hawthorn by 3ft; Crown reduce 1no Japanese Maple by 2ft; Crown reduce and uplift 1no Prunus; removal of 1no Laburnum and management of 1no Lime and 1no Holly of overhanging branches by 2ft within Shrewsbury Conservation Area		No Objection
10	17/00968/LBC	15 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Amendments to approved application 16/03938/LBC (changes to the location of shower room on second floor and minor changes to first floor layouts)		No Objection

The Mayor left the meeting.

11	17/00905/VAR	Proposed Winery And Visitor Centre At Hencote Farm, Cross Hill, Shrewsbury, Shropshire, SY4 3AA	Variation of Condition 2 of planning permission 15/03349/FUL		No Objection
12	17/00877/COU	Plas Newydd 34 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7RD	Change of Use from Residential Care Home (Class C2) to Supported Living Accommodation for Adults with Learning Disabilities (Class C3(b))		No Objection
13	17/00823/COU	Shrewsbury College Of Arts And Technology, Radbrook Road, Shrewsbury, Shropshire, SY3 9BL	Change of use of land to form domestic curtilage land and formal public open space including the construction of a footpath.		No Objection

The Town Council has no objection to this parcel of land being incorporated within the development site to facilitate the provision of open space provided that the necessary landscaping conditions and s106 agreement for future maintenance.

In relation to open space we believe that the provision of infant and junior play provision cannot be accommodated on site and meet the 25m/50m buffer zones between play and the nearest property. We would like to see that play space is removed in lieu of improvements to neighbouring infant and junior space for which a sum of £60k for provision being conditioned.

14	17/00822/REM	Shrewsbury College Of Arts And Technology, Radbrook Campus, Radbrook Road, Shrewsbury, Shropshire, SY3 9BL	Approval of reserved matters (siting, design, appearance, landscaping) pursuant to 15/00490/OUT for mixed residential development of 22 units including conversion of Walker House; highway works; formation of estate roads; landscaping works including felling of trees; formation of wetland area; discharge of condition 10(Construction Method Statement) attached to 15/00490/OUT		Deferred
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Whilst the Town Council does not object to this development in principle, members have expressed concerns that the application does not include elevational plans for the Independent Living Accommodation and respectfully request that these are provided as part of the application process. They will then be able to provide an informed decision.

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15	17/00821/REM	Shrewsbury College Of Arts And Technology, Radbrook Centre, Radbrook Road, Shrewsbury, Shropshire, SY3 9BL	Approval of reserved matters (siting, design, appearance, landscaping) pursuant to 15/00491/OUT for mixed residential development of 108 residential units including affordable housing and conversion of college building into 16 apartments; highway works; formation of estate roads; landscaping works including felling of trees; formation of play areas; discharge of conditions 10(European Protected Species), 11(Construction Method Statement) and 12(Badger Mitigation Plan) attached to 15/00491/OUT		Deferred
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16	17/01008/TCA	37-47 New Park Close, Shrewsbury, Shropshire, SY1 2SG	Crown Lift (secondary branches only) of 5 no. Sycamore trees by 1-2 metres, reduce side branches over gardens by 1-2 metres, crown thin by 15% within Shrewsbury Conservation Area		No Objection
17	17/00918/CPL	8 Knightsbridge Close, Shrewsbury, Shropshire, SY2 6SP	Application for Certificate of Lawful Development for the erection of a single storey rear extension		This application was noted.
18	17/00908/FUL	Proposed Dwelling SW Of Fieldside Guesthouse, London Road, Shrewsbury, Shropshire,	Erection of dwelling and detached garage		Objection

Members consider this application to be overdevelopment of the site and therefore object. The plans take the new development and the existing property at no 38 up to the boundary and leaves little amenity space for either dwelling.

19	17/00867/FUL	37 Porthill Drive, Shrewsbury, Shropshire, SY3 8RS	Erection of two-storey rear extension		No Objection
20	17/00953/TCA	50 And 52 Mount Street, Shrewsbury, Shropshire, SY3 8QH	Notification of proposed tree works to include the pruning of branches by less than 30% of one Holly tree and one Plum tree lying within Shrewsbury Conservation Area		No Objection
21	17/00898/FUL	9 Roushill, Shrewsbury, Shropshire, SY1 1PQ	Proposed Change of Use of existing first floor (A1 Use class) to 2 self contained flats (Dwellinghouse C3 Use Class) with associated new windows and skylights		No Objection
22	17/00786/LBC	23 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Replacement front door and frame		No Objection
23	17/00583/FUL	Garage At The Garden Cottage, Greyfriars Road, Shrewsbury, Shropshire,	Erection of a two storey extension above existing garage to form residential dwelling		Objection
<p>The Town Council objects to these proposals to create a three storey building which is not in-keeping with the existing properties in the vicinity. The site is closely located to mature trees and Members would like to be assured that should this application be granted that these specimens will not be lost.</p>					
24	17/00324/FUL	39 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ	Conversion of office use to 3No residential units and associated works		No Objection
<p><i>Councillor Nutting left the meeting whilst this application was discussed.</i></p>					
25	17/00971/HHE	7 Partridge Close, Shrewsbury, Shropshire, SY1 4TY	Erection of a single storey rear extension to detached dwelling, dimensions 6.075 metres beyond rear wall, 3.700 metres maximum height, 2.400 metres high to eaves		No Objection

26	17/00882/TPO	The Rear Boundary Between Calcot House, 112A London Road And 139 Wenlock Road, Shrewsbury, Shropshire,	Works to 2No Beech Trees protected by Shrewsbury and Atcham Borough Council (London Road and Wenlock Road, Shrewsbury) Tree Preservation Order 1997		No Objection
27	17/00880/FUL	21 Brougham Square, Shrewsbury, Shropshire, SY3 7PE	Erection of single story rear extension following removal of existing rear wc		No Objection
28	17/00878/FUL	Proposed Dwelling East Of 62, Middlegate, Shrewsbury, Shropshire,	Erection of a dwelling		Objection
<p>The Town Council considers these proposals to be overdevelopment of the site and therefore objects. There will be a loss of green amenity space for both the new building and existing dwelling (no. 62) and Members consider reversing out onto a junction is unsatisfactory.</p>					
29	17/00854/ADV	9 Roushill Bank, Shrewsbury, Shropshire, SY1 1PN	The installation of four polished brass swan neck signage lights over new fascia board sign, one non illuminated handing sign and one externally illuminated wall sign		No Objection
30	17/00691/LBC	21 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Works to facilitate the replacement of windows and carry out remedial works to windows affecting a Grade II Listed Building		No Objection
31	17/00817/FUL	58 Sundorne Crescent, Shrewsbury, Shropshire, SY1 4JQ	Erection of a two storey side extension		No Objection
32	17/00808/FUL	41 Portland Crescent, Shrewsbury, Shropshire, SY2 5NJ	Erection of single storey rear extension		No Objection
33	17/00805/FUL	17 Porthill Drive, Shrewsbury, Shropshire, SY3 8RP	Erection of two storey rear extension		No Objection

34	17/00803/OUT	Proposed Residential Development Rear Of, 166 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AL	Outline application for the erection of 6 no apartments to include appearance, layout and scale		Representation
<p>The Town Council does not object to the principal of this development and feels the elevational designs are suited to the location. However, Members have concerns about access for emergency vehicles as the underpass is narrow with low head room. They would also like to be assured that the allocated parking is sufficient and that any loss of trees will be replaced.</p>					
35	17/00802/VAR	23 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Variation of Condition No. 1 (approved plans) attached to planning permission 16/01724/FUL dated 30 June 2016 for the erection of three storey extension (part within the roof-space) following part demolition of ground floor accommodation to east side of dwelling; replacement of rooflights to rear elevation with dormer windows; new entrance hall extension linking the existing dwelling with the existing garage; extended patio area to the rear		No Objection
36	17/00781/ADV	103 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3EL	Erect and display 1 no. non illuminated fascia sign and window vinyl graphics		No Objection
37	17/00773/FUL	Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HB	Change of use from B1 (offices) to D1 (Non-residential Institutions) (as per the rest of the building which is used as University Centre Shrewsbury)		No Objection
38	17/00752/FUL	4 Ebnal Road, Shrewsbury, Shropshire, SY2 6PW	Erection of single storey extension following demolition of existing garage		No Objection
39	17/00840/TCA	47 London Road, Shrewsbury, Shropshire, SY2 6NP	To fell 2 No. Ash trees 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.

40	17/00771/CPL	67 Copthorne Drive, Shrewsbury, Shropshire, SY3 8RX	Application for Lawful Development Certificate for demolition of existing canopy and garden shed to side of property; Erection of single storey extension to rear and single storey extension to side with associated drainage alterations.		This application was noted.
41	17/00740/FUL	51 Shelton Road, Shrewsbury, Shropshire, SY3 8SU	Erection of extensions to provide annexe and home office; conversion of garage to play room and removal of internal kitchen wall		Deferred
The Town Council was unable to make an informed decision on this application due to a lack of detail provided such as materials and detailed elevations.					
42	17/00674/FUL	Unit 1A , March Way, Shrewsbury, Shropshire, SY1 3JE	Erection of single storey extensions to front and rear elevation of building 1; and, two storey extension, with mezzanine floor, to side elevation of building 2		No Objection
43	17/00839/HHE	52 Copthorne Drive, Shrewsbury, Shropshire, SY3 8RX	Erection of a single storey rear conservatory to semi detached dwelling, dimensions 4.0 metres beyond rear wall, 3.06 metres maximum height, 2.34 metres high to eaves		No Objection
44	17/00507/FUL	73 Canon Street, Shrewsbury, Shropshire, SY2 5HH	Installation of replacement (upvc) windows to front elevation (Article 4)		No Objection
45	17/00792/TCA	Cross Hill Court, Shrewsbury, Shropshire, SY1 1JA	Crown lift 1No Sycamore by 1-2m within Shrewsbury Conservation Area		No Objection
46	17/00765/TCA	Kingsland Bridge, Kingsland Bridge, Shrewsbury, Shropshire,	To fell 1No Horseshestnut Tree (No. 65) within Shrewsbury Conservation Area		No Objection

47	17/00730/FUL	London Road Sports Centre Shrewsbury College Of Arts And Technology, London Road, Shrewsbury, Shropshire, SY2 6PR	Replacement of existing 21m floodlight with 25m telecoms mast, including floodlights reattached at 20m to support 6no. telecommunications antennae for shared use by EE and Three UK, which together with the installation of 1no. dish and 5no. ground based equipment cabinets will provide 2G, 3G and 4G mobile electronic communication services from the installation		No Objection
48	17/00709/FUL	4 Elmfield Road, Shrewsbury, Shropshire, SY2 5PB	Works to facilitate loft conversion to existing dwelling to create second floor bedroom and en-suite to include dormer windows to front and rear elevations		No Objection
49	17/00706/FUL	52 Boscobel Drive, Shrewsbury, Shropshire, SY1 3DU	Construction of a pitch roof to the existing porch and garage space, replacement window in front of garage and replace side window with new door		No Objection
50	17/00705/FUL	19A Copthorne Drive, Shrewsbury, SY3 8RY	Erection of single storey side and rear extension		No Objection
51	17/00635/FUL	Radbrook Nursing Home, Stanhill Road, Shrewsbury, Shropshire, SY3 6AL	Erection of extension to existing Nursing Home to provide 24 Bedrooms (net 20) and 6 additional bedrooms within the ground floor south west wing of the existing building and relocation of the kitchen, laundry and ancillary accommodation to the lower ground floor of the proposed new extension; alterations to car parking to provide 38 parking spaces and minor alterations to the front elevation		Representation

The Town Council understands the need for the additional accommodation and does not object to the extension and it's design of which members feel is in-keeping with the existing building. However, they have concerns as to whether the parking allocation will be sufficient for staff, residents and visitors. They also sympathise with the local residents who are concerned about the increased traffic on the residential roads.

52	17/00351/LBC	46 Mardol, Shrewsbury, Shropshire, SY1 1PP	Works to facilitate the insertion of external door and internal alterations		No Objection
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115.2 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 18 February – 10 March 2017.