

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 04 April 2017

**PRESENT** – Councillors A Townsend (Chairman), 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 Councillors A Bannerman and Ms J Mackenzie.

#### 116/16 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 P Nutting	<ul style="list-style-type: none"><li>As a member of Shropshire Council Central Planning Committee he 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></ul>
Councillor A Townsend	<ul style="list-style-type: none"><li>Declared a personal interest in application 17/01316/FUL as he is a Governor at Coleham School.</li></ul>

#### 117/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 14 March 2017 were submitted as circulated and read.

##### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 14 March 2017 be approved and signed as a correct record.**

## 118/16 MATTERS ARISING

### 118.1 Reconsultation Radbrook Hall Court 16/04883/FUL

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

#### RECOMMENDED:

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

### 118.2 Min 111/16 Pavement Permits

Councillor Roberts confirmed that the Strategic Licencing committee will be addressing the concerns raised by members regarding Cote Restaurant Pavement Permit and next year will be reviewing all applications countywide.

## 119/16 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

## 120/16 HIGHWAY MATTERS

There were no highway matters for consideration.

## 121/16 PREMISES LICENCE APPLICATIONS

Members noted two premises licence applications for Beorn and High House Trading and raised no concerns.

## 122/16 PLANNING APPLICATIONS

### 122.1 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 11 - 31 March 2017.

#### RESOLVED:

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

1	17/01518/HHE	3 Redfield, Shrewsbury, Shropshire, SY1 3XP	Erection of a replacement single storey rear conservatory to detached dwelling, dimensions 6.0 metres beyond rear wall, 3.50 metres maximum height, 2.110 metres high to eaves		No Objection
2	17/01368/TPO	Pengwern Court, Longden Road, Shrewsbury, Shropshire, SY3 7JE	Works to trees (as per schedule) protected by The Shrewsbury Borough Council (Pengwern Hotel) Tree Preservation Order 1969		No Objection

<b>3</b>	17/01359/FUL	9 Roushill Bank, Shrewsbury, Shropshire, SY1 1PN	Replacement of the ground floor front elevation window		No Objection
<b>4</b>	17/00610/FUL	19 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SZ	Erection of a single storey extension to provide store, utility room and w.c.		No Objection
<b>5</b>	17/01308/FUL	2 Overcross, Shrewsbury, Shropshire, SY3 7TN	Two storey side extension and front porch.		No Objection
<b>6</b>	17/01425/TCA	140 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Works to trees as per schedule within Shrewsbury Conservation Area		No Objection
<b>7</b>	17/01316/FUL	Coleham County Primary School, Greyfriars Road, Shrewsbury, Shropshire, SY3 7EN	Erection of a classroom building		Support with comment

Members support the erection of an additional classroom but request that a condition is imposed to ensure good maintenance of this demountable, together with a duration for this structure to ensure that were this classroom to become a long-term requirement a more long-term solution is considered.

<b>8</b>	17/01266/FUL	Spel Products Ltd, Old Press Shop, Ennerdale Road, Shrewsbury, Shropshire, SY1 3NZ	Erection of replacement building (Unit 5) with B1, B2 and B8 use following demolition of existing and erection of flammable store (to rear of unit 3)		No Objection
<b>9</b>	17/01235/LBC	58-59 , St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	Internal and external alterations in connection with reinstatement of property into 2 residential dwellings to include the installation of a new stairway between ground floor and lower ground floor affecting a Grade II Listed Building		No Objection
<b>10</b>	17/01234/FUL	58-59 , St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	Works in connection with reinstating property into 2 residential dwellings to include installation of new staircase between ground floor and lower ground floor		No Objection
<b>11</b>	17/00911/FUL	61 Canon Street, Shrewsbury, Shropshire, SY2 5HH	Elevation alterations to rear and side elevations to include the installation of replacement doors and windows		No Objection
<b>12</b>	17/00777/FUL	34 Clive Road, Shrewsbury, Shropshire, SY2 5QW	Erection of a single storey rear extension and porch to front elevation		No Objection
<b>13</b>	17/01297/VAR	1 Henley Way, Shrewsbury, Shropshire, SY1 4YQ	Variation of Condition 3 (use restriction) attached to planning permission 15/00567/COU dated 08/04/2015 for the change of use from B8 distribution to		No Objection

			D2 leisure gym with ancillary uses		
<b>14</b>	17/01271/FUL	Belle Vue Gardens, Shrewsbury, Shropshire,	Erection of rear summer room extension		No Objection
<b>15</b>	17/01268/FUL	Roman Road, Shrewsbury, Shropshire,	Erection of single storey rear extension following demolition of existing outbuilding (revised scheme)		No Objection
<b>16</b>	17/01248/FUL	18 White Hart, Shrewsbury, Shropshire, SY3 7TB	Erection of a two storey extension side extension, a single storey rear extension and front porch		No Objection
<b>17</b>	17/00615/TCA	Underdale Road, Shrewsbury, Shropshire,	Works to 1 no. Copper beech: Thin the branches and reduce the overall spread of the tree to its size of about 5 years ago within Shrewsbury Conservation Area		No Objection
<b>18</b>	17/01347/TCA	New Zealand House, 160 - 162 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AL	To fell one Norway Maple within Shrewsbury Conservation Area		No Objection
<b>19</b>	17/01242/LBC	Crewe Street, Shrewsbury, Shropshire,	Works to existing telecommunications base station to include the reconfiguration of equipment cabinets located internally to include the replacement of 1 no. cabinet; the relocation of 1 no. cabinet; the installation of 1 no. new cabinet; and the installation of extract fan vented into roof together with ancillary development thereto affecting a Grade II Listed Building		No Objection
<b>20</b>	17/01231/FUL	Kempsfield , Primrose Drive, Shrewsbury, Shropshire, SY3 7TP	Proposed internal and external alterations to existing care facility to include replacement windows and doors; new entrance canopy, en-suites to all rooms, additional independent living flat, new mobility scooter store and new refuse store and additional parking spaces		No Objection
<b>21</b>	17/01218/HAZ	Firmin Coates Ltd, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AS	Application under the Planning (Hazardous Substances) Regulations 2015 for the storage of hazardous substances for chemical warehousing and distribution (consolidation of		No Objection

			existing consents)		
<b>22</b>	17/01213/CPL	Leeway Cottage , Racecourse Lane, Shrewsbury, SY3 5BJ	Application for Lawful Development Certificate for the proposed erection of a car port		This application was noted.
<b>23</b>	17/01192/ADV	EE, 36 Pride Hill, Shrewsbury, Shropshire, SY1 1DN	Application under Section 73A of the Town and Country Planning Act 1990 for 2no non illuminated replacement fascia signs and 1no non illuminated replacement projecting sign (retrospective)		No Objection
<b>24</b>	17/01137/FUL	138A Abbey Foregate, Shrewsbury, Shropshire,	Change of use to Class B1 (office) from A1 (retail) and installation of 2No new windows and adapt/replace 1No existing window and door to the rear of the property		No Objection
<b>25</b>	17/01161/LBC	1 Water Lane, Shrewsbury, Shropshire, SY3 8JH	Conversion of two apartments into one dwelling, erection of extensions and removal of existing extension affecting a Grade II Listed Building		No Objection
<b>26</b>	17/01160/FUL	1 Water Lane, Shrewsbury, Shropshire, SY3 8JH	Conversion of two apartments into one dwelling, erection of extensions and removal of existing extension		No Objection
<b>27</b>	17/01157/LBC	15-16 Mardol And 1 Hills Lane, Shrewsbury, Shropshire, SY1 1PY	Change of use from (Class A1 retail) to Wine Bar (Class A4), including minor internal alterations to form toilets affecting a Grade II* Listed Building		Representation
<p>Whilst the Town Council is generally supportive of this application, members are concerned about the disturbance to residents living nearby and would like to see the closing hours changed to midnight Monday to Thursday and 1am Friday to Saturday. Members are happy for the closing time on Sundays and Bank Holidays to remain as midnight.</p>					
<b>28</b>	17/01156/FUL	15-16 Mardol And 1 Hills Lane, Shrewsbury, Shropshire, SY1 1PY	Change of use from (Class A1 retail) to Wine Bar (Class A4), including minor internal alterations to form toilets		Representation
<p>Whilst the Town Council is generally supportive of this application, members are concerned about the disturbance to residents living nearby and would like to see the closing hours changed to midnight Monday to Thursday and 1am Friday to Saturday. Members are happy for the closing time on Sundays and Bank Holidays to remain as midnight.</p>					
<b>29</b>	17/01129/TEL	Proposed Telecommunications Installation, Howard Street/The Dana,	Proposed telecommunications installation and associated works		No Objection

		Shrewsbury, Shropshire,			
<b>30</b>	17/01256/TCA	39 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB	To fell 1 No Silver Birch Tree within Belle Vue Conservation Area		No Objection
<b>31</b>	17/01089/FUL	1 Oak Street, Shrewsbury, Shropshire, SY3 7RH	Erection of two-storey extension to include balcony; erection of car port and porch; installation of 2 no. dormer windows; conversion of garage to ancillary accommodation to include a single storey extension; replacement of all windows and doors		Representation
The Town Council has no objections per se to enhancing this building within the curtilage of the main property to provide additional facilities. They would however request that conditions are established to ensure that the accommodation created by converting the garage remains ancillary to the main property and cannot be sold as a separate residence.					
<b>32</b>	17/01026/FUL	34 Beddow Close, Shrewsbury, Shropshire, SY1 2NX	Erection of single storey rear extension		No Objection
<b>33</b>	17/00991/FUL	12 Pool Rise, Shrewsbury, Shropshire, SY2 6EP	Demolition of existing outbuildings and erection of 2-storey side extension		No Objection
<b>34</b>	17/01060/FUL	87 Monkmoor Road, Shrewsbury, Shropshire, SY2 5BA	Erection of a single storey rear extension following removal of existing and provision of a dropped kerb to front of property		No Objection
<b>35</b>	17/01037/FUL	9 Meadow Cottages , Longner Street, Shrewsbury, Shropshire, SY3 8RF	Erection of two-storey rear extension		No Objection
<b>36</b>	17/01032/COU	Unit 1 Charlesworth Court , Knights Way, Shrewsbury, Shropshire, SY1 3AB	Change of use of existing ground floor from B1 (Business) use to D1 (Clinic) use		No Objection
<b>37</b>	17/01030/TPO	2 The Lees, Bicton Heath, Shrewsbury, Shropshire, SY3 5BD	Works to one Oak tree protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008		No Objection
<b>38</b>	17/01077/VAR	Shelton Hospital, Somerby Drive, Shrewsbury, Shropshire, SY3 8DN	Variation of condition 2 (approved plans and drawings) attached to planning permission 14/02403/LBC to allow for provision of smaller residential units		No Objection
<b>39</b>	17/01076/VAR	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Variation of Condition 2 attached to planning permission reference 14/02403/LBC dated 17th July 20158 to allow the		No Objection

			subdivision of 2 properties into 3 apartments		
<b>40</b>	17/01075/FUL	7 Malvern Close, Shrewsbury, Shropshire, SY2 6RF	Erection of 2 storey side and partial front extension and new extended driveway		Objection
Members are concerned that this extension will be overbearing, have a detrimental impact on the neighbours at No.9 and change the visual impact of the street scene of this quiet close located next to the Reabrook Conservation Area.					
<b>41</b>	17/01068/TPO	22 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Works to 2 no. Oak trees protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005		No Objection
<b>42</b>	17/00785/FUL	14 Canon Street, Shrewsbury, Shropshire, SY2 5HG	Erection of dormer roof to rear elevation and insertion of 2 no. conservation rooflights to front elevation		No Objection
<b>43</b>	17/01116/FUL	18 Leyburn Avenue, Shrewsbury, Shropshire, SY3 8TP	Erection of a two storey side extension following demolition of existing garage		No Objection
<b>44</b>	17/01080/FUL	30 Porthill Gardens, Shrewsbury, Shropshire, SY3 8SQ	Erection of a single storey rear extension with roof lantern		No Objection
<b>45</b>	17/01014/FUL	14 Lime Street, Shrewsbury, Shropshire, SY3 7EB	Erection of a single storey rear extension following demolition of existing		No Objection
<b>46</b>	17/01010/FUL	The Shrubbery , 35 Hereford Road, Shrewsbury, Shropshire, SY3 7QX	Erection of one dwelling		No Objection
<b>47</b>	17/00948/FUL	4 Rowan Close, Shrewsbury, Shropshire, SY1 2BT	Erection of single storey rear extension (modification to previously approved house type)		No Objection
<b>48</b>	17/00889/REM	Proposed Residential Development At Former Greenfields Nursery, Ellesmere Road, Shrewsbury, Shropshire,	Approval of reserved matters (appearance, landscaping, layout and scale pursuant to permission 15/04215/OUT for erection of 9 no. detached dwellings with associated garages and access		No Objection
<b>49</b>	17/00316/ADV	Proposed Commercial Building At Earls Park, Battlefield Road, Shrewsbury, Shropshire,	Erect and display 1 no, internally illuminated tile logo sign, 1 no. roof mounted internally illuminated sign and 1 no. internally illuminated totem sign		No Objection
<b>50</b>	17/01275/HHE	1 Bank Farm Road, Shrewsbury, Shropshire, SY3 9DH	Erection of a single storey rear conservatory to semi detached dwelling, dimensions 4.5 metres beyond rear wall, 3.4 metres maximum height, 2.5 metres high to eaves		No Objection

51	17/01255/TCA	1 King Street, Shrewsbury, Shropshire, SY2 5ER	To fell 1 No Sycamore Tree within Shrewsbury Conservation Area		No Objection
52	17/01125/TPO	3 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	To crown lift to remove lower branches to a height of 3m above ground level 1No carpinus betulus tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005		No Objection
53	17/01046/FUL	7 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	Installation of ridge roof light to attic space above garage		No Objection
54	17/00925/LBC	Shrewsbury Castle, Castle Gates, Shrewsbury, Shropshire, SY1 2AT	Formation of new footpath link from Dana Walk to Castle Street, including removal of hoardings, insertion of oak gate in Dana Wall, lighting and associated hard and soft landscaping		No Objection
55	17/00924/FUL	Shrewsbury Castle, Castle Gates, Shrewsbury, Shropshire, SY1 2AT	Formation of new footpath link from Dana Walk to Castle Street, including removal of hoardings, insertion of oak gate in Dana Wall, lighting and associated hard and soft landscaping		No Objection

## 122.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 11 – 31 March 2016.