

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 25 April 2017

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

**IN ATTENDANCE** – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk) plus one member of the public and a developer representative regarding application 17/01612/OUT.

**APOLOGIES** – There were no apologies.

#### 123/16 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 & 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></ul>
Councillor A Townsend	<ul style="list-style-type: none"><li>Declared a personal interest in application 17/01485/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 17/01141/FUL as the applicant has made a contribution to the Mayor's Charity.</li></ul>
Councillor B Baker	<ul style="list-style-type: none"><li>Declared a personal interest in application 17/01513/FUL as the applicant is known to her.</li></ul>

#### 124/16 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 04 April 2017 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 04 April 2017 be approved and signed as a correct record.**

## 125/16 MATTERS ARISING

### 125.1 Reconsultation – 16/04883/FUL - Radbrook Hall Court

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

#### **RESOLVED:**

**That in light of amended plans the Town Council raises no objections to the application as amended.**

### 125.2 Reconsultation – 16/03225/OUT - Proposed Residential Development Land to the west of Ellesmere Road

Members considered the amended plans to the residential development. Members felt that these amendments failed to address any of the original concerns regarding over-crowding, flood potential, traffic as well as design. Members discussed the cumulative impact of this development on Ellesmere Road and whether the road could accommodate any further development to the extensive plans already being implemented. Furthermore, this land is part of the flood zone and developing this site would further exacerbate the parking and traffic issues in the area. Should a development on this land be approved by Shropshire Council, members asked that the design of these buildings be reconsidered as three and a half/four storey apartment blocks are not in-keeping with the existing, original properties on Ellesmere Road.

#### **RESOLVED:**

**That the Town Council reiterates its original objections following consideration of amended plans.**

### 125.3 Reconsultation – 16/05819/OUT – Land Adj Harry Hotspur

Members reconsidered this application in light of amendments to the plans and were pleased to see their comments had been taken on board and plans amended accordingly.

#### **RESOLVED:**

**That in light of amended plans the Town Council raises no objections to the application as amended.**

### 125.4 Reconsultation – 17/00105/FUL & 17/00106/LBC – 15 Hills Lane

Further to the re-consultation on the amended design, Shrewsbury Town Council retains its existing objections to the application. Members feel that the application continues to be not in-keeping with the existing building and remains out of character with the special town centre characteristics. Members note the comments from Karen Rolfe from a Historic Building context and are supportive of her views.

#### **RESOLVED:**

**That the Town Council reiterates its original objections following consideration of amended plans.**

**125.5 Reconsultation – 17/01248/FUL – White Hart Lane**

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

**RESOLVED:**

**That in light of amended plans the Town Council raises no objections to the application as amended.**

**126/16 TREE PRESERVATION ORDERS**

There were no tree preservation orders for consideration.

**127/16 HIGHWAY MATTERS**

**127.1 Tannery Car Park**

Members noted an off-street parking order which removed all references to the Tannery Car Park from Shropshire Council's Off Street Parking Places Order 2011 to allow the site to be developed for student accommodation. No comments were raised.

**RESOLVED:**

**That this Off-Street Parking Order be noted.**

**128/16 PREMISES LICENCE APPLICATIONS**

Members noted premises licence applications for News Shop, Gentleman's Club, AMF Bowling and Dough and Oil and raised no concerns.

They objected to the opening hours of application 17/01188/LPREM, The Claremont, as they felt alcohol should be supplied no later than 23:30, in-line with other town centre premises.

**RESOLVED:**

**That these comments be passed onto Shropshire Council Licencing Team.**

**129/16 PLANNING APPLICATIONS**

**129.1 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 01 – 21 April 2017.

**RESOLVED:**

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

1	17/01816/TCA	85 Belle Vue Road, Shrewsbury Shropshire SY3 7LY	To top by 50% and crown reduce by 1 metre 1No Holly tree and trim back 1No Walnut tree within Belle Vue Conservation area		No Objection
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<b>2</b>	17/01599/ADV	33 Pride Hill, Shrewsbury Shropshire, SY1 1DP	Installation of internal digital flank with integrated LCD screen (The existing fascia sign and projecting sign are to be retained)		No Objection
<b>3</b>	17/01688/FUL	The Priory School, Longden Road, Shrewsbury SY3 9EE	Erection of prefabricated modular Office		No Objection
<b>4</b>	17/01684/FUL	1 Northside Close, Shrewsbury Shropshire SY1 4TE	Erection of two storey side extension		No Objection
<b>5</b>	17/01591/FUL	1 - 5 Centurion Park, Kendal Road, Shrewsbury SY1 4EH	Erection of 24 industrial units (6 blocks) to include use classes to include B1, B2, B8 along with vehicle maintenance workshops		No Objection
<b>6</b>	17/01668/FUL	10 Charlton Close, Shrewsbury Shropshire, SY2 6HP	Erection of a two storey side extension to include balcony		No Objection
<b>7</b>	17/01641/FUL	3 South Hermitage, Shrewsbury Shropshire, SY3 7JR	Erection of single storey extension with pitched roof following removal of conservatory		No Objection
<b>8</b>	17/01595/ADV	Land At , Oteley Road, Shrewsbury Shropshire, SY2 6ST	Erect and Display 2no internally illuminated high totem signs; 2no fascia signs; 6no 48 sheet wall mounted billboards; 1no 48 sheet free standing billboard; 1no poster display unit and 1no finger post sign		No Objection
<b>9</b>	17/01560/REM	162A Ellesmere Road, Shrewsbury Shropshire, SY1 2RQ	Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/02804/OUT for demolition of a dwelling, new vehicular access and development of 2 new detached dwellings with detached double garages		No Objection
<b>10</b>	17/01750/HHE	30 Allerton Road, Shrewsbury Shropshire, SY1 4QP	Erection of a single storey rear extension to semi detached dwelling, dimensions 3.30 metres beyond rear wall, 3.20 metres maximum height, 2.60 metres high to eaves		No Objection

11	17/01612/OUT	Proposed Development Land Between Preston Street And, London Road, Shrewsbury Shropshire	Hybrid planning application for a residential development of up to 600 dwellings, access, footpath/cycleways, public open space, landscaping and associated drainage and development infrastructure: comprising FULL application for 365 dwellings, access from Preston Street, access from London Road and spine road, footpaths/cycleways, public open space, landscaping, demolition of existing buildings and associated infrastructure; and OUTLINE submission for (up to) 235 dwellings, footpath/cycleways, public open space, landscaping and associated development infrastructure		Objection
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Whilst the Town Council does not oppose the principle to this land being developed, members feel improvements to the proposals could be made and would welcome a meeting with the developers and Shropshire Council Planning Officers to work together and discuss the plans in more detail. Their concerns are shared with the general public and include:

- The density of the development is too great and does not appear to have been designed with the beautiful surroundings, in which it is situated, in mind. For example, the affordable properties are inward facing and do not take in the scenic views.
- The elevational designs are unimaginative and could be improved and there is concern that due to the change in levels, they will be highly visible from across the fields by the river. Members would like to see alternative property types being considered such as assisted living properties.
- Phase 1 is expected to take 3-4 years, during which time all construction traffic is proposed to travel down Preston Street. This is a very narrow road and whilst there has been agreement by the developers to upgrade and widen Column roundabout, there are no plans to widen Preston Street. In order to minimise disruption to residents, Members ask that the second access be opened during Phase 1 to accommodate this construction traffic.
- Regarding the second access, members feel strongly that accessing London Road next to the College would be preferable over access from Emstry roundabout. Members are disappointed that the College's offer of land for sports facilities was rejected and would encourage fresh discussions with the new Principle.
- Members would like to see the footpaths and cycle ways linking up to the existing network.
- Members were concerned that there is no infrastructure to enhance community life in this development or other facilities such as play areas, adequate green space, community hall etc. The Public Open Space proposed needs consolidating to make a more usable space i.e. for a football pitch.
- For years there has been access to the River for all members of the public via a lane to the North of the site where the ferry used to be situated. Members are disappointed to learn that it is the intention of the developers to block off this access leaving only access through the estate where parking is restricted.
- Members urge the developers to liaise with the Councils, local sporting clubs and the educational establishments to work together on this scheme as it has potential to satisfy all parties. The Town Council would welcome discussions about the management of the Public Open Space. From past experience, Members would not like to see the POS adopted by a management company.

*This item was discussed after 124/16 after which Councillor Mackenzie, the developer representative and one member of the public left the meeting.*

<b>12</b>	17/01532/COU	35 Belvidere Walk, Shrewsbury Shropshire, SY2 5LT	Application under Section 73a of the Town and Country Planning Act 1990 for change of use of land to residential curtilage (retrospective)		No Objection
<b>13</b>	17/01567/FUL	37 Tudor Road, Shrewsbury Shropshire, SY2 6TD	Erection of part single part two storey side and rear extensions		No Objection
<b>14</b>	17/01326/LBC	Radnor House, Pountney Gardens, Shrewsbury Shropshire, SY3 7LU	Internal and External Alterations to include creation of steps from garden to ground floor; removal of wall between proposed kitchen and dining area; creation of back door; creation of external steps; alterations to service staircase and erection of detached garage		No Objection
<b>15</b>	17/01325/FUL	Radnor House, Pountney Gardens, Shrewsbury Shropshire, SY3 7LU	Internal and External Alterations to include creation of steps from garden to ground floor; removal of wall between proposed kitchen and dining area; creation of back door; creation of external steps; alterations to service staircase and erection of detached garage		No Objection
<b>16</b>	17/01692/TCA	Ivy House , Church Row, Shrewsbury Shropshire, SY3 9EY	To fell one Poplar tree within Shrewsbury Conservation Area		No Objection
<b>17</b>	17/01552/TPO	2 Ley Grange, Bowbrook, Shrewsbury Shropshire SY5 8PG	To fell 1 Lime Tree protected by The Shrewsbury Borough Council (Ley Grange) Tree Preservation Order 1971		No Objection
<b>18</b>	17/01527/TPO	40 Carlton Close, Shrewsbury Shropshire, SY3 5JA	To fell 1No. Pine tree protected by SABC (Land at and surrounding Bowbrook) TPO 2008		No Objection
<b>19</b>	17/01513/FUL	63 Percy Street, Shrewsbury Shropshire, SY1 2QG	Erection of a single storey rear extension		No Objection

<b>20</b>	17/01464/ADV	Stiperstone s Court, Abbey Foregate, Shrewsbury  , Shropshire, SY2 6AL	Retention of two existing hoardings and external metal fence sheeting across the front to improve visual appearance of site while promoting the scheme		No Objection
<b>21</b>	17/01332/FUL	Prestfelde Preparatory School , London Road, Shrewsbury Shropshire, SY2 6NZ	Replacement of existing swimming pool enclosure with enlarged permanent structure and provision of enlarged plant room		No Objection
<b>22</b>	17/01633/TCA	20 Ashley Street, Shrewsbury Shropshire, SY2 5DU	To fell 1 No Conifer tree within Shrewsbury Conservation Area		No Objection
<b>23</b>	17/01453/FUL	7 Sutton Lodge Gardens, Betton Street, Shrewsbury Shropshire SY3 7RU	Erection of two storey extension		No Objection
<b>24</b>	17/01434/LBC	Priory House, Priory Road, Shrewsbury Shropshire, SY1 1RU	Alterations to facilitate the conversion to six residential apartments to include insertion, and removal, of partition walling, doors and ceiling beams; insertion of domestic facilities and extraction fans; insertion of new and replacement windows and doors		No Objection
<b>25</b>	17/01433/FUL	Priory House, Priory Road, Shrewsbury Shropshire SY1 1RU	Conversion of building to form six residential apartments; formation of parking area and creation of vehicular access; installation of 1.2m high boundary railings		No Objection

<b>26</b>	17/01609/TCA	21 St Georges Court, Frankwell, Shrewsbury Shropshire, SY3 8BG	To fell 1no Silver Birch within Shrewsbury Conservation Area		No Objection
<b>27</b>	17/01500/FUL	11 Sandiway, Shrewsbury Shropshire, SY3 9BN	Erection of a two storey side extension following demolition of existing and new roof to existing bay window		No Objection
<b>28</b>	17/01491/FUL	20 Portland Crescent, Shrewsbury Shropshire, SY2 5NH	Erection of first floor extensions over existing structure to existing dwelling including 2No juliet balconies		No Objection
<b>29</b>	17/01490/FUL	99 Tilstock Crescent, Shrewsbury Shropshire, SY2 6HQ	Erection of a single storey extension to provide a garage and office to the ground floor together with the enlargement of an existing dropped kerb		No Objection
<b>30</b>	17/01488/FUL	15 Carlton Close, Shrewsbury Shropshire, SY3 5JA	Erection of two-storey extension comprising of double garage and first floor bedrooms; alteration to existing dropped kerb		No Objection
<b>31</b>	17/01485/FUL	Marantha , 100 Belle Vue Road, Shrewsbury Shropshire, SY3 7NP	Works to facilitate alterations to bay window to incorporate door (Article 4)		No Objection
<b>32</b>	17/01420/VAR 106	New Development Site, Bromfield Drive, Shrewsbury Shropshire	Variation of Section 106 for planning application number 12/03942/FUL to reduce the level of affordable housing contribution		No Objection
<b>33</b>	17/01472/FUL	35 Sundorne Road, Shrewsbury Shropshire, SY1 4RX	Erection of single storey extension to side and rear		No Objection
<b>34</b>	17/01459/TPO	9 Manor Way, Shrewsbury Shropshire SY2 5LN	To fell 1 No. Horse Chestnut tree and 1 No. Field Maple tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005		No Objection



<b>35</b>	17/01280/TCA	2 Sutton Lodge Gardens, Betton Street, Shrewsbury Shropshire SY3 7RU	To prune 1No. Elm tree and 1No. Ash tree by 2 metres on the encroaching side within Belle Vue Conservation Area		Support with comment
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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>36</b>	17/01270/FUL	7 Mill Meadow, Shrewsbury Shropshire, SY2 6EU	Erection of single storey rear extension to include swimming pool and sun room following demolition of existing		No Objection
<b>37</b>	17/01061/FUL	25 Cornelia Crescent, Shrewsbury Shropshire, SY2 5NA	Erection of a conservatory following demolition of existing extension		No Objection
<b>38</b>	17/01417/TPO	24 Gains Avenue, Shrewsbury Shropshire SY3 5DQ	Works to 2No Sycamore trees protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008		No Objection
<b>39</b>	17/01413/TPO	2 Abbotsfield Drive, Shrewsbury Shropshire SY2 6DJ	To carry out a crown thin and crown clean 1No Mature Pine protected by Shropshire Council (Land at or adjacent to Oaklands and Abbotsfield Drive) TPO 2012		No Objection
<b>40</b>	17/01396/FUL	16 Victoria Street, Shrewsbury Shropshire SY1 2HS	Internal and External alterations in connection with conversion of loft into additional living accommodation and alterations to rear elevation including partial demolition of small rear section		No Objection
<b>41</b>	17/01377/VAR	Development Land West Of 11, Pengrove, Shrewsbury Shropshire	Variation of condition no.2 (approved plans) pursuant to 16/02462/VAR (13/02527/FUL (allowed on appeal)) to allow for changes in design to both approved properties		Representation

Members feel that the designs of these two properties are not in-keeping with the natural and scenic site in which they sit and the latest amendments only exacerbate this point. They recognise that the principle of building here has already been agreed but are disappointed at the loss of trees which has affected the view from the River considerably.

<b>42</b>	17/01303/FUL	21 Kennedy Road, Shrewsbury Shropshire, SY3 7AB	Erection of single storey extension and addition of bay window to west elevation; erection of extension to existing garage and creation of new access		No Objection
<b>43</b>	17/01528/TCA	The Fields, Kingsland Road, Shrewsbury Shropshire SY3 7AF	To pollard 2No. Sycamore trees to hedge height; reduce lowest limb by 20% of 1No. Walnut tree within Shrewsbury Conservation Area		No Objection
<i>The Mayor left the meeting whilst application 17/01141/FUL was discussed.</i>					
<b>44</b>	17/01141/FUL	Plot 6, Vanguard One, Vanguard Way, Battlefield Enterprise Park, Shrewsbury Shropshire	Erection of commercial unit for B1, B2 and B8 uses including vehicle sales and repairs, warehousing, trade counter sales and builder's merchant		No Objection

#### **129.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 01 – 21 April 2017.