

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 16 May 2017

PRESENT – Councillors N Green (Chairman), J Dean, P Gillam, I Jones, P Nutting, K Roberts, H Taylor and Mrs B Wall.

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Alex Mitchell (Principal Planner) and Chris Styles (Architect).

APOLOGIES – There were no apologies.

The Town Clerk reported that at the recent Annual Meeting of Council, Councillor Green had been elected as Chairman of the Planning Committee and Councillor Jones as Vice Chairman.

01/17 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 N Green, K Roberts and H Taylor.	<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 K Roberts	<ul style="list-style-type: none">Declared a personal interest in application 17/01859/CPL as the applicant is known to him.Declared a personal interest in application 17/02020/FUL as the applicants are employed by Shropshire Council.

02/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 25 April 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 25 April 2017 be approved and signed as a correct record.

03/17 MATTERS ARISING

There were no matters arising.

04/17 PRESENTATION FROM McCARTHY AND STONE RE: APPLICATION 16/04590/FUL

Alex Mitchell (Planning Bureau) and Chris Styles (Architect, IDP Group) joined the meeting and provided background details about the above application for residential apartments on Wenlock Road. The site was chosen for its close proximity to local shops and amenities and easy access to public transport.

Previously, Members raised concerns over the lack of parking spaces, the massing of the building and how the demolition of 117 Wenlock Road would be a significant loss to the area. Mr Styles explained how the amended plans addressed some of these concerns with the main changes including:

- A reduction of the number of residential units from 35 to 32
- A reduction of the massing of building by setting back the middle 'link' section
- Change of materials to make the front elevations appear as individual dwellings as in-keeping with the existing neighbouring properties
- A reduction of the ridge height
- The parking provision has increased to 93% following the reduction of residential units
- The introduction of architectural features in-keeping with the area i.e. chimneys

Subject to a viability report, the resolution of a highways objection and materials being a condition of the application, the Planners are supportive of the scheme. The Conservation Officers have been consulted over the architectural detailing and materials.

In response to Councillor Wall's questioning, Mr Mitchell explained that most employment created by the scheme will be during the construction stage but the wider benefits include bringing more residents into the town and freeing up some local housing stock.

Councillor Nutting was still concerned that the parking provision was insufficient and would prefer a 1:1 ratio, especially with parking on Wenlock Road being limited.

Members were generally happy with the improvement to the materials which reduced the massing of the building although Councillor Nutting expressed his personal dislike to weather boarding.

Mr Styles explained that a dry riser connection is located at the front of the site and several hose points are located around the site so a fire anywhere in the building can be reached by the fire brigade. Therefore, there is no requirement to get a fire engine to the rear of the site.

The demolition of 117 Wenlock Road, which is not listed, was considered by the Conservation Officer following complaints from local residents but is not deemed to be of significant importance to the area.

Mr Styles and Mr Mitchell left the meeting.

05/17 PRESENTATION FROM THE TOWN CLERK

The Town Clerk made a presentation to members outlining their role as a Planning Committee member and explained how the Planning Process works, what supporting documentation is available, what the material considerations are when contemplating an application. She showed maps of the conservation areas and detailed the code of conduct. The Town Clerk answered questions from members about the Planning system and referred to the National Planning Policy Framework regarding sustainable development.

The Town Clerk agreed to circulate further information after the meeting including the Use Class Orders.

06/17 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

07/17 HIGHWAY MATTERS

There were no tree preservation orders for consideration.

08/17 PREMISES LICENCE APPLICATIONS

Members noted a premise licence application for The Burger Lab House in Castle Gates and raised no concerns.

Members deferred application 17/01426/LFVPRE, The Cornhouse as they require further information to include the restrictions in Annex 1, conditions detailed in Annex 2 and the existing opening hours.

RESOLVED:

That further information be requested from Shropshire Council Licencing Team for application 17/01426/LFVPRE .

09/17 PLANNING APPLICATIONS

9.1 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 22 April – 12 May 2017.

1	17/02020/FUL	7 Mytton Oak Road, Shrewsbury, SY3 8UA	Erection of a part single & part two storey extension to rear.		No Objection
2	17/01982/FUL	87 Chatford Drive, Shrewsbury, SY3 9PH	Erection of single storey side and rear extensions and front porch		No Objection
3	17/01958/FUL	6 Pengwern Road, Shrewsbury, SY3 8JD	Replacement of existing detached dwelling with new dwelling		No Objection
4	17/01942/FUL	Proposed Dwelling Adjacent 84, Comet Drive, Shrewsbury,	Erection of 1No detached dwelling, single garage and formation of vehicular access		No Objection
5	17/02027/FUL	1A The Rocks, Shrewsbury, SY3 7QU	Erection of a sun room following demolition of existing conservatory		No Objection

6	17/02015/FUL	17 Greenacre Road, Shrewsbury, SY3 8LR	Replacement of existing kitchen flat roof with mono-pitch tiled roof containing two velux-type windows		No Objection
7	17/01965/CPL	7 The Furlongs, Bicton Heath, Shrewsbury, SY3 5PA	Application for Lawful Development Certificate for the proposed erection of conservatory to rear elevation		This application was noted
8	17/01766/FUL	126 Hereford Road, Belle Vue, Shrewsbury, SY3 7RA	Erection of single storey side extension		No Objection
9	17/01739/FUL	18 - 19 Castle Street, Shrewsbury, SY1 2AZ	Change of use of ground floor and lower ground floor to a restaurant and installation of an external flue		No Objection
10	17/01448/FUL	Rosewood House , 9 Drawwell Street, Shrewsbury, SY3 7RF	Installation of replacement windows on front elevation (Article 4 Direction)		No Objection
11	17/02095/HHE	128 Copthorne Road, Shrewsbury, SY3 8LX	Erection of a single storey rear extension to semi detached dwelling, dimensions 5.09 metres beyond rear wall, 3.0 metres maximum height, 3.0 metres high to eaves		No Objection
12	17/01991/TPO	31 St James Road, Shrewsbury, SY2 5YJ	Works to trees including reduce end weight of heavy limbs by up to 2m of 1No Wellingtonia (T29) and crown lift and reduce long lateral branches of 1No Thuja (T30) protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation		No Objection

			Order 2005		
13	17/01983/FUL	1 Kenwood Road, Shrewsbury, SY3 8AJ	Erection of two-storey extension to side with single storey extension part at rear and associated alterations		No Objection
14	17/01980/ADV	W M Morrison Supermarkets Plc , Whitchurch Road, Shrewsbury, SY1 4DL	Erect and display replacement signage of 3 no. fascia signs and 15no. other signs to include 6 no. motif boxes, petrol station totem and canopy signage		Representation
<p>Whilst the Town Council does not object to the change of signage members ask that conditions be imposed that restrict the illumination times to solely when the establishment is operational, out of courtesy to the neighbouring residents.</p>					
15	17/01973/FUL	57 Ashfields Road, Shrewsbury, SY1 3SD	Conversion of garage to dining area and attach to existing dwelling		No Objection
16	17/01957/FUL	41 South Hermitage, Shrewsbury, SY3 7JS	Erection of single storey rear extension and first floor side extension above existing garage		No Objection
17	17/02098/TCA	Bus Station, Raven Meadows, Shrewsbury, SY1 1PL	Works to London Planes within Shrewsbury Conservation Area		No Objection
18	17/01977/TPO	149 Wenlock Road, Shrewsbury, SY2 6JZ	Works to one Conifer tree protected by Shrewsbury and Atcham Borough Council (Springfield Hotel, Wenlock Road, Shrewsbury) Tree Preservation Order 1993		No Objection

19	17/01976/TPO	3 Rivington Avenue, Shrewsbury, SY3 9QL	Works to one Acer tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
20	17/01975/TPO	71 Washford Road, Shrewsbury, SY3 9HW	Works to one Robinia Pseudo Acacia protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
21	17/01974/TPO	67 Washford Road, Shrewsbury, SY3 9HW	To crown reduce by 25% one Oak tree in conjunction with reducing lateral growth by 1-1.5 metres protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
22	17/01650/FUL	16 Eskdale Road, Shrewsbury, SY2 5UE	Erection of two storey side extension; single storey extensions to front and rear; alteration of flat roof to pitched to front elevation		No Objection
23	17/02092/HHE	11 Meadow Farm Drive, Shrewsbury, SY1 4LX	Erection of a single storey rear extension to semi detached dwelling, dimensions 3.80 metres beyond rear wall, 2.90 metres maximum height, 2.90 metres high to eaves		No Objection
24	17/02071/TCA	135 The Mount, Shrewsbury, SY3 8PG	To fell 1 No. Leylandi tree within Shrewsbury Conservation area		No Objection

25	17/02054/TCA	Union Wharf House, St Marys Water Lane, Shrewsbury, SY1 2BX	To prune overhanging branches of 1 No Norwegian Maple Tree within Shrewsbury Conservation Area		No Objection
26	17/01821/FUL	5 Sandleigh, Shrewsbury, SY3 8BH	Erection of single storey garden shed\log cabin for hobby and storage purposes		No Objection
27	17/02034/TCA	8 Kennedy Road, Shrewsbury, SY3 7AD	To reduce No Sycamore Tree to approximately 1.8m within the Shrewsbury Conservation Area		No Objection
28	17/01928/FUL	3 Benyon Street, Shrewsbury, SY1 2JQ	Erection of single storey rear extension following demolition of conservatory		No Objection
29	17/01884/FUL	21 Tudor Road, Shrewsbury, SY2 6TD	Erection of two storey rear and side extension		No Objection
30	17/01970/FUL	26 Grangefields, Shrewsbury, SY3 9DE	Erection of single storey extension and alterations to dwelling		No Objection
31	17/01861/VAR	Subway, 27 Claremont Street, Shrewsbury, SY1 1QG	Variation of Condition no.7 of Planning Permission SA/04/1625/F to regularise opening hours to bring them in line with premises licence		Objection
<p>The Town Council has concerns over the cumulative affect of late night opening of establishments and the creep of late night opening beyond the established area around the west end of town; therefore the Town Council opposes this application whilst the opening hours remain as stated. Members are mindful to support midnight opening on Friday and Saturday but are insistent that any opening beyond 11pm on Wednesdays is inappropriate for the area. Furthermore, the Town Council requests that conditions are imposed that requires door security at this location when opening hours extend beyond 11pm.</p>					
32	17/01859/CPL	21 Wyebourne Road, Shrewsbury, SY3 6AQ	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension and associated alterations and		This application was noted

			part conversion of existing garage to provide living accommodation.		
33	17/01839/FUL	7 Abbey Foregate, Shrewsbury, SY2 6AD	Change of use from A1 to A1 and A3		No Objection
34	17/01815/FUL	13 Highfields, Shrewsbury, SY2 5PQ	Erection of two storey and single storey side extensions		Objection
The Town Council considers this application to be an overdevelopment of the site and therefore object to this application. The plans take the new development right up to the boundary creating a mass of building which is not in-keeping with the area.					
35	17/01934/TCA	New Zealand House, 160 - 162 Abbey Foregate, Shrewsbury, SY2 6AL	To reduce the crown by no more than two meter, mainly to clear the building and balance over car parking area of 1no Norway Maple within Shrewsbury Conservation Area		No Objection
36	17/01827/TPO	2 The Redlands, Laundry Lane, Shrewsbury, SY2 6ER	To cut back lower branches of one Oak tree protected by Shrewsbury & Atcham Borough Council (Laundry Lane) Tree Preservation Order 1983		No Objection
37	17/01819/FUL	1 Apartment The Woodlands , Abbey Foregate, Shrewsbury, SY2 6LT	Erection of single storey side extension		No Objection
38	17/01807/FUL	Proposed Dwelling North West Of 21, Merlin Road, Shrewsbury,	Erection of a Dormer Bungalow with detached garage.		No Objection
39	17/01770/FUL	2 Besford Gardens, Trinity Street, Shrewsbury, Shropshire, SY3 7BH	Removal of existing timber windows and replace with new painted timber windows to match adjoining property		Representation

As the adjoining property features several different styles of window it is not clear which will be matched by the new timber frames. Members therefore ask that the Conservation Officer be consulted before any permissions are granted and work takes place.

40	17/01697/OUT	Proposed Residential Development, Car Park And Premises, Old Coleham, Shrewsbury, SY3 7BP	Outline Application for the erection of four storey development including 54 mixed accommodation apartments 55 car parking spaces together with a delivery vehicle space including affordable housing and starter homes (all matters reserved)		Objection
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The Town Council objects to this Outline Application for the following reasons:

- Given its prominent location within the Belle Vue Conservation Area, the Town Council feels that the design proposals of this development are not appropriate for this site and consequently neither preserve nor enhance the Conservation Area.
- The four storey element is not in-keeping with neighbouring properties and would have an over-powering impact on residents' privacy.
- The site is prone to flooding and members have concerns about how this will be managed and whether a second dry access to the site has been established.
- The local vicinity also suffers from high volumes of traffic and parking problems of which additional accommodation on this scale will only exacerbate. Should the parking provision be insufficient for this development it will increase the problems of a lack of on-street parking in this congested area.

41	17/01802/TPO	6 Greenacre Road, Shrewsbury, SY3 8LR	To fell 1no Ash Tree protected by The Borough of Shrewsbury (6 Greenacre Road) Tree Preservation Order 1968		Representation
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Whilst the Town Council is pleased to see that there are plans to replace this tree, they cannot support the felling of a perfectly healthy specimen, especially as so many Ash Trees have been lost to disease in recent years. Members would therefore respectfully request that this application be referred to Shropshire Council's tree officer to make a site visit so that the context can be reviewed. If a decision to fell the tree is made, The Town Council 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.

42	17/01801/TPO	The Spinney, 4 Milnthorpe Close, Shrewsbury, SY3 9QP	Works to 9 Lime trees (as per attached schedule) protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree		No Objection
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			Preservation Order 2002		
43	17/01800/FUL	100 Whitchurch Road, Shrewsbury, SY1 4DS	Creation of drop kerb over footpath to allow access for parking		No Objection
44	17/01796/FUL	Meole Brace Hall, Church Road, Shrewsbury, SY3 9HF	Construction of a 4 bedroom detached dwelling with attached 2 bay garage		Representation
<p>The Town Council does not object to the principle of development, design and elevational plans of this property which are considered to be in-keeping with the site, but due to the archiological interest of the plot, Members request that more thorough archiological investigations be conducted across the site.</p>					
45	17/01795/FUL	7 St Georges Street, Shrewsbury, SY3 8QA	Erection of a single storey rear extension and associated works		No Objection
46	17/01749/FUL	3 Hafren Road, Shrewsbury, SY3 8NG	Erection of single storey extension to rear elevation with associated works		No Objection
47	17/01623/FUL	Armed Force Careers Office, Princess House, The Square, Shrewsbury, SY1 1JZ	Regularisation of existing use of first floor and (part) second floor as an Armed Forces Career Office		No Objection
48	17/01742/FUL	84 Belle Vue Road, Shrewsbury, SY3 7NH	Erection of a dwelling following the demolition of an existing garage to include alterations to an existing access.		Objection
<p>The Town Council objects to this application as they consider it to be backland development with insufficient amenity space. To develop this site would not be in-keeping with the area.</p>					
49	17/01727/FUL	118 The Mount, Shrewsbury, SY3 8PG	Erection of single storey extension to side elevation; demolition of existing garage/store and internal alterations		No Objection

RESOLVED:

That the following comments be submitted to Shropshire Council:

9.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 22 April – 12 May 2017.