

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 13 June 2017

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

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Dan Green and Gary Parton (SC Highways), Matt Johnson (SC Strategic Transport) and Kevin Haire and Andre Price (Western Power Distribution).

APOLOGIES – Apologies were received from Councillor R Wall.

10/17 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

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| 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 P Nutting | <ul style="list-style-type: none">Declared a personal interest in agenda item 13/17 as he owns a business on St John's Hill. |

11/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 16 May 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 16 May 2017 be approved and signed as a correct record.

12/17 MATTERS ARISING

12.1 Licencing Application – The Cornhouse

Members previously registered an objection against the Cornhouse's premises licence application. The application will be considered by Shropshire Council Licencing Committee on Thursday and Councillor Green volunteered to represent the Town Council at this meeting. Members unanimously agreed to this.

RESOLVED:

That Councillor Green attends the licencing committee on 15 June 2017.

12.2 Application 17/01075/FUL 7 Malvern Close

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

RESOLVED:

That the Town Council's original comments still stand and no further comments be raised to the application as amended.

12.3 Application 17/00106/LBC and 17/00105/FUL Hills Lane

The Town Council reconsidered this application in light of amended plans received. Whilst Members still felt the extension is not in-keeping with it's location, they anticipated the gas explosion site will be developed in the future and would therefore obscure any views of this extension. Members also noted that the Conservation Officer had visited the site and was now supportive of the plans as amended. Members felt that now that the Conservation Officer was onboard, they would withdraw any objections to the application.

RESOLVED:

That the Town Council is now supportive of the application as amended and withdraws any outstanding objection.

13/17 PRESENTATIONS ON ESSENTIAL UTILITY WORKS AND INTEGRATED TRANSPORT PACKAGE

13.1 PRESENTATION ON ESSENTIAL UTILITY WORKS IN SHREWSBURY TOWN CENTRE

The meeting was joined by Dan Green & Gary Parton (Shropshire Council's Utility Licensing Team and Kevin Haire and Andre Price (Western Power Distribution). A presentation was made by Mr Green about essential utility works which will be carried out in Shrewsbury Town Centre. The aim of the programme is to coincide all utility works and that Western Power Distribution as the originator of the greatest works will be the lead utility company. Severn Trent Water, the National Grid, BT and Shropshire Council are also involved. The works will include:

- Replacement of an electricity substation in the Market Hall basement
- Upgrading of a sewer connection affecting Theatre Royal Apartments
- New ducting for cabling across the road at Shoplatch/Bellstone Junction
- Repair of several carriageway defects
- Severn Trent cleaning to a property on High Street
- Replacement of a gas main on Pride Hill

All these works are essential and by running them consecutively will minimise disruption to residents, businesses and visitors to the town. The impact on traffic is being kept to a minimum by closing overnight, avoiding all major events in the town and completing the work as quickly as is possible.

The works begin on 26th June on a footway and the first road closure will be on 13th August, the Sunday night after the Flower Show with work starting on the 14th. The road will be re-opened on 16th August 2017 at the latest. The next road closure will occur on 21st August at Theatre Royal Apartments. This work will take three weeks but the road will only be closed from Monday – Friday lunchtime. Additional resources, extra staff and extended working hours (7am – 11pm) will all contribute to completing the work early.

Regarding the replacement of the substation in the Market Hall, the team have consulted with the Market Hall Manager, local businesses and residents via letter and with Shaun Sutton regarding retaining access for deliveries and those in the Parkright scheme. Mr Green confirmed that access arrangements have been made for pedestrians.

All works will be completed by 27th October 2017 before Christmas preparations begin. A traffic management plan has been drawn up to enable access for deliveries i.e. Belmont traffic will see a reversed traffic flow, Pride Hill and the Square will have extra signage to safely manage the traffic.

Mr Green reassured Councillor Jones that he and a colleague will be making daily visits to the site to ensure the works meets the deadlines and penalties will be applied if targets are not met. Councillor Nutting requested that all signage be clear and be removed afterwards.

The public, residents and businesses will be informed of the works via press releases, secured flexible advertising boards and 170 letters have been distributed around the Market Hall. Further advertising will take place nearer the time.

Mr Green recognised that further liaison with the bus services, both local and outside the town, and the Transport Team needs to take place to ensure the change to routes are clearly explained to travellers. Residents on diversion routes and schools will be informed.

Councillor Roberts suggested information be published in the Admag and Shrewsbury Chronicle as these free papers have the furthest reach.

The Chairman thanked both for their attendance and asked that they keep the Town Council updated on progress.

Kevin Haire and Andre Price left the meeting.

13.2 INTEGRATED TRANSPORT PLAN

The meeting was joined by Matt Johnson (Strategic Transport & Contracts Manager – Shropshire Council), who provided an update on the Shrewsbury Integrated Transport Plan which has three and a half years left.

The works at Meole roundabout were nearing completion and the traffic was beginning to flow well with initial feedback being very positive. The temporary traffic lights on Roman Road will be removed within the next two days and the Town Council will be involved in landscaping.

The work at Reabrook Roundabout has suffered a 3 week delay due to unforeseen problems underground. This area remains closed and increased resources to complete the job quicker have been considered. This has attracted much criticism due to the impact on the traffic with congestion being worst in Abbey Foregate and many back streets. Some of this has been alleviated by changing the traffic signals in Abbey Foregate but this highlights how fragile the highways network is. Queuing in peak times is inevitable. Mr Johnson accepted comments about a delay in improving this situation but explained how the safety of pedestrians, risks to motorists and

impact on other traffic systems have to be reviewed fully before changes can be made.

The SITP programme runs until December costing £12m and is being externally funded using CIL contributions and LEP Growth money. The last two phases; English Bridge and Longden Coleham, will be run in tandem to ensure the works are completed on time. This will begin as soon as Reabrook is complete.

During the works to the gyratory system, there will be no full road closures but three way traffic signals will be installed. The work will start on 31st July but will stop during the weekend of the Flower Show. Longden Coleham will commence on 14th August and details of the work will be circulated to all Members, via the Town Clerk. The new roads will accommodate cyclists and pedestrians, of which there are increased numbers in this area. Mr Johnson offered to return to a future meeting to talk through the plans in more detail.

Mr Johnson went on to explain work to be carried out on Pride Hill which is officially a carriageway and as such the surface has to be both attractive for pedestrians but suitable for heavy vehicles. Explorative work has been carried out to ascertain what utilities are beneath ground and the project will be sent out to tender very shortly. Work will commence in February 2018. Details of the proposed finished street furniture will be circulated and the Town Council will be consulted on about new durable planters that are hoped to last for the next 10-15 years.

Permission has been granted to remove the smallest tree at the top of Pride Hill, next to the Body Shop, to make more space for additional seating.

The wayfinding initiative is working well with Shrewsbury BID commissioning City ID to develop the concept including map and bespoke information for many totems throughout the town centre. A pilot unit is to be located adjacent to the Newsagents near the Railway Station and members of the Council were encouraged to view and comment.

Mr Johnson confirmed that the speed bumps on Otley Road were put in by the developer and did not meet Shropshire Council's highway specifications. They will be made less severe by the developer in the future.

Members suggested that the PR of all works be jointly advertised to include timelines.

The Chairman thanked him for his attendance and asked that he keep the Town Council updated on progress.

Mr Green, Mr Johnson and Mr Parton left the meeting.

14/17 TREE PRESERVATION ORDERS

14.1 SC/00297/17 Land at 2 Dove Close, off Oteley Road

Members noted the above TPO order applied to an Oak Tree on Land at 2 Dove Close and raised no concerns.

15/17 HIGHWAY MATTERS

15.1 Stopping Up Order – Shelton Hospital

Members considered an application to stop up a piece of highway on land at Somerby Drive in accordance with s116 Highways Act 1980. It was reported that this was required as part of the Shelton Hospital Development where a different road layout has been agreed.

RESOLVED:

That the Town Council raises no objections to the Stopping up of highway land at Somerby Drive.

16/17 PREMISES LICENCE APPLICATIONS

Members noted premises licence applications for Alberts Shed, Orchard Café, New Shop Express and Number 4 and raised no concerns.

17/17 PLANNING APPLICATIONS

17.1 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 13 May – 02 June 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

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| 1 | 17/02447/ADV | 3 Mardol, Shrewsbury, Shropshire, SY1 1PY | Erect and display 1no fascia and 1 no hanging sign (non illuminated). | | No Objection |
| 2 | 17/02593/TCA | 59B Belle Vue Road, Shrewsbury, Shropshire, SY3 7LX | Tree works as per application form within Belle Vue Conservation Area | | No Objection |
| 3 | 17/02443/FUL | 20 Crowmeole Drive, Shrewsbury SY3 8AW | Erection of two storey side and single storey rear extensions | | No Objection |
| 4 | 17/02438/VAR | Proposed Commercial Development Land North Of, Harlescott Lane, Shrewsbury | Variation of Condition Nos. 2 and 8 attached to planning permission 16/00391/FUL dated 05/01/2017 | | No Objection |
| 5 | 17/02429/CPL | 25 Collingwood Drive, Bowbrook Shrewsbury SY3 5HP | Application for Lawful Development Certificate for the proposed single storey rear extension | | This application was noted |
| 6 | 17/02602/TCA | Pride Hill, Shrewsbury, SY1 1DP | Works to 3no London Planes (see report) within Shrewsbury Conservation Area | | No Objection |
| 7 | 17/02386/VAR | Harlescott Service Station, Harlescott Lane, Shrewsbury, | Removal of Condition No. 9 (hours of operation) attached to Planning Permission 83/0260 dated 24 May 1983 to allow 24 hour use | | No Objection |

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| | | SY1 3AP | | | |
| 8 | 17/02354/LBC | 5 Town Walls, Shrewsbury, SY1 1TW | Removal of 2 internal walls that were erected in 2011 to block the 2 hallways between 5 Town Walls and 15c Swan Hill | | No Objection |
| 9 | 17/02325/FUL | 13 Dove Close, Shrewsbury, SY2 6FB | Extension to the tarmac drive | | No Objection |
| 10 | 17/02560/TCA | Longden Grove, Longden Avenue, Shrewsbury, | Notification of proposed tree works to include crown reduction by 1-2m and crown lift to 2.5m one Prunus tree; and crown lift to 2.5m one Malus tree all lying within the Shrewsbury Conservation Area | | No Objection |
| 11 | 17/02559/TCA | Street Record, North Street, Shrewsbury, | Notification of proposed tree works to include the felling of one Sorbus tree; crown lift to 2.5m one Hawthorn, one Sycamore and one Maple tree; and, remedial work (sever ivy) to one Prunus tree all lying within the Shrewsbury Conservation Area | | No Objection |
| 12 | 17/02558/TCA | Street Record, Severn Street, Shrewsbury, | Notification of tree works to include the felling of one Prunus tree lying within the Shrewsbury Conservation Area | | No Objection |
| 13 | 17/02557/TCA | Street Record, New Park Road, Shrewsbury, | Notification of proposed tree works including reduction of canopy by 2-3m of one Sycamore tree; pruning of 2-3m of one Maple tree and one Sycamore tree; all within the Shrewsbury Cons Area | | No Objection |
| 14 | 17/02550/TCA | 1 Meole Hall Gardens, Church Lane, Shrewsbury, SY3 9JS | Remove Conifer Tree within Shrewsbury Conservation Area | | No Objection |
| 15 | 17/02388/FUL | 4 Coton Crescent, Shrewsbury, SY1 2NY | Erection of single storey rear extension | | No Objection |
| 16 | 17/02365/FUL | St Winifreds Gardens , 37 Underdale Road, Shrewsbury, SY2 5DT | Reinstatement of two dwellings presently being occupied as a single dwelling including alterations and rear extension | | No Objection |
| 17 | 17/02253/FUL | Barn Hey, 37 Ridgebourne Road, | Erection of part two storey part single storey extension following demolition of existing car port and single | | No Objection |

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| | | Shrewsbury, SY3 9AB | storey garage; removal of chimney breast and stack | | |
| 18 | 17/01979/FUL | 20 Hamilton Drive, Shrewsbury, SY2 5UH | Erection of first floor extension over existing garage and two storey extension to rear of garage | | No Objection |
| 19 | 17/02360/FUL | 1 - 3 Roushill, Shrewsbury, SY1 1PQ | Replacement of all first floor windows to front elevation | | No Objection |
| 20 | 17/02322/FUL | 57 Whitehall Street, Shrewsbury, SY2 5AD | Conversion of roof space to habitable space including 2 No dormer windows including 1 No with french doors and juliet balcony and erection of single storey rear extension | | No Objection |
| 21 | 17/02052/FUL | 56 Woodfield Road, Shrewsbury, SY3 8HX | Conversion of existing integral garage to provide living accommodation; erection of detached single garage | | No Objection |
| 22 | 17/02377/TPO | Prestfelde Preparatory School, London Road, Shrewsbury, SY2 6NZ | To fell 1 No Beech Tree protected by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969 | | No Objection |
| 23 | 17/02256/FUL | 46 Crowmere Road, Shrewsbury, SY2 5HX | Erection of first floor extension with Juliet balcony | | No Objection |
| 24 | 17/02230/FUL | Land To Rear Of Number 155, Abbey Foregate, Shrewsbury, SY2 6AP | Erection of 2 no. dwellings and associated infrastructure | | No Objection |
| 25 | 17/01718/FUL | 1 St James Road, Shrewsbury, SY2 5YH | Erection of single storey and two storey extensions. | | No Objection |
| 26 | 17/02497/HHE | 4 Coseley Avenue, Shrewsbury, SY2 5UP | Erection of a single storey rear extension to semi detached dwelling, dimensions 4.0 metres beyond rear wall, 3.4 metres maximum height, 2.20 metres high to eaves | | No Objection |
| 27 | 17/02307/COU | 120 Sundorne Road, Shrewsbury, SY1 4RR | Change of use from domestic curtilage to day care nursery (C3 to D1) | | No Objection |
| 28 | 17/02008/ADV | 20 Shoplatch, Shrewsbury, SY1 1HS | Erect and display one externally illuminated fascia sign and one internally illuminated hanging sign | | No Objection |
| 29 | 17/02007/FUL | 20 Shoplatch, Shrewsbury, SY1 1HS | Installation of a new shopfront | | No Objection |
| 30 | 17/02456/TCA | 4 Severn Bank, | To remove one Holly Tree within Shrewsbury | | No Objection |

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| | | Shrewsbury, SY1 2JD | Conservation Area | | |
| 31 | 17/02287/LBC | 18 Belmont, Shrewsbury, SY1 1TE | Works to facilitate the installation of (fire) escape doors to first floor rear elevation; reinstatement of flat roof with installation of balustrade | | No Objection |
| 32 | 17/02286/FUL | 18 Belmont, Shrewsbury, SY1 1TE | Installation of (fire) escape doors to first floor rear elevation; reinstatement of flat roof with installation of balustrade | | No Objection |
| 33 | 17/02200/FUL | 2 Coseley Avenue, , Shrewsbury, SY2 5UP | Erection of single storey rear extension | | No Objection |
| 34 | 17/02257/TPO | 6 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB | Crown lift by 1-2 metres (secondary branches only) and remove dead branches of 1No. Sweet Chestnut tree protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 | | No Objection |
| 35 | 17/02217/CPL | 49 Copthorne Park, Shrewsbury, SY3 8TH | Application for Lawful Development Certificate for the proposed loft conversion to include flat roof dormer to rear elevation and associated roof works | | This application was noted |
| 36 | 17/02206/FUL | 85 Underdale Road, Shrewsbury, SY2 5EF | Erection of a rear timber deck with handrail and steps | | No Objection |
| 37 | 17/02032/FUL | 34 Canon Street, Shrewsbury, SY2 5HQ | Erection of a single storey rear extension | | No Objection |
| 38 | 17/02187/FUL | 4 Sultan Road, Shrewsbury, SY1 2SR | Installation of window and raise height of roof at rear to give headroom in loft conversion | | No Objection |
| 39 | 17/02204/FUL | 26 Grangefields, Shrewsbury, SY3 9DE | Erection of single storey extension and alterations to dwelling | | No Objection |
| 40 | 17/02199/TCA | Woodford House , 14 Longner Street, Shrewsbury, SY3 8QX | Reduce height of 2no Yew trees (T1&2) level with guttering on 2nd storey of adjacent property (12 Longner St) box front back within property boundary; Topiary rear aspect of 1no Yew tree (T3) to match that of its front in garden of Alma St; prune to acceptable size or remove 1no unknown wild tree (T4); prune and reduce in height by 15 ft 1 no Silver Birch (T6); | | No Objection |

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| | | | remove 1no Holly tree (T7) and 1no unknown tree (T8) (possibly Rowan) within the Shrewsbury conservation area. | | |
| 41 | 17/02182/FUL | 4 Rowan Close, Shrewsbury, SY1 2BT | Erection of first floor extension above garage and porch | | No Objection |
| 42 | 17/02181/FUL | 1 Coseley Avenue, Shrewsbury, SY2 5UP | Erection of single storey extension to the side and rear following removal of conservatory | | No Objection |
| 43 | 17/02177/FUL | 5 Walton Road, Shrewsbury, SY3 7QJ | Erection of first floor front extension two storey side extension and single and two storey rear extensions | | No Objection |
| 44 | 17/02106/FUL | Cottage 2, 1 Red Barn Lane, Shrewsbury, SY3 7HR | Convert and extend two semi detached dwellings into one single dwelling and detached double garage | | No Objection |
| 45 | 17/02081/CPL | 128 Copthorne Road, Shrewsbury, SY3 8LX | Application for Lawful Development Certificate for the proposed removal of existing low level retaining wall and section of front lawn to make way for a new graveled car parking space; finished with the formation a new low level retaining wall to retain the remaining front garden | | This application was noted |
| 46 | 17/02172/TPO | 10 Battlefield Court, Shrewsbury, SY1 4AR | Crown lift to 5m, reduce eastfacing limbs by approximately 2m as they are making contact with the building, causing excessive shading to residents and potential to damage drainage on property 1 No Oak tree protected by Town and Country Planning Act 1971, Section 60. Shrewsbury & Atcham Borough Council (Battlefields, Lion Coppice) Tree Preservation Order 1979 made on 12th October 1979 and confirmed on 10th April 1980. | | Representation |
| <p>As this application is to extensively reduce the limbs of a signifiant Oak tree with great amenity value, Members respectfully request that this application be referred to Shropshire Council's Tree Officer to make a site visit prior to a decision being made. NB. Following the meeting it became apparant that a decision to grant permission to this application had already been made and therefore these comments could not be registered.</p> | | | | | |
| 47 | 17/02139/TCA | 32 St Julians Crescent, Shrewsbury, SY1 1UD | To crown lift to 5m and thin canopy of 1:3 small branches >3cm diameter 1 No. Acer pseudoplatanus tree within Shrewsbury Conservation | | No Objection |

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| 48 | 17/02135/LBC | 18 Crescent Place , Town Walls, Shrewsbury, SY1 1TQ | Replacement of two second storey single-glazed sash windows with double-glazed versions affecting a grade II listed building. | | No Objection |
| 49 | 17/02110/FUL | School House , Welshpool Road, Shrewsbury, SY3 5AH | Erection of First floor side extension; single storey rear extension; associated building works including rendering brickwork. | | No Objection |
| 50 | 17/01832/FUL | Waterford , Kingsland Bridge, Shrewsbury, SY3 7AQ | Erection of single storey extension to side elevation and bi fold doors to rear. | | No Objection |
| 51 | 17/02297/TCA | Hobsons Choice Abbey Foregate, Shrewsbury, SY2 6AH | To crown reduce 1 No Cherry Tree to former pruning points (approx 3.5 metres) within Shrewsbury Conservation Area | | No Objection |
| 52 | 17/02124/FUL | 31 Oakley Street, Shrewsbury, SY3 7JX | Erection of side and rear extensions | | No Objection |
| 53 | 17/02119/FUL | 6 Chelwood Drive, Shrewsbury, SY1 3YZ | Erection of car port to side of house and associated hard standing | | No Objection |
| 54 | 17/02115/FUL | 18A Meole Walk, Shrewsbury, SY3 9EU | Erection of a two storey side extension with single storey extension part to front elevation | | No Objection |
| 55 | 17/02062/FUL | 11 Sandown Crescent, Bowbrook Park, Shrewsbury, SY3 8SL | Works to facilitate the conversion of integral garage into living accommodation | | No Objection |

17.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 13 May – 02 June 2017.