

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 27 June 2017

PRESENT – Councillors N Green (Chairman), P Gillam, I Jones, A Mosley, P Nutting, K Roberts, H Taylor and Mrs R Wall

IN ATTENDANCE – Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer)

APOLOGIES – Apologies were received from Councillor J Dean.

18/17 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.• Those twin-hatted members declared a personal interest in 17/02728/FUL as Shropshire Council owns the land
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 N Green	<ul style="list-style-type: none">• Declared a personal interest in 17/02728/FUL as he is a patient at the Medical Practice

19/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 13 June 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 13 June 2017 be approved and signed as a correct record.

20/17 MATTERS ARISING

20.1 Licencing Application – The Cornhouse

Councillor Green attended the Licencing Committee on behalf of the Town Council and updated members on the decision by Shropshire Council to grant the licence in full.

Members discussed the issues involving public protection and planning issues in the decision-making process for granting permissions and

subsequent enforcement. All agreed that there was a necessity to develop an Evening & Nighttime Economy Planning Guidance which has been promised for some time. They requested that the relevant officers and Portfolio Holder for Regulatory Services be invited to the next Planning Committee meeting to discuss the preparation of the Planning Guidance.

RESOLVED:

That the Town Clerk invites the Portfolio Holder for Public Protection and the relevant officers to the next Planning Committee meeting.

20.2 Application 17/01861/VAR – Subway, 27 Claremont Street, Shrewsbury
Councillor Green provided members with an update on this application in the light of the Town Council’s objections. Shropshire Council’s Central Planning Committee agreed to limit opening hours to 11pm on a Wednesday whilst the business can remain open until 3am on other nights.

20.3 16/03228/OUT – Proposed Residential Development Land to the west of Ellesmere Road
The Town Clerk informed members that she had attended the Central Planning Committee meeting to lodge the Town Council’s objections to this application; this application was subsequently refused.

21/17 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders received.

22/17 HIGHWAY MATTERS

There were no Highways Matters received.

23/17 PREMISES LICENCE APPLICATIONS

Members noted premises licence applications for The Java Stop and Salop Leisure Limited and raised no concerns.

Councillor A Mosley joined the meeting.

24/17 PLANNING APPLICATIONS

24.1 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 3 – 23 June 2017.

1	17/03003/TCA	Land At New Street, Shrewsbury, Shropshire,	To reduce length of lowest limb over front path by 2-3m to an appropriate side branch; shorten drooping branches on this limb by 1m to side growth/branch to 1 No. Tulip Tree within		No Objection
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			Shrewsbury Conservation Area		
2	17/02979/TCA	Land Adjacent, Holy Trinity Church, Church Road, Shrewsbury,	Works to trees as per schedule within the Meole Brace conservation area.		No Objection
3	17/02978/TCA	Priory House, Priory Road, Shrewsbury, SY1 1RU	Works to trees (as per attached schedule) within Shrewsbury Conservation Area		No Objection
4	17/02832/TPO	2 Dove Close, Shrewsbury, SY2 6FB	Works to 1 no Oak Tree protected by Shropshire Council (Land at 2 Dove Close, off Oteley Road, Shrewsbury) Tree Preservation Order 2017		No Objection
5	17/02820/FUL	11 Heron Drive, Shrewsbury, SY1 4UG	Erection of two-storey side extension and single storey side and rear extension		No Objection
6	17/0289/OUT	H M Prison, The Dana, Shrewsbury, SY1 2HR	Outline application for the redevelopment of the Dana into a mixed use development including converting the existing prison buildings (defined as use class C2a) into student accommodation (sui generis), residential dwellings (C3), A1/A3, B1/D1, D2 use along with significant landscaping works across the site (all matters reserved)		Representation

By way of background Councillor Mosley reported on the previous application which was refused on overdevelopment, resident impact, traffic and building impact in the vicinity. This revised application allays many of the concerns of residents with significantly more on-site parking, retained walled garden and recreational open space, demolition of all buildings other than those listed and the modern gymnasium.

Members discussed the development of 120 student accommodation units and the need ultimately to ensure that there was a Student Management Plan prohibiting students bringing a car.

The Town Council welcomes the amendments to the application for this site and would wish to reserve their comments until full details are made available.

Councillor A Mosley left the meeting

7	17/02793/VAR	26 Greenacre Road, Shrewsbury SY3 8LR	Variation of condition no 2 (approved plans) attached to planning permission reference 16/01959/FUL dated 18.7.2016 to allow for alterations to and addition of windows and rooflights and alterations to shapes of ground floor roof and rear extension		No Objection
8	17/02781/FUL	Old Press Shop, Ennerdale Road, Shrewsbury, SY1 3NZ	Erection of 2.4m high Galvanised Palisade Perimeter Fence		No Objection
9	17/02751/OUT	Proposed Dwelling East Of Creden, Oteley Road, Shrewsbury,	Outline application for the erection of one detached dwelling to include means of access		No Objection
10	17/02728/FUL	Proposed Primary Care Centre, Land Off Raven Meadows, Shrewsbury	Construction of a primary care centre with retail pharmacy and ancillary works		Representation

The Town Council has concerns over the proposals contained in this application and would welcome the opportunity to discuss the plans in more detail with the developer at the next Town Council Planning Committee meeting.

11	17/02583/CPL	2 West Hermitage, Shrewsbury, SY3 7JP	Application for Lawful Development Certificate for the proposed replacement of boundary fence with walling at rear of property		This application was noted
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12	17/02933/TCA	Darwin House , 2 The Mount, Shrewsbury, SY3 8PU	To remove 16 no self-seeded Sycamore Trees and fell 1 No Elm Tree and 2 No Western Red Cedar trees within Shrewsbury Conservation Area		Representation
The Town Council respectfully requests that the Tree Officer undertakes a site visit to assess the proposals contained in this application.					
13	17/02770/FUL	34 Washford Road, Shrewsbury, SY3 9HP	Erection of a single storey rear extension		No Objection
14	17/02755/CPL	Kenwood House , 17 Kenwood Road, Shrewsbury, SY3 8AF	Application for Lawful Development Certificate for the erection of a single storey extension at rear following demolition of existing conservatory		This application was noted
15	17/02738/FUL	Radside , 13 Ridgebourne Road, Shrewsbury, SY3 9AA	Erection of a first floor extension; two single storey rear extensions and provide gable to front elevation		No Objection
16	17/02724/FUL	55 Porthill Drive, Shrewsbury, SY3 8RT	Erection of two storey rear extension		No Objection
17	17/02658/TPO	5 Elswick Close, Shrewsbury, SY3 9QR	Works to 1No Silver Birch Tree to slightly raise the canopy by removing one lower branch covered by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection

18	17/02490/LBC	Flat, 46 Mardol, Shrewsbury, SY1 1PP	Internal alterations in connection with removal of stud wall in room 5 affecting a Grade II Listed Building		No Objection
19	17/02185/LBC	66 The Mount, Shrewsbury, SY3 8PW	Works to facilitate the installation of three replacement windows to the front elevation		No Objection
20	17/02076/LBC	Cathedral Church, Town Walls, Shrewsbury,	Works to Listed Building(s) to facilitate the installation of replacement gates, railings and piers to include a reduction in the height of existing wall		Objection

The Town Council has no objection to the principle of installing gates at these premises but feels that the plans as submitted provide a radical alteration which will affect the Listed Building and is detrimental to the existing street scene. Members respectfully request that this application is considered by the Central Planning Committee.

21	17/02075/FUL	Cathedral Church, Town Walls, Shrewsbury,	Installation of cast iron automatic gates, wall mounted railings and brick piers for the rear access from Belmont to include in a reduction in height of entrance walls		Objection
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22	17/02436/LBC	3 Mardol, Shrewsbury, SY1 1PY	Works to facilitate the re-branding of shop frontage including re-decoration		No Objection
23	17/02434/LBC	12B College Hill, Shrewsbury, SY1 1LZ	Works to Listed Building to include the replacement of external and internal doors; remedial/cosmetic works to fireplace; alterations to recess in kitchen		No Objection

24	17/02415/FUL	113 Tilstock Crescent, Shrewsbury, SY2 6HQ	Erection of part single storey part first storey (with Juliet balcony) rear extensions		No Objection
25	17/02722/TCA	129 Abbey Foregate, Shrewsbury, SY2 6AX	To fell 9 No. Leylandii Trees and 4 No. Lawson Cypress Trees within the Shrewsbury Conservation Area		No Objection
26	17/02697/TCA	Column House, 7 London Road, Shrewsbury, SY2 6NN	To light crown clean and remove deadwood and snags of 1 No. Scotts Pine tree; light crown lift to 4 metres above ground level, removal of hangers & crossing branches & trim back skirt of lower crown by 1 to 2 metres in areas overhanging car park of 1 No. Beech tree & light crown clean and remove dead snags of 1 No. Scotts Pine within Shrewsbury Cons Area		No Objection
27	17/02509/TPO	9 Milnthorpe Close, Shrewsbury, SY3 9QP	To crown reduce up to 25% and reshape 1no Norway Maple protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
28	17/02746/TCA	Abbeyville, Bradford Street, Shrewsbury, SY2 5DP	Crown thin approx 20% 1no Beech tree; crown thin by approx 10% 1no Ash tree and removal of Ornamental Cherry tree within the Shrewsbury Conservation Area		Support with Comment

In the light of Government guidance on the treatment of Ash trees, the Town Council would wish to be assured that any removal and disposal will be dealt with in accordance with such guidelines.

29	17/02596/TPO	110 Portland Crescent, Shrewsbury, SY2 5NW	Reduce main crown by 30% reshape and crown; 10% crown thin 1no Oak Tree protected by Shrewsbury & Atcham Borough Council (110 Portland Crescent) Tree Preservation Order 1995		No Objection
30	17/02594/TPO	70 Bishop Street, Shrewsbury, SY2 5EZ	Prune back 20% from house and roads; crown thin 10%; minor crown lift on roadside up to 4m; re balance tree and retain shape 1no Purple Beech protected by The Shrewsbury Borough Council (70 Bishop Street) Tree Preservation Order 1968		No Objection
31	17/02536/OUT	Proposed Dwelling North East Of Waters Edge, Mill Road, Meole Brace, Shrewsbury,	Outline application (all matters reserved) for the erection of one dwelling		No Objection
32	17/02763/TCA	14 Berwick Road, Shrewsbury, SY1 2LN	To fell 8 No. Leylandii Trees within Shrewsbury Conservation Area		No Objection
33	17/02618/FUL	1 Sweetlake, Longden Road, Shrewsbury, SHREWSBURY, SY5 8NH	Erection of a part first floor/part two storey side extension and associated alterations.		No Objection

34	17/02878/HHE	38 Sutton Grove, Shrewsbury, SY2 6DN	Erection of a single storey rear extension to semi-detached dwelling, dimensions 4.50 metres beyond rear wall, 3.8 metres maximum height, 2.5 metres high to eaves (Amended lower roof)		No Objection
35	17/02682/ADV	2 The Square, Shrewsbury, SY1 1LA	Erect and display 1 no. fascia sign and 1 no. projecting sign		No Objection
36	17/02681/LBC	2 The Square, Shrewsbury, SY1 1LA	Listed Building Consent for the erection of 1 no. fascia sign and 1 no. projecting sign		No Objection
37	17/02656/FUL	25 Grantley Avenue, Shrewsbury, SY3 5LA	Erection of single storey rear extension and first floor extension over existing garage		No Objection
38	17/02637/FUL	88 Longden Coleham, Shrewsbury, SY3 7DX	Erection of rear extension including glass balustrade, raised decking, staircase, roof light and associated works		No Objection
39	17/02634/ADV	4 Pride Hill, Shrewsbury, SY1 1DB	Erect and display 1 No. non illuminated fascia sign		No Objection
40	17/02606/FUL	Shrewsbury Academy, Corndon Crescent, Shrewsbury, SY1 4LL	Application under Section 73a of the Town & Country Planning Act 1990 for the retrospective installation of a 6 bay demountable unit for education purposes		No Objection

41	17/02551/FUL	57 Westbury Road, Shrewsbury, SY1 3HT	Erection of two storey side extension		No Objection
42	17/02342/FUL	65 Abbey Foregate, Shrewsbury, SY2 6BG	Proposed removal of existing trees and boundary walling to create new shared access and formation of gravel track and parking area		Representation
The Town Council respectfully requests that the Tree Officer undertakes a site visit to assess the proposals contained in this application.					
43	17/02237/FUL	Greenfields Nurseries, Ellesmere Road, Shrewsbury, SY1 3PA	Erection of one detached dwelling with associated garage and access following demolition of existing dwelling		No Objection
44	17/02880/TCA	9 Woodlands Park, Shrewsbury, SY2 6JN	To fell 1 No. Field Maple; 1 No. Beech Tree & 1 No. Conifer Tree within Shrewsbury Conservation Area		No Objection
45	17/02712/FUL	11 Hardwick Drive, Shrewsbury, SY3 8UZ	Erection of a two storey side extension; single storey rear extension and elevational changes to include roof lights		No Objection

RESOLVED:

That the following comments be submitted to Shropshire Council:

24.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 3 – 23 June 2017.