

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 18 July 2017

**PRESENT** – Councillors N Green (Chairman), P Gillam, I Jones, K Roberts and A Phillips (substituting for R Wall).

**IN ATTENDANCE** – Helen Ball (Town Clerk) and Rebecca Oliver (Committee Clerk)

**APOLOGIES** – Apologies were received from Councillors J Dean, P Nutting and Mrs R Wall.

#### 25/17 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"><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 N Green, A Phillips and K Roberts. | <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> |

#### 26/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 27 June 2017 were submitted as circulated and read.

##### RESOLVED:

**That the minutes of the Planning Committee meeting held on 27 June 2017 be approved and signed as a correct record.**

#### 27/17 MATTERS ARISING

##### 27.1 Amendment to Application 17/02809/OUT H M Prison, The Dana

Members reviewed the amended plans for the above application and continue to reserve their comments until full details are made available. Members remain concerned about whether the parking provision is sufficient and suggested that four trees west of A Wing are removed to provide additional parking spaces.

##### RECOMMENDED:

**That the above comments be submitted to Shropshire Council.**

## **28/17 ENHANCEMENTS OF PRIDE HILL AND BUTCHER ROW**

Members were in receipt of Shropshire Council's plans to pedestrianise the length of Pride Hill and a stretch of Butcher Row, making it fully pedestrianised. Signage will be improved as part of the redesign work and streetscape designs and material details will be shared with the committee once known.

Members agreed to the proposal to pedestrianise Pride Hill and Butcher Row and raised no concerns.

### **RECOMMENDED:**

**That Shrewsbury Town Council supports the proposal to pedestrianise Pride Hill and the remainder of Butcher Row.**

## **29/17 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders to be considered.

## **30/17 HIGHWAY MATTERS**

### **30.1 151 Wenlock Road**

Following a successful trial, a stopping up order on New College Road has been made permanent. Residents welcome this as it had become a 'rat-run' as motorists used it as a shortcut to London Road.

Members supported the proposal to create a new access off Wenlock Road to serve property 151 whose access has been cut off by these changes. Members raised no concerns with these proposals.

### **RECOMMENDED:**

**That the Town Council supports the proposal to create a new access off Wenlock Road to serve property 151.**

## **31/17 PREMISES LICENCE APPLICATIONS**

Members noted premises licence applications for First Stop Express and The Loopy Shrew and raised no concerns.

The Town Council objected to the Premises Licence application for The Waterfront as Members have concerns that bringing the music to the front patio would cause unnecessary noise nuisance.

Members do not object to this proposal but following a discussion about opening times of all establishments across town, Members urged Shropshire Council to finalise the much needed Nighttime Economy Strategy, as a matter of urgency.

### **RECOMMENDED:**

**That the Town Council's comments be submitted to the Licencing Team.**

## 32/17 PLANNING APPLICATIONS

### 32.1 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 24 June – 14 July 2017.

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|---|--------------|---|---|--|--------------|
| 1 | 17/03191/TPO | The Belvidere School,<br>Crowmere Road,<br>Shrewsbury,<br>SY2 5LA | Works to 1 Horse Chestnut protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005                        |  | No Objection |
| 2 | 17/03152/FUL | 10 Maithen Crescent,<br>Shrewsbury,<br>Shropshire,<br>SY5 8QE     | Erection of single storey extension at rear and associated alterations  |  | No Objection |
| 3 | 17/03170/FUL | 70 Monkmoor Road,<br>Shrewsbury,<br>Shropshire,<br>SY2 5AX        | Erection of replacement conservatory  |  | No Objection |
| 4 | 17/03133/FUL | 48 Woodfield Road,<br>Shrewsbury,<br>Shropshire,<br>SY3 8HY       | Erection of a single storey rear extension following demolition of existing garage and store  |  | No Objection |
| 5 | 17/03125/LBC | 13 St Johns Hill,<br>Shrewsbury,<br>Shropshire, SY1 1JJ           | Alterations to approved scheme 17/00337/LBC, demolition of existing single storey extension including revised fenestration and internal alterations |  | No Objection |
| 6 | 17/03124/FUL | 13 St Johns Hill,<br>Shrewsbury,<br>Shropshire,<br>SY1 1JJ        | Alterations to approved scheme 17/00336/FUL, demolition of existing single storey extension including revised fenestration and internal alterations |  | No Objection |
| 7 | 17/03122/FUL | 7 Corsten Drive,<br>Shrewsbury,<br>Shropshire,<br>SY2 5TJ         | Erection of single storey extension following removal of existing conservatory  |  | No Objection |

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| <b>8</b>  | 17/03097/FUL | Sainsburys Supermarkets Ltd, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB | Erection of Grocery Online (GOL) distribution hub and associated new access; formation of new GOL service yard; creation of a new GOL loading canopy for eight vans and overnight parking area for eight vans; alterations to car park; removal of one tree; and creation of two 'Click + Collect' parking spaces                            |  | No Objection |
| <b>9</b>  | 17/02952/FUL | Sabai, 61 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD                           | Change of use from Sui Generis to D1 (acupuncture practice)  |  | No Objection |
| <b>10</b> | 17/03078/LBC | Kenneth Lodge , Kenneth Court, Shrewsbury, Shropshire, SY1 1ET                        | Formation of a roof terrace on the south east end of the building and adapt the existing single storey outshut into a balcony area off the room behind replacing the sash window with a door, formation of a new staircase to the basement, revised fenestration and revised internal partition layouts affecting a Grade II Listed Building |  | No Objection |
| <b>11</b> | 17/03077/FUL | Kenneth Lodge , Kenneth Court, Shrewsbury, Shropshire, SY1 1ET                        | Formation of a roof terrace on the south east end of the building and adapt the existing single storey outshut into a balcony area off the room behind replacing the sash window with a door, internal and external alterations.   |  | No Objection |
| <b>12</b> | 17/03023/FUL | 14 Lovat Close, Shrewsbury, Shropshire, SY2 5XE                                       | Alterations to existing garage and erection of single storey side extension  |  | No Objection |
| <b>13</b> | 17/03069/TPO | 33 Ryelands, Shrewsbury, Shropshire, SY3 9BZ  | Crown thinning of 20% and crown reduction of one Oak tree protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005   |  | No Objection |

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| <b>14</b>   | 17/03061/FUL | 10 Bodkin Way,<br>Shrewsbury,<br>Shropshire,<br>SY1 4FD  | Erection of a rear extension.   |  | No Objection   |
| <b>15</b>   | 17/03051/FUL | St Michael's<br>Clinic, St<br>Michaels House,<br>St Michaels<br>Street,<br>Shrewsbury,<br>Shropshire,<br>SY1 2HE | Conversion of existing storage<br>space at first floor to use as<br>dermatological clinic   |  | No Objection   |
| <b>16</b>   | 17/03253/TCA | 148 & 149 Abbey<br>Foregate,<br>Shrewsbury,<br>Shropshire,<br>SY2 6AP  | To cut back to the boundary<br>fence all encroaching<br>shrubs/ivy/trees within Abbey<br>Foregate Conservation Area   |  | Objection      |
| <p>The Town Council has concerns about cutting trees and shrubs to a boundary line rather than sensitive pruning and expect the plants will struggle to survive once cut unevenly. Members would therefore respectfully request that this application be referred to Shropshire Council's tree officer to make a site visit and suggest ways of managing the foliage more sensitively than following a boundary line.</p> |              |  |   |  |                |
| <b>17</b>   | 17/03249/TCA | 21 Oak Street,<br>Shrewsbury,<br>Shropshire,<br>SY3 7RQ  | To repollard lower branches of<br>one Ash tree to approximately<br>4m from ground level and fell<br>to ground level one Ash and<br>one Field Maple within Belle<br>Vue Conservation Area  |  | Representation |
| <p>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.</p>  |              |  |   |  |                |
| <b>18</b>   | 17/03192/TCA | 44 Oak Street,<br>Shrewsbury,<br>Shropshire,<br>SY3 7RQ  | Works to Lilac Tree to thin<br>crown, lift crown by 20-25%<br>and remove large low branch<br>within Belle Vue Conservation<br>Area  |  | No Objection   |
| <b>19</b>   | 17/03056/LBC | 5A The Square,<br>Shrewsbury,<br>Shropshire, SY1<br>1LA  | Internal works including the<br>removal of stud partition<br>walling at ground floor level<br>and insertion of staircase to<br>basement level; insertion of<br>staff facilities at basement<br>level; insertion of replacement<br>cover to light-well |  | No Objection   |

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| <b>20</b> | 17/03038/FUL | Jalna , Belvidere Lane,<br>Shrewsbury,<br>Shropshire,<br>SY2 5RL                      | Erection of a first floor extension over garage   |  | No Objection   |
| <b>21</b> | 17/03014/FUL | 39 Upper Road,<br>Shrewsbury,<br>Shropshire,<br>SY3 9JP                               | Conversion of loft space to provide additional bedroom and ensuite; installation of 3 no. rooflights  |  | No Objection   |
| <b>22</b> | 17/03240/TCA | 1 Millingtons Hospital ,<br>Cophthorne Road,<br>Shrewsbury,<br>Shropshire,<br>SY3 8JW | Fell 1no Horse Chestnut and 1no Yellow Buckeye within Shrewsbury Conservation Area  |  | No Objection   |
| <b>23</b> | 17/02940/VAR | Walnut Cottage ,<br>Nealors Lane,<br>Shrewsbury,<br>Shropshire,<br>SY3 8NF            | Variation of Condition No. 2 attached to planning permission 14/01324/FUL dated 2nd July 2014 Erection of link extension from existing house to garage; raised garage roof and conversion; internal alterations |  | Representation |

Members were concerned about the neighbouring residents being overshadowed from the significantly increased ridge height. The Town Council would support the application if the height of the roof was reduced to the height when approval was last granted. Members respectfully request that this planning application is considered by the Central Planning Committee.

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| <b>24</b> | 17/03155/TCA | The Vicarage , St Georges Street,<br>Shrewsbury,<br>Shropshire,<br>SY3 8QA | Works to 1No Silver Birch Tree (T1) selective reduction of longer branches and reduction of up to 3m (on the longest branches); fell 1No Wild Cherry Tree (T2) and 1No Walnut Tree (T3) a 50% crown reduction (reducing height and spread)within Shrewsbury Conservation Area |  | No Objection |
| <b>25</b> | 17/02956/FUL | 14 Longden Gardens,<br>Shrewsbury,<br>Shropshire,<br>SY3 7EG               | Installation of lead dormer window; 2no rooflights and associated internal alterations to allow conversion of roof space to living accomodation.  |  | No Objection |
| <b>26</b> | 17/02946/LBC | 8 Mardol Head,<br>Shrewsbury,<br>Shropshire, SY1 1HE                       | Internal alterations in connection with installation of new wireless access points affecting a Grade II Listed Building   |  | No Objection |

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| <b>27</b>  | 17/02869/FUL | 6 Woodbank Drive,<br>Shrewsbury,<br>Shropshire,<br>SY3 8RW                  | Erection of two storey extension following demolition of the existing single storey garage and utility room, extensions to existing dormer windows, extension of the current dropped kerb to allow extension to the existing driveway and associated works |  | No Objection   |
| <b>28</b>  | 17/02914/FUL | 45 Cleveland Street,<br>Shrewsbury,<br>Shropshire,<br>SY2 5DN               | Erection of part two storey and single storey rear extension   |  | No Objection   |
| <b>29</b>  | 17/02732/FUL | Land On The North Side Of ,<br>Oteley Road,<br>Shrewsbury                   | Formation of vehicular access  |  | No Objection   |
| <b>30</b>  | 17/03137/HHE | 61 Hotspur Street,<br>Shrewsbury,<br>Shropshire,<br>SY1 2QA                 | Erection of a single storey rear extension to semi detached dwelling following demolition of existing utility/porch and outside w.c., dimensions 5.506 metres beyond rear wall, 2.755 metres maximum height, 2.742 metres high to eaves                    |  | Representation |
| <p>The Town Council are not opposed to the erection of the extension as it will be a considerably improvement on the existing outbuildings, however members questioned the amount of outdoor amenity space that will remain, compared to the volume of building.</p> |              |   |  |  |                |
| <b>31</b>  | 17/02898/TPO | 9 Pendle Way,<br>Shrewsbury,<br>Shropshire,<br>SY3 9QH                      | Crown reduction of 2m, crown raise over road to approximately 5 m and low branches on house side to be pruned of one Copper Beech tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002                         |  | No Objection   |
| <b>32</b>  | 17/03045/TCA | Greenhill East,<br>Copthorne Road,<br>Shrewsbury,<br>Shropshire,<br>SY3 8NS | To fell 1No Yew Tree, 1No Maple Tree, 1No Copper Beech and tidy up 1No leylandii hedge by reducing top and sides within Shrewsbury Conservation Area   |  | No Objection   |
| <b>33</b>  | 17/02792/LBC | 1 Water Lane,<br>Shrewsbury,<br>Shropshire,<br>SY3 8JH                      | Conversion and extension of two apartments into one dwelling amendment to previously approved 17/01161/LBC   |  | No Objection   |

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| 34   | 17/03028/TCA | 6 Severn Bank, Shrewsbury, Shropshire, SY1 2JD                    | To fell one Holly tree; reduce height by 35% one Birch tree and crown reduce by 50% one Eucalypt tree within Shrewsbury Conservation Area |  | No Objection |
| 35   | 17/02662/FUL | Land East Of 1 Snowdrop Close, Shrewsbury, Shropshire,            | Erection of 1No bungalow, formation of vehicular and pedestrian accesses  |  | Objection    |
| <p>Members object to this application as they consider it to be overdevelopment of the site given the scale of the new property within a very small and confined plot, leaving little outdoor amenity space. Members also question the vehicular access and egress onto Primrose Drive and would like the appropriate considerations and controls to form part of any permissions granted.</p> |              |   |   |  |              |
| 36   | 17/03207/FUL | 8 Thorns Grove, Bicton Heath, Shrewsbury, Shropshire, SY3 5BY     | Erection of single storey rear extension following demolition of existing conservatory  |  | No Objection |
| 37   | 17/01108/FUL | Proposed Dwellings Warehouse, Longner Street, Shrewsbury, SY3 8QS | Erection of 1No dwelling following demolition of former scrap merchant's warehouse (amended description)                                  |  | No Objection |

**RESOLVED:**

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

**32.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 24 June – 14 July 2017.