

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 08 August 2017

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

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

APOLOGIES – Apologies were received from Councillors J Dean and Mrs R Wall.

33/17 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 and K Roberts.	<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 I Jones	<ul style="list-style-type: none">Declared a personal interest in application 17/03278/FUL as the applicant is a personal friend.

34/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 18 July 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 18 July 2017 be approved and signed as a correct record.

35/17 MATTERS ARISING

35.1 Application 16/03225/OUT Ellesmere Road

The Town Clerk reported that she attended the Central Planning meeting regarding the above application. The development proposed off Ellesmere Road was refused on the grounds of overdevelopment. The applicant is now keen to discuss alternative plans with the Ward Member and the Town Clerk.

35.2 Amendment to application 16/04559/OUT Caterpillar Defence Perkins

Members reconsidered this application in light of amended plans received. Members were pleased to see the road layout modified to prevent a 'rat-run' from Lancaster Road to Mount Pleasant Road and felt the change to separate

commercial and residential traffic was an improvement. However, they still felt strongly that the density of the development, which remains at 150 dwellings, was too high and would create 300 additional cars which would inevitably exacerbate the current congestion and traffic problems in the area. Members were disappointed that no further public open space had been added and yet members consider a development of this size should warrant on-site play provision. The Town Council's current objections to this application still stood.

RESOLVED:

That the Town Council's objection be submitted to the Planning Department.

36/17 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders to be considered.

37/17 HIGHWAY MATTERS

37.1 Street Naming Proposal – Former Brewery Off Mytton Oak Road

Members considered the street naming proposals for the development site of Mytton Oak Road and were perplexed by the wish to link street names to its former short-term use as a brewery particularly since it had a long-term use as a Dairy/Milk Depot, run by the Onion family. They felt it is this part of history that should be remembered through the street names and therefore proposed 'The Old Dairy' instead.

RESOLVED:

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

38/17 PREMISES LICENCE APPLICATIONS

Members noted premises licence applications for Panacea and Sainsburys Supermarket and raised no concerns.

Members objected to the application made by The Claremont with concerns for the neighbouring residents. They would prefer that the original conditions approved within the planning application are adhered to. The licence could then be reviewed once the establishment is up and running.

RESOLVED:

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

39/17 PLANNING APPLICATIONS

39.1 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 15 July – 04 August 2017.

1	17/03789/TCA	Sutton Heights, Sutton Road, Shrewsbury, Shropshire, SY2 6DD	To pollard at 2-3 metres 1No. Ash tree within the Shrewsbury Conservation Area		Support with comment
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.					
2	17/03817/HHE	84 Comet Drive, Shrewsbury, Shropshire, SY1 4AZ	Erection of a Single Storey Rear Extension to a Semi-Detached Dwelling, Dimensions 5 Metres Beyond the Rear Wall, 3.51 Metres Maximum Height and 2.25 Metres High to Eaves		No Objection
3	17/03637/FUL	Unit 12 Sundorne Trade Park , Featherbed Lane, Shrewsbury, Shropshire, SY1 4NS	Erection of single storey extension to existing commercial premises for B1, B2 and B8 uses		No Objection
4	17/03630/FUL	71 Canon Street, Shrewsbury, Shropshire, SY2 5HH	Erection of a ground and first floor extension to rear elevation		No Objection
5	17/03628/FUL	78 Portland Crescent, Shrewsbury, Shropshire, SY2 5NL	Erection of a single storey front extension		Permission already granted by SC
6	17/03605/FUL	97/99 The Mount, Shrewsbury, Shropshire, SY3 8PH	Erection of single twin garage with associated parking following demolition of existing garages and sheds (amended scheme)		No Objection
7	17/03600/TPO	7 Corner Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5BZ	Reduction to 1No Hornbeam and removal of lower small branches protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008		No Objection
8	17/03590/FUL	42 Shelton Road, Shrewsbury, Shropshire, SY3 8SR	Erection of a single storey side and rear extension		No Objection
9	17/03444/LBC	53 The Mount, Shrewsbury, Shropshire, SY3 8PP	External works to Listed Building to facilitate the replacement of two windows to second floor		No Objection

			and four rooflights with remedial works to seven other windows		
10	17/03559/VAR	Land At 67 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UQ	Variation of Condition No.2 (approved plans) pursuant to 16/02684/FUL to allow for change in design of approved dwellings		No Objection
11	17/03770/TEL	Proposed Base Station At, Shrewsbury Town Council Sports Pitches, Wenlock Road/Oteley Road, Shrewsbury, Shropshire, SY2 6JA	Proposed base station installation		No Objection
12	17/03738/TPO	Shrewsbury School, Ashton Road, Shrewsbury, Shropshire, SY3 7BA	Crown reduce up to 2m height and radial spread of 1n Copper Beech; crown lift to 5m above ground level, reduce radial spread on northeast side over neighbouring land (no.5) by 2m of 1no Common Lime; fell and remove stumps of group of 1 x holly, 1 x hawthorn, 1 x sycamore, 1 x elm , 1 x yew trees to enable reconstruction of boundary wall protected by The Shrewsbury Borough Council (Kingsland No 3) Tree Preservation Order 1969		Withdrawn prior to meeting.
13	17/03731/ADV	St Georges Junior School, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	Erect and display 1no freestanding sign and 1no sign above new gates at access points.		No Objection
14	17/03705/TCA	141 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	To cut back overhanging branches of 2 No Ash Trees within Shrewsbury Conservation Area		Support with comment
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.					
15	17/03551/FUL	64 Trinity Street, Shrewsbury, Shropshire, SY3 7PD	Replacement of front windows (Article 4)		No Objection
16	17/03048/FUL	St Georges Junior School, Woodfield Road, Shrewsbury, Shropshire,	Installation of entrance gate.		No Objection

		SY3 8LU			
17	17/03730/FUL	34 Canon Street, Shrewsbury, Shropshire, SY2 5HQ	Erection of a single storey rear extension		No Objection
18	17/03626/TCA	15 Dogpole, Shrewsbury, Shropshire, SY1 1EN	To reduce 1 No. Purple Cherry Plum by 20% within Shrewsbury Conservation Area		No Objection
19	17/03474/LBC	10 Pride Hill, Shrewsbury, Shropshire, SY1 1DB	External alterations in connection with replacement fascia signage affecting a Grade II Listed Building		No Objection
20	17/03468/ADV	10 Pride Hill, Shrewsbury, Shropshire, SY1 1DB	Erect and display replacement signage to shop front		No Objection
21	17/03420/FUL	Abbey Court , Abbey Foregate, Shrewsbury, Shropshire, SY2 6UA	Reconfiguration of existing car park to provide 6No. additional spaces; existing pathway and planting bed to be reconfigured to improve circulation		No Objection
22	17/03602/TPO	5 Swan Hill Court, Shrewsbury, Shropshire, SY1 1NP	Removal of 1no Cedar protected by Shropshire Council (Land to the rear of 5 Swan Hill Court, Shrewsbury) TPO 2011		Objection
<p>Members strongly object to the removal of this beautiful specimen tree which has huge amenity value in the street scene. The Town Council cannot support the felling of a seemingly healthy specimen and questions whether the tree could be crown reduced rather than felled. Members would therefore respectfully request that this application be referred to Shropshire Council's tree officer to make a site visit so that it's context can be reviewed.</p> <p>NB. Since the meeting the application was withdrawn and permission was granted to fell the tree under exemption rules due to Health & Safety concerns following significant damage to its leading branch in recent storms.</p>					
23	17/03596/TPO	St Georges Church , St Georges Street, Shrewsbury, Shropshire, SY3 8QA	Reduce crown by maximum 15% to reduce sail area and lessen leaf drop of 1No. Silver Birch tree protected by Shropshire Council (Land at St Georges Church, St Georges Street, Shrewsbury) TPO 2014		No Objection
24	17/03589/TCA	43 London Road, Shrewsbury, Shropshire, SY2 6NP	To fell 1No. Lawson Cypress within Shrewsbury Conservation Area		Objection
<p>The Town Council cannot support the felling of a perfectly healthy specimen especially as there is no justification for doing so, or even plans to replace it.</p>					

25	17/03457/TPO	27 Adswood Grove, Shrewsbury, Shropshire, SY3 9QG	Crown reduce 1no Cherry Tree by 25%, light crown thin and minor crown lift off pavement protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
26	17/03441/FUL	12 Sandiway, Shrewsbury, Shropshire, SY3 9BN	Loft conversion including formation of dormer; single storey extension at rear and extension to raised decking at rear	No Objection
27	17/03413/TPO	Chesham House, 8 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	To thin out 6 no trees and remove 1no Fir tree protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Objection
28	17/03574/HHE	30 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Erection of Ground Floor Single Story Extension to Detached Dwelling, Dimensions 2.70 Metres Beyond Rear Wall, 3.750 Maximum Metres Height, 2.40 Metres High to Eaves	No Objection
29	17/03546/TCA	199 New Park Road, Shrewsbury, Shropshire, SY1 2SH	To crown lift by 2m, prune back branches extending towards property by 1m of 1No. Redwood tree within Shrewsbury Conservation Area	No Objection
30	17/03530/TCA	Arcane House , Alton Terrace, Belle Vue Road, , Shrewsbury, Shropshire, SY3 7LW	Crown reduction by 20% (approx 1-2m) and 15% canopy thinning of 1No. Silver Birch tree within Shrewsbury Conservation Area	No Objection
31	17/03403/FUL	24 Longden Coleham, Shrewsbury, Shropshire, SY3 7DB	Change of use of Commercial Premises (B8) to Funeral Directors (A1).	No Objection
32	17/03372/FUL	Rosemount Cottage , 1 Canonbury, Shrewsbury, Shropshire, SY3 7AG	Erection of 1No replacement dwelling and alterations to existing access	No Objection
33	17/02577/LBC	1 - 2 Belmont, Shrewsbury, Shropshire, SY1 1TB	Installation of new Oak ledged and braced gate to existing wall within curtilage of existing Grade II listed building	No Objection
34	17/03377/COU	Unit 2 Charlesworth Court Knights Way,	Change of Use of Suite D from B1 (Business) Use Class to D1 Use	No Objection

		Shrewsbury, Shropshire, SY1 3AB	Class.		
35	17/03349/FUL	1 The Dana, Shrewsbury, Shropshire, SY1 2HP	Alterations to existing adjoining outbuilding to include an extension, conversion to green roof and addition of external solid wall insulation and timber cladding		No Objection
36	17/03024/CPL	42 Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FT	Application for Lawful Development Certificate for the proposed erection of a lean-to conservatory		No Objection
37	17/03330/CPL	81 Wenlock Road, Shrewsbury, Shropshire, SY2 6JU	Application for Lawful Development Certificate for proposed loft conversion with 1No. pitched roof dormer window, installation of rooflights to existing roof and erection of single storey rear extension with lean-to glazed roof		No Objection
38	17/03307/LBC	1 Water Lane, Shrewsbury, Shropshire, SY3 8JH	Erection of a replacement garden shed affecting a Grade II Listed Building		No Objection
39	17/03306/FUL	1 Water Lane, Shrewsbury, Shropshire, SY3 8JH	Erection of a replacement garden shed		No Objection
40	17/03220/ADV	Land At , Oteley Road, Shrewsbury, Shropshire, SY2 6ST	Erect and display 1No. Lidl branded internally illuminated 6m high totem sign with Lidl logo, opening times and other store information. 2No. 48 sheet billboards wall mounted on the front facade of the building. 1No illuminated poster display unit and 1No. finger post sign		No Objection
41	17/02909/FUL	Proposed Dwelling To The East Of, Racecourse Lane, Shrewsbury, Shropshire,	Erection of 1No dwelling		No Objection
42	17/03340/CPL	26 Kingston Drive, Shrewsbury, Shropshire, SY2 6SF	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension		No Objection
43	17/03329/CPL	27 Grantley Avenue, Shrewsbury, Shropshire, SY3 5LA	Application for Certificate of Lawfulness for the erection of a flat roof rear ground floor extension		No Objection

44	17/03313/FUL	10 Silverstone Close, Shrewsbury, Shropshire, SY3 5JE	Erection of rear and first floor extension		No Objection
45	17/03425/TCA	79A Copthorne Road, Shrewsbury, Shropshire, SY3 8NL	To fell 1 No Cherry Plum Tree; 2 Crab Apple Trees and 1 No Conifer Tree within Shrewsbury Conservation Area		No Objection
<i>Councillor I Jones, having declared a personal interest, left the meeting for the consideration of the following application.</i>					
46	17/03278/FUL	228 York Road, Shrewsbury, Shropshire, SY1 3QE	Erection of single storey rear extension following removal outbuildings and prefabricated garage		No Objection
<i>Councillor I Jones rejoined the meeting.</i>					
47	17/03260/ADV	12 Pride Hill, Shrewsbury, Shropshire, SY1 1DQ	To erect and display 1No non illuminated fascia sign and 1No non illuminated hanging sign		No Objection
48	17/03259/LBC	12 Pride Hill, Shrewsbury, Shropshire, SY1 1DQ	To erect and display 1No non illuminated fascia sign and 1No non illuminated hanging sign affecting a Grade II Listed Building		No Objection
49	17/03238/FUL	42 Victoria Road, Shrewsbury, Shropshire, SY3 9HX	Works to facilitate a loft conversion with a dorma roof light and small roof light both at the rear and a fixed eye brow window to the side		No Objection
50	17/03395/TCA	A458 Column Roundabout , Abbey Foregate, Shrewsbury, Shropshire,	Work to trees (see attached Schedule) within Shrewsbury Conservation Area		No Objection
51	17/03394/TCA	Victoria Avenue, Shrewsbury, Shropshire,	Works to trees (see attached schedule) within Shrewsbury Conservation Area		No Objection
52	17/03244/FUL	37 Shelton Road, Shrewsbury, Shropshire, SY3 8SU	Erection of a single storey rear extension		No Objection
53	17/03227/COU	3 Bellstone, Shrewsbury, Shropshire, SY1 1HU	Change of use from A2 (financial and professional services) to D1 (Chiropody and Podiatry)		No Objection
54	17/03223/FUL	18 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Erection of a first floor side extension.		No Objection
55	17/03215/FUL	4 The Broadwell, Shrewsbury, Shropshire, SY3 6AD	Erection of a first floor side extension		No Objection

56	17/03177/VAR	Residential Development Land Adjacent Chronicle House, Chester Street, Shrewsbury, Shropshire,	Variation of condition 2 (approved plans) attached to planning permission 14/00582/FUL dated 12/12/2014 to allow for a revised front elevation.		No Objection
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RESOLVED:

That the following comments be submitted to Shropshire Council:

39.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 15 July – 14 August 2017.