

## SHREWSBURY TOWN COUNCIL

### Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR

At 6.00pm on Tuesday 29 August 2017

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

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

**APOLOGIES** – There were no apologies to report.

#### 40/17 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"><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 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>
All Councillors	<ul style="list-style-type: none"><li>Declared a personal interest in application 17/03906/FUL as the applicant is known to them.</li></ul>

#### 41/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 08 August 2017 were submitted as circulated and read.

##### RESOLVED:

**That the minutes of the Planning Committee meeting held on 08 August 2017 be approved and signed as a correct record.**

#### 42/17 MATTERS ARISING

##### 42.1 Application 16/03225/OUT Ellesmere Road

The Town Clerk reported that she had attended a meeting with Shropshire Council Planners and the Ward Member to discuss what level of planning might be acceptable and the level of mitigation measures to meet local objections. Planners were in turn to have further discussions with the developer.

**42.2 Amendment to Application 17/00867/FUL - 37 Porthill Drive**

Members reconsidered this application in light of amended plans received and raised no objections.

**42.3 Asset of Community Value - The Dog & Pheasant**

The Town Clerk gave some background information on what an Asset of Community Value was and how the system works. Members then considered an application to register the Dog & Pheasant pub on Severn Street as an Asset of Community Value. Members supported the application acknowledging the level of community involvement in the facility. Members also stressed that in supporting this facility as an Asset of Community Value it didn't in any way suggest that the Town Council would make any financial contribution should the process be triggered.

**RESOLVED:**

**That the Town Council supports the application to register the Dog & Pheasant as an Asset of Community Value.**

**43/17 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**44/17 HIGHWAY MATTERS**

**44.1 Public Path Diversion Order - Near Manor Way, Belvidere**

Members noted the public path diversion order and raised no concerns.

**45/17 PREMISES LICENCE APPLICATIONS**

Members noted premises licence applications for Seven Stars Inn, Edison's and Platform and raised no concerns.

**RESOLVED:**

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

**46/17 PLANNING APPLICATIONS**

**46.1 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 05 - 25 August 2017.

**RESOLVED:**

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

<b>1</b>	17/04140/TCA	20 Berwick Road, Shrewsbury, Shropshire, SY1 2LN	To fell 1No Cherry Tree (tree 1), prune back 2No Cherry Trees (trees 2 & 3) by 25% within Shrewsbury Conservation Area.		No Objection
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<b>2</b>	17/03964/ADV	Midcounties Co-Operative Ltd, Bicton Heath Shopping Centre, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5AD	Application for consent to display one illuminated fascia sign and two replacement pole signs.		No Objection
<b>3</b>	17/03873/FUL	29 Underdale Road, Shrewsbury, Shropshire, SY2 5DW	Erection of timber orangery to replace existing conservatory (existing base to be utilised).		No Objection
<b>4</b>	17/03872/FUL	9 Roushill, Shrewsbury, Shropshire, SY1 1PQ	Change of use of the existing ground floor from Class A1 (Shops) to mixed use Class B1 (Offices) and/or Class D1 (Medical & Health/Education & Training Centre).		No Objection
<b>5</b>	17/03893/ADV	1 St Marys Street, Shrewsbury, Shropshire, SY1 1UN	Installation of replacement signage consisting of internally illuminated fascia sign and projecting sign; window vinyls.		No Objection
<b>6</b>	17/03870/FUL	The Gateway Education And Arts Centre, Chester Street, Shrewsbury, Shropshire, SY1 1NB	Installation of stainless steel flue liner within existing brick chimney in connection with installation of replacement boilers.		No Objection
<b>7</b>	17/04070/TCA	57 Underdale Road, Shrewsbury, Shropshire, SY2 5DX	To fell a Leylandii Tree within Shrewsbury Conservation Area.		No Objection
<b>8</b>	17/03906/FUL	116 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Alterations to conservatory to form garden room; new detached outbuilding; alterations to existing driveway and installation of fence to front.		No Objection

<b>9</b>	17/04132/HHE	28 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY	Erection of a single storey rear extension to semi detached dwelling to replace the demolished existing single storey build, dimensions 4.70 metres beyond rear wall, 4.80 metres maximum height, 2.90 metres high to eaves.		No Objection
<b>10</b>	17/03974/CPL	45 Wenlock Road, Shrewsbury, Shropshire, SY2 6JR	Certificate of Lawfulness for the proposed single storey side and rear extension.		This application was noted.
<b>11</b>	17/03972/FUL	Norfolk House , Mill Road , Meole Brace, Shrewsbury, Shropshire, SY3 9JT	Erection of single storey extension to side elevation.		No Objection
<b>12</b>	17/03968/FUL	Woodford House , 14 Longner Street, Shrewsbury, Shropshire, SY3 8QX	Installation of wrought iron railings and gates to existing boundary wall and widening of existing vehicular access.		No Objection
<b>13</b>	17/03949/FUL	61 Hotspur Street, Shrewsbury, Shropshire, SY1 2QA	Erection of single storey rear extension following demolition of existing.		No Objection
<b>14</b>	17/03948/TPO	5 Ruthen Court, Hunter Street, Shrewsbury, Shropshire, SY3 8QN	15% crown thin to 1No Sycamore Tree protected by The Shrewsbury Borough Council (Mountfields House, Hunter Street) Tree Preservation Order 1973.		No Objection
<b>15</b>	17/03936/TPO	1A The Rocks , Shrewsbury, Shropshire, SY3 7QU	To fell 1No Yew Tree in group G1 protected by Shrewsbury and Atcham Borough Council (The Rocks, Hereford Road, Shrewsbury) Tree Preservation Order 1999		Objection

The Town Council cannot support the felling of a seemingly healthy specimen and questions whether the tree could be crown reduced rather than felled.

<b>16</b>	17/04027/TCA	62 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ	To fell 2No Sycamore trees, 1No Apple tree, 1No Holly tree and 1No Robinia tree and crown lift by 1-2m 1No Sycamore tree within the Shrewsbury Conservation Area		Representation
<p>Members understand the need to fell the Sycamore that is causing damage to the shed but question whether the extent of the other work, particularly the felling of the trees is necessary. 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>					
<b>17</b>	17/03854/FUL	2 Woodbank Drive, Shrewsbury, Shropshire, SY3 8RW	Erection of part single part two storey extensions to including roofworks, revised fenestration to all windows, construction of gable on the north east elevation, construction of dormer on the south west elevation and increase boundary wall to height of 1 metre		No Objection
<b>18</b>	17/04004/TCA	The Court House, 11 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	To fell 1no self set Sycamore tree and remove forked limb of 1no Conifer tree within the Shrewsbury conservation area.		No Objection
<b>19</b>	17/04003/TCA	18 West Hermitage, Shrewsbury, Shropshire, SY3 7JP	Works to trees as per schedule within the Belle Vue conservation area.		No Objection
<b>20</b>	17/03863/FUL	34 Beddow Close, Shrewsbury, Shropshire, SY1 2NX	Erection of single storey rear extension (revised scheme)		No Objection
<b>21</b>	17/03689/FUL	The Castle Inn, Old Coleham, Shrewsbury, Shropshire, SY3 7BU	Residential development of 4 houses; formation of new access and car parking following demolition of former public house.		No Objection
<b>22</b>	17/03795/TPO	Gates Garth, 35 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Application for tree works to include the felling of one Beech tree; crown reduction by 10% of two Beech trees all covered by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection

<b>23</b>	17/03778/VAR	Meole Brace CE Primary School And Nursery, Church Road, Shrewsbury, Shropshire, SY3 9HG	Variation of Condition No. 2 attached to Planning Permission SC/CC2007/0016 dated 07 August 2007 to allow for the retention of the demountable accommodation for a further temporary period of ten years. The date by which the building is to be removed and the land reinstated to read as 31st July 2027		No Objection
<b>24</b>	17/03915/TCA	Oak Lodge, 33 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB	To raise lower crown to approx 12 feet and prune higher branches to approx 8 feet 1no Lime tree (T1), to reduce back canopy by approx 2 metres 1no Beech tree (T2), but back stumps into hedge at approx 5 feet 2no small Holly stems and 1no Laurel stem (G3), reduce height by approx 6-8 feet and prune back 1no Holly (T4) and reduce height by approx 6-8 feet of 1no fastigate Beech tree (T5) within the Belle Vue conservation area.		No Objection
<b>25</b>	17/03715/ADV	Greenhous - Nissan, Featherbed Lane, Harlescott, Shrewsbury, Shropshire, SY1 4PP	Erect and display three internally illuminated fascia signs; one non-illuminated directional sign and one internally illuminated 6m totem sign		Representation
<p>Whilst the Town Council does not object to the installation of this 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>					
<b>26</b>	17/03750/FUL	80 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Erection of replacement entrance porch to front and single-storey extension with pitched roof to rear following demolition of existing extensions		No Objection
<b>27</b>	17/03726/FUL	22 Dunkeld Drive, Shrewsbury, Shropshire, SY2 5UZ	Erection of two-storey extension		Objection

Members do not object to this property being extended but feel that the proposed plans are overbearing and will impact considerably on the neighbouring property. Members request that this application be considered by the Central Planning Committee.

<b>28</b>	17/03914/TCA	103 Underdale Road, Shrewsbury, Shropshire, SY2 5EG	To fell 1No. Silver Birch tree, 1No. Beech tree and 1No. Leyland Cypress within Shrewsbury Conservation Area		Representation
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Due to the extent of the loss of trees, 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.

<b>29</b>	17/03902/TCA	Acorn Cottage , Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	To fell 2No. Ash trees within Shrewsbury Conservation Area		Representation
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The Town Council cannot support the felling of perfectly healthy specimens, 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.

<b>30</b>	17/03719/FUL	115 The Mount, Shrewsbury, Shropshire, SY3 8PG	Erection of single storey rear extension		No Objection
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<b>31</b>	17/03773/FUL	St Georges Junior School, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	Erection of a 3 bay extension to existing demountable building		No Objection
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<b>32</b>	17/03706/FUL	8 Claremont Hill, Shrewsbury, Shropshire, SY1 1RD	Excavate existing rear garden, remove excess, create terraces of low brick walls with paths, retain existing privi; erection of new retaining wall		No Objection
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<b>33</b>	17/03683/FUL	28 Grangefields, Shrewsbury, Shropshire, SY3 9DE	Erection of single storey extensions to front and rear elevations including installation of logburner in rear extension (revised scheme)		No Objection
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<b>34</b>	17/03681/CPL	3 First Terrace, Shrewsbury, Shropshire, SY1 4RY	Application for Lawful Development Certificate for the proposed erection of single storey extension to rear of existing dwelling		This application was noted.
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<b>35</b>	17/03606/FUL	89 Rowton Road, Shrewsbury, Shropshire, SY2 6JA	Erection of two-storey side and single storey rear extension		Representation
Members do not object to the extension of this property but have concerns as to whether there is adequate off street parking. Whilst the plans show parking for two cars, they would like reassurance that the site can accommodate two vehicles as well as provide safe access and egress.					
<b>36</b>	17/03834/TCA	Sandhurst, New Street, Shrewsbury, Shropshire, SY3 8JF	To fell to ground level 1No. Leylandii and 1No. dead Holly tree within Shrewsbury Conservation Area		No Objection
<b>37</b>	17/03650/FUL	34 Washford Road, Shrewsbury, Shropshire, SY3 9HP	Erection of a single storey rear and side extension		No Objection
<b>38</b>	17/03616/FUL	49 Henlow Rise, Shrewsbury, Shropshire, SY3 6BJ	Erection of a part first floor part two storey extension.		No Objection
<b>39</b>	17/03563/ADV	Unit 26 Roushill Court , Pride Hill Centre, Pride Hill, Shrewsbury, Shropshire, SY1 1BY	Erect and display 3No. internally illuminated fascia signs		No Objection
<b>40</b>	17/03460/FUL	5 Hinton Drive, Shrewsbury, Shropshire, SY2 5LB	Erection of a first floor side extension		No Objection
<b>41</b>	17/03276/FUL	42 Rothley Close, Shrewsbury, Shropshire, SY3 6AN	Erection of a two storey; single storey and first floor extensions		Objection
Members do not object to this property being extended but feel that the proposed plans will impact considerably on the resident at number 40. Members request that the plans be reviewed to take into consideration overlooking aspects and impacts on the privacy of the neighbouring properties.					
<b>42</b>	17/03157/LBC	2A Golden Cross Passage, Shrewsbury, Shropshire, SY1 1SY	Installation of 2No replacement windows on rear elevation affecting a Grade II Listed Building		No Objection

#### 46.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 05 - 25 August 2017.