

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 19 September 2017

**PRESENT** – Councillors N Green (Chairman), J Dean, P Gillam, K Roberts and D Vasmer.

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

**APOLOGIES** – Apologies were received from Councillors I Jones, P Nutting, H Taylor and Mrs R Wall.

#### **47/17 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>

#### **48/17 MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 29 August 2017 were submitted as circulated and read.

##### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 29 August 2017 be approved and signed as a correct record.**

#### **49/17 MATTERS ARISING**

##### **49.1 Ref: Minutes 42.3 Asset of Community Value – The Dog & Pheasant**

The Town Clerk reported that the Dog & Pheasant has now been registered as an Asset of Community Value.

##### **49.2 Consultation of Application 17/04172/DIS - Land At Barker Street**

Members were asked to consider the amended plans of the above application for an accommodation block for students, management and post-graduates.

Members supported the new plans in principle as they recognise the need for this mixed use accommodation and feel the site is appropriate.

However, they objected to the elevational designs which are unimaginative and not in-keeping with the surrounding buildings. The new construction will sit in a prominent position close to some historic buildings i.e. Rowley's House so Members feel the design is important. They would like to see alternative materials be considered to break up the massing of the block and the introduction of a pitched roof similar to surrounding buildings.

**RESOLVED:**

**That the Town Council objects to this application and that their comments be submitted to Shropshire Council.**

**49.3 Night Time Economy Plan**

The Town Clerk reported that she had attended a meeting with the Head of Planning and Head of Licencing to discuss the progress of the Night Time Economy Plan. She has received a draft copy of the plan, which seemed detailed but confusing and is unspecific to Shrewsbury. The Town Clerk was unable to confirm when the document would be available to Councillors. Further work by Shropshire Council is to be done on the plan and it was reported that communication between the Planning and Licencing departments has improved through this work.

For fear of it being challenged, The Town Clerk is sceptical as to whether Shropshire Council will produce supplementary planning guidance and therefore alternative ideas as guidelines were discussed. This included drawing up zones based on anti-social behaviour figures and involving the Purple Flag working group in pre-application discussions to determine the need for certain licences.

Members requested updates on progress and in the interim seek best practice from other places in the Country where similar projects have been a success. Councillor Roberts will try and find out timescales from Frances Darling.

**49.4 Reconsultation Application 17/00867/FUL 37 Porthill Drive**

Members were asked to consider a re-submission of the above application expanding the original request from single storey to single and two-storey. Members considered that this was an overdevelopment of the site and created an unacceptable overbearing mass overshadowing the neighbouring property.

**RESOLVED:**

**That the Town Council objects to this application and that their comments be submitted to Shropshire Council.**

**50/17 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

## 51/17 HIGHWAY MATTERS

There were no Highway Matters for consideration.

## 52/17 PREMISES LICENCE APPLICATIONS

Members noted a premises licence application for Sabrina Tours Limited and raised no concerns.

### RESOLVED:

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

## 53/17 PLANNING APPLICATIONS

### 53.1 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 26 August – 15 September 2017.

### RESOLVED:

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

1	17/04437/TCA	28 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To reshape one variagated Holly tree and crown lift 2/3 branches of one Sycamore tree within Shrewsbury town Conservation Area	No Objection
2	17/04436/TPO	28 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To crown reduce one Cedar Tree by 10% protected by The Borough of Shrewsbury (Kingsland No2) TPO 1969	No Objection
3	17/04238/VAR	141 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Variation of Condition no.2 (approved plans) attached to 13/03309/FUL to allow for elevational alterations	No Objection
4	17/04148/FUL	1 Dorset Street, Shrewsbury, Shropshire, SY1 2JB	Replace 3no aluminium framed single glazed sash windows (article 4 direction)	No Objection
5	17/04135/LBC	48 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ	Removal of wall and insertion of RSJ affecting a Grade II Listed Building	No Objection

6	17/04261/FUL	Telephone Exchange, Town Walls, Shrewsbury, Shropshire, SY1 1TX	Removal of 1 fixed window frame and 2 existing weather louvres and replace with 1 aluminium weather louvre		No Objection
7	17/04256/FUL	125 Belle Vue Road, Shrewsbury, Shropshire, SY3 7NJ	Formation of new slate roof over existing side entrance passage way and extension in height of boundary wall		No Objection
8	17/04111/LBC	Garage Rear Of, 49 Mardol, Shrewsbury, Shropshire, SY1 1PP	Conversion of existing garage roof to roof terrace dining area, associated modifications to the existing building to form new access to the roof and new external fire escape stair case affecting a Grade II listed building.		Objection
<p>Whilst the Town Council is generally supportive of promoting a café culture, Members see this as an overambitious plan and if the plan is to be believed the seating of around 150 diners outside at any one time has the potential to create an unacceptable noise nuisance to those living in the Nexus building and nearby.</p>					
9	17/04110/FUL	Garage Rear Of, 49 Mardol, Shrewsbury, Shropshire, SY1 1PP	Conversion of existing garage roof to roof terrace dining area, associated modifications to the existing building to form new access to the roof and new external fire escape stair case		Objection
<p>Whilst the Town Council is generally supportive of promoting a café culture, Members see this as an overambitious plan and if the plan is to be believed the seating of around 150 diners outside at any one time has the potential to create an unacceptable noise nuisance to those living in the Nexus building and nearby.</p>					
10	17/04199/FUL	30 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Erection of single storey ground floor extension		No Objection
11	17/04414/TCA	9 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN	Crown reduce 1no Goat Willow by 2-3metres; Fell a trunk of Laylandii; Fell 1no Field Maple and trim large Conifer to shape within Shrewsbury Conservation Area		No Objection

12	17/04171/FUL	The Rhyddings 43 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Conversion of garage together with front extension, first floor extension above existing garage, bay window on rear elevaton and front single storey entrance porch		No Objection
13	17/04361/TCA	14 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	Works to 1No. Mulberry (see schedule) within Belle Vue Conservation Area		No Objection
14	17/04360/TCA	11 Raby Crescent, Shrewsbury, Shropshire, SY3 7JN	Crown reduce 1no Birch tree (T1) up to appox 2-2.5 mretres, reduce all over by approx 1metre 1no Sea Buckthorn (T3) (both in gardens of 10 Belle Vue Gardens) and fell to near ground level 1no Western Red Cedar tree (G2 - 11 Raby Crescent) within Belle Vue Conservation Area		No Objection
15	17/04166/LBC	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Installation of timber casement windows to provide new windows in openings with no windows or to replace existing timber and metal sash windows affecting a Grade II Listed Building		No Objection
16	17/04096/LBC	1st Floor, 24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Conversion of first floor to create 6 holiday let apartments affecting a grade II listed building.		No Objection
17	17/04095/FUL	1st Floor, 24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Conversion of first floor to create 6 letting apartments		No Objection

<b>18</b>	17/04301/TCA	Quantum Leap Garden, Mardol Quay, Shrewsbury, Shropshire,	Works to trees as per schedule within Shrewsbury Conservation area		No Comment as the Town Council is the applicant.
<b>19</b>	17/04300/TCA	Land Adj Shrewsbury Sixth Form College English Bridge Campus, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AA	Crown lift 3no Willow trees to top of fenceline within the Shrewsbury conservation area.		No Comment as the Town Council is the applicant.
<b>20</b>	17/04249/TCA	13 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	To fell 1no Rowan tree within Belle Vue Conservation Area		No Objection
<b>21</b>	17/04116/FUL	71 Reabrook Avenue, Shrewsbury, Shropshire, SY3 7PZ	Erection of a first floor rear extension		No Objection
<b>22</b>	17/04113/FUL	6 Lime Terrace, Lime Street, Shrewsbury, Shropshire, SY3 7EE	Formation of new vehicular access (Article 4)		No Objection
<b>23</b>	17/04107/TPO	209 Copthorne Road, Shrewsbury, Shropshire, SY3 8LT	Works to 1No Ash Tree (T1) protected by Shropshire Council (Land at Copthorne Road, Shrewsbury) TPO 2009		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.					
<b>24</b>	17/04103/FUL	15 Corndon Drive, Shrewsbury, Shropshire, SY1 4LH	Erection of a two storey side extension and associated alterations.		No Objection

<b>25</b>	17/03673/LBC	193 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AH	Installation of a dormer window in the roof affecting a Grade II Listed Building		No Objection
<b>26</b>	17/03672/FUL	193 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AH	Installation of a dormer window in the roof		No Objection
<b>27</b>	17/03862/FUL	10 Reynaulds Close, Shrewsbury, Shropshire, SY2 5YT	Erection of a part two storey/part single storey side extension		No Objection
<b>28</b>	17/04083/FUL	21 Drawwell Street, Shrewsbury, Shropshire, SY3 7RF	Internal and external alterations and improvements including new windows and rear porch		No Objection
<b>29</b>	17/04066/ADV	2 The Square, Shrewsbury, Shropshire, SY1 1LA	Erect and display 1no fascia sign and 1no projecting sign non illuminated (re-submission)		No Objection
<b>30</b>	17/03808/ADV	Parveen Balti, 36 Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	Installation of illuminated signage in connection with installation of ATM to front elevation		No Objection
<b>31</b>	17/03807/FUL	Parveen Balti, 36 Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	Installation of an ATM to front elevation		No Objection
<b>32</b>	17/04213/TCA	Sherwood Gardens, Crewe Street, Shrewsbury, Shropshire, SY1 2HN	Reduce back by approx 10-15% 1no Lawson Cypress within Shrewsbury Conservation Area		No Objection
<b>33</b>	17/04040/FUL	59 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	Erection of single storey rear extension following removal of existing conservatory.		No Objection

34	17/04024/TPO	26 Shorncliffe Drive, Shrewsbury, Shropshire, SY3 8TE	Application for tree works to include the felling of one Cherry tree covered by the Shrewsbury and Atcham Borough Council (Shorncliffe Drive, Shelton, Shrewsbury) Tree Preservation Order 1987		No Objection
35	17/03869/FUL	43 Sundorne Avenue, Shrewsbury, Shropshire, SY1 4JL	Erection of 1No dwelling		Objection
<p>This area has a very distinctive streetscene with a predominance of semi-detached dwellings which are generously spaced and any developments have been respectful to that very unique vernacular. The bolting on of an additional dwelling and one that is designed to be subservient to the existing semi-detached properties creating a row of terraced properties is wholly out of keeping with the character of the area and is detrimental to the street scene.</p>					
36	17/04183/TCA	35 Berwick Road, Shrewsbury, Shropshire, SY1 2LP	To Fell 1no March Willow tree within the Shrewsbury conservation area.		No Objection
37	17/04165/TCA	Footpath Outside 104 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA	To prune branch tips back from roof as per schedule within Shrewsbury Conservation Area		No Objection

### 53.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 26 August – 15 September 2017.