

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 10 October 2017

PRESENT – Councillors N Green (Chairman), P Gillam, P Nutting, K Roberts and Mrs R Wall..

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

APOLOGIES – Apologies were received from Councillors J Dean, I Jones and H Taylor.

54/17 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">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 P Nutting | <ul style="list-style-type: none">Declared a personal interest in application 17/04849/TCA as his wife is a Samaritan.Declared a personal interest in application 17/04363/FUL as he has received correspondence regarding this project. |

55/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 19 September 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 September 2017 be approved and signed as a correct record.

56/17 MATTERS ARISING

56.1 Reconsultation on application 17/00867/FUL – 37 Porthill Drive

After revisiting the latest revised drawings for the above application and upon receipt of an update from the Case Officer, Members agreed to withdraw their objection.

RECOMMENDED:

That the Objection be removed from this application.

57/17 NORTH WEST RELIEF ROAD (NWRR)

It was reported that Matt Johnson had cancelled his attendance at the meeting in light of the pending 3-week consultation on the North West Relief Road Proposals. All members had been sent details of various events over the 3-week period where they could view the plans. He had though offered to attend the next meeting should members have further queries regarding proposals after attending one of the consultation events.

RESOLVED:

That Matt Johnson be invited to the next Planning Committee Meeting.

58/17 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

59/17 HIGHWAY MATTERS

There were no Highway Matters for consideration.

60/17 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

61/17 PLANNING APPLICATIONS

61.1 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 16 September – 06 October 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

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| 1 | 17/04793/TCA | St Michaels Bowling Club, St Michaels Street, Shrewsbury, Shropshire, | Fell 19no Lawson Cypress Trees within Shrewsbury Conservation Area | | Representation |
| Members understood the need to fell these trees but requested that the replacement trees be Alders not Silver Birch. | | | | | |
| 2 | 17/04792/TCA | Land Adj Lilys Tea Garden, 6 | To fell 1no Sycamore within Shrewsbury Conservation | | No Objection |

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| | | Severn Terrace, Smithfield Road, Shrewsbury, SY1 1PF | Area | | |
| 3 | 17/04681/FUL | 5 North Hermitage, Shrewsbury, SY3 7JW | Erection of single storey garage following demolition of existing | | No Objection |
| 4 | 17/04674/FUL | 29 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY | Erection of a single storey rear extension to replace existing single storey building and conservatory; conversion of roofspace to habitable rooms and insertion of domer windows in front roof slope and alterations to side elevation | | No Objection |
| 5 | 17/04659/FUL | 6 South Hermitage, Shrewsbury, Shropshire, SY3 7JR | Removal of the existing dilapidated garage and the replacement of a new traditional timber garage with slate roof. | | No Objection |
| 6 | 17/04652/CPL | 12 Deepfields, Shrewsbury, Shropshire, SY3 6DP | Application for Lawful Development Certificate for the proposed erection of a new kitchen extension following removal of existing conservatory | | This application was noted |
| 7 | 17/04573/FUL | 9 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN | Conversion of former sub station building into ancillary accommodation to include first floor extension to create additional room; erection of boundary wall with railings | | No Objection |
| 8 | 17/04480/FUL | 74 Whitchurch Road, Shrewsbury, SY1 4DS | Formation of dropped kerb | | No Objection |
| 9 | 17/04850/TCA | Land Adj 51 Trinity Street, Shrewsbury, SY3 7PQ | Works to trees (please see attached schedule) within Belle Vue Conservation Area | | No Objection |
| 10 | 17/04849/TCA | Land Adj The Samaritans, Swan House, Coleham Head, Shrewsbury, SY3 7BJ | Works to trees (see attached schedule) within Shrewsbury Conservation Area | | No Objection |
| 11 | 17/04691/FUL | 1 Pengwern Road, Shrewsbury, SY3 8JD | Erection of single storey side extension following demolition of existing and single storey rear extension | | No Objection |

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| 12 | 17/04648/CPL | 29 Priory Ridge, Shrewsbury, Shropshire, SY3 9EH | Application for Lawful Development Certificate for loft conversion work and associated alterations including hipped roof to gable roof and formation of flat roof dormer to rear roof slope | | This application was noted |
| 13 | 17/04635/TPO | 5 Chelwood Drive, Shrewsbury, Shropshire, SY1 3YZ | Tree works to include the partial crown lift of lower branches and crown reduction of one Oak Tree protected by Shrewsbury and Atcham Borough Council (Land to Rear of Ellesmere Drive) Tree Preservation Order 1990 | | No Objection |
| 14 | 17/04610/OUT | Davies Memorials , 94 Longden Road, Shrewsbury, Shropshire, SY3 7HS | Outline application for residential development following demolition of existing offices and workshops to include means of access | | No Objection |
| 15 | 17/04643/CPL | Woodfield House , 35 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY | Application for Lawful Development Certificate for the proposed erection of a single storey extension to the rear with a flat roof incorporating a 'lantern style' roof light Existing rear door will be re-positioned from the side of the property to the rear elevation. The proposed extension will extend approximately 3M from the existing building line of the property. | | This application was noted. |
| 16 | 17/04585/FUL | 16 Copthorne Park, Shrewsbury, SY3 8TL | Erection of first floor side extension and single storey rear extension | | No Objection |
| 17 | 17/04559/FUL | 12 Larkhill Road, Shrewsbury, SY3 8XS | Erection of two storey side extension, first floor rear extension and front porch | | No Objection |
| 18 | 17/04634/TPO | 8 Elstree Close, Shrewsbury, Shropshire, SY3 9QF | To fell 1Oak Tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 | | Objection |

The Town Council cannot support the felling of a perfectly healthy specimen, especially one of such amenity value. Due to the lack of trees in this area, Members feel this tree contributes considerably to the street scene and 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.

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| 19 | 17/04629/FUL | Ruby Cottage, Shrewsbury, Shropshire, SY1 4DA | Erection of first floor extension; open sided lean-to to north elevation and open sided lean-to at first floor level to create external seating area and associated roofworks. | | No Objection |
| 20 | 17/04586/FUL | 22 Oriel Way, Shrewsbury, SY3 6AS | Erection of replacement single storey rear conservatory | | No Objection |
| 21 | 17/04493/FUL | First Floor Flat, Bowdlers House, Town Walls, Shrewsbury, Shropshire, SY1 1TP | Change of use from first floor flat to (D1) dental treatment room and staff/office area | | No Objection |
| 22 | 17/04197/FUL | Morris Hall Bellstone Court , Bellstone, Shrewsbury, Shropshire, SY1 1JB | Formation of a disabled ramp access (revised scheme) | | No Objection |
| 23 | 17/04730/TCA | 10 Oakley Manor Gardens, Oakley Street, Shrewsbury, SY3 7NT | Reduce height of 2No. Birch trees by 40% within Belle Vue Conservation Area | | No Objection |
| 24 | 17/04729/TCA | 15 South Hermitage, Shrewsbury, SY3 7JR | To remove 9/10 conifers in front garden within Belle Vue Conservation Area | | Representation |
| Members were informed that planning consent is not required for this application as the trees are considered to be a hedge. Members therefore made no official comment. | | | | | |
| 25 | 17/04726/TCA | 83-84 , Frankwell, Shrewsbury, Shropshire, SY3 8JR | Fell (T1 to T4) 4No Leylandii within Shrewsbury Conservation Area | | No Objection |
| 26 | 17/04698/FUL | Proposed Food Retail Unit At Royal Shrewsbury Hospital, Mytton Oak Road, Shrewsbury, | Construction of a fresh food retail unit | | No Objection |
| 27 | 17/04528/FUL | 26 Mount Street, Shrewsbury, SY3 8QH | Erection of rear two storey extension to dwelling and alterations to fenestration | | No Objection |
| 28 | 17/04565/FUL | 31 Albert Street, Shrewsbury, SY1 2HT | Installation of two rooflights to front roofline | | No Objection |

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| 29 | 17/04527/FUL | Land At, Meole Brace Retail Park, Shrewsbury, Shropshire, | Works to facilitate alteration to existing roundabout spur to enable a Left Turn Only lane onto the A5112 (Hereford Road) | | No Objection |
| 30 | 17/04521/TPO | 7 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL | Works to 1No Weeping Birch Tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 | | No Objection |
| 31 | 17/04508/FUL | 32 Copthorne Park, Shrewsbury, SY3 8TJ | Erection of single storey front and rear extension | | No Objection |
| 32 | 17/04677/TCA | 42 Queen Street, Shrewsbury, SY1 2JU | To fell 1No. Sycamore tree within | | No Objection |
| 33 | 17/03875/FUL | 14 Shelton Hall Gardens, Shrewsbury, SY3 8BS | Alterations and conversion of detached garage to form ancillary accommodation. | | No Objection |
| 34 | 17/04468/FUL | The Priory School , Longden Road, Shrewsbury, SY3 9EE | Reconfiguration and extension of existing car park to enable improved and safer delivery access and parking | | No Objection |
| 35 | 17/04417/FUL | 46 Sutton Lane, Shrewsbury, SY3 7QQ | Erection of extensions to front and rear | | No Objection |
| 36 | 17/04416/FUL | 2-3 Pride Hill, Shrewsbury, Shropshire, SY1 1DB | Change of use of lower ground and upper ground floors only from Class A1 to mixed A1/A3 (sui generis) | | No Objection |
| 37 | 17/04408/FUL | 6 The Dana, Shrewsbury, Shropshire, SY1 2HP | Erection of rear ground floor extension to include the removal of existing rear porch and french doors and replace with ground floor balcony | | No Objection |
| 38 | 17/04273/FUL | 113 Tilstock Crescent, Shrewsbury, SY2 6HQ | Erection of front porch | | No Objection |
| 39 | 17/04100/LBC | 56 St Michaels Street, Shrewsbury, SY1 2HA | Works to reinstate 2No sash windows to front elevation affecting a Grade II Listed Building | | No Objection |
| 40 | 17/04451/FUL | 68 Kingston Drive, Shrewsbury, SY2 6SJ | Erection of single storey front extension and alterations | | No Objection |

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| 41 | 17/04420/FUL | 11 Newfield Drive, Shrewsbury, SY1 2SL | Erection of first floor extension and associated internal alterations. | | No Objection |
| 42 | 17/04363/FUL | Proposed Concierge Glamping Site , At Hencote Farm, Cross Hill, Shrewsbury, | Creation of a concierge 10 unit glamping site for tourism and leisure operation (using previously approved vehicular access); formation of car parking area | | Objection |
| <p>Members did not object to the principle of having a glamping site at this location but had concerns about how exposed the site is and therefore what the view will be like from the Ellesmere Road. They would like to see further information about the landscaping proposals and artist impressions to illustrate how the site fits into the surrounding countryside.</p> | | | | | |
| 43 | 17/04283/ADV | Evans Halshaw After Sales Centre, Vanguard Way, Battlefield Enterprise Park, Shrewsbury, | Erect and display 1No internally illuminated fascia sign | | No Objection |
| 44 | 17/04282/ADV | Evans Halshaw Car Store, Knights Way, Battlefield Enterprise Park, Shrewsbury, SY1 3AB | Erect and display 1No. illuminated fascia sign, 1No. non-illuminated fascia sign, 1No. car store totem and 1No. entrance/direction totem illuminated | | No Objection |
| 45 | 17/04410/TPO | Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, | Application for tree works to include: 15% end reduction of lateral branches, pruning of one Tree of Heaven; removal of deadwood, reduction in height by 2m, pruning of one Common Lime; 15% crown reduction, pruning of one Tree of Heaven; all covered by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) TPO 2003 (varied 2004) | | No Objection |
| 46 | 17/04404/FUL | 17 Shelton Road, Shrewsbury, SY3 8SU | Erection of new Front Entrance Porch | | No Objection |
| 47 | 17/04383/TCA | 12 Havelock Road, Shrewsbury, SY3 7NE | Lower height of 1No. Cherry Tree by 30% within Belle Vue Conservation Area | | No Objection |
| 48 | 17/04343/FUL | 10 Roushill Bank, Shrewsbury, Shropshire, | Alterations in connection with change of use of first floor into a two bedroomed | | No Objection |

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| | | SY1 1PN | residential dwelling including new rooflights and windows to rear | | |
| 49 | 17/04340/FUL | 2 Hearne Way, Shrewsbury, SY2 5SL | Replace garage door with casement window and brickwork to match existing. | | No Objection |
| 50 | 17/04321/LBC | 9 The Square, Shrewsbury, Shropshire, SY1 1LA | Replacement of exterior door; erection of new fascia signage and hanging signage; installation of interior security shutters affecting a Grade II Listed Building | | No Objection |
| 51 | 17/04289/ADV | 19 Pride Hill, Shrewsbury, SY1 1DQ | Consent to display two non-illuminated fascia signs and one externally illuminated projecting sign | | No Objection |
| 52 | 17/04288/FUL | 19 Pride Hill, Shrewsbury, SY1 1DQ | Installation of replacement shopfront to Pride Hill elevation | | No Objection |
| 53 | 17/04269/FUL | Dorset Farm , Queen Street, Shrewsbury, SY1 2JS | Siting of a demountable unit for the selling of hot/cold food and beverages | | Objection |
| <p>Members support this application in principle but feel further detailed planning is required before they can support it. Important issues such as the site being a flood risk, the need for suitable soak aways, the provision of adequate parking and safe exit and egress to the site all need to be addressed. Given the sensitive location next to the weir, the design must be in-keeping with the area and address the concerns of local residents in order to satisfy the Town Council.</p> | | | | | |
| 54 | 17/04237/VAR | Plot 3, Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, | Variation of Condition No. 2 (approved plans) pursuant to application 16/05024/FUL for the erection of motor vehicle service, repair and mot centre and wash bay (and to amend plans approved under 17/01751/AMP) to enable the addition of three extract flues | | No Objection |
| 55 | 17/04253/COU | 22 - 23 Castle Street, Shrewsbury, SY1 2AZ | Change of use of ground floor from retail (A1 use) to mixed use retail and beauty salon (sui generis use) | | No Objection |
| 56 | 17/04223/FUL | Abbey Court , Abbey Foregate, Shrewsbury, Shropshire, SY2 6UA | Conversion of one apartment to two apartments as sheltered accommodation | | No Objection |
| 57 | 17/04496/TCA | 4 Ruthen Court, Hunter Street, Shrewsbury, SY3 8QN | Removal of 1No. Prunus (cherry), 1No. Leyland Cypress and 1No. Privet within Shrewsbury Conservation Area | | Deferred |

Members were unable to make comment on this application as there were no details or documents included in the submission. Once the supporting information is received, the committee will be happy to make comment.

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| 58 | 17/04313/FUL | 41 South Hermitage, Shrewsbury, SY3 7JS | Erection of first floor side extension and single storey rear extension. | | No Objection |
| 59 | 17/04303/FUL | 1 Arden Close, Shrewsbury, Shropshire, SY2 5YP | Erection of single storey extension to rear elevation; conversion of integral garage to residential accommodation with elevational alterations to front elevation including insertion of rooflight at ground floor level | | No Objection |
| 60 | 17/04391/FUL | 76 London Road Shrewsbury SY2 6PN | Erection of two storey extension to south elevation and smaller extension to north elevation | | No Objection |
| 61 | 17/04497/FUL | 100 And 100A Frankwell Shrewsbury Shropshire SY3 8JS | Internal and external alterations to include replacement of windows, removal of internal partition, installation of insulated lining to external walls, replacement of canopy over external steps and erection of single storey extension to the rear of the shop following removal of existing | | No Objection |
| 62 | 17/04498/LBC | 100 And 100A Frankwell Shrewsbury Shropshire SY3 8JS | Internal and external alterations to include replacement of windows, removal of internal partition, installation of insulated lining to external walls, replacement of canopy over external steps and erection of single storey extension to the rear of the shop following removal of existing affecting a Grade II Listed Building | | No Objection |
| 63 | 17/04741/TCA | 45 Oakley Street Shrewsbury SY3 7JX | Workes to 8no Trees (see schedule) within Belle Vue Conservation Area | | No Objection |
| 64 | 17/04790/TCA | St Giles Church Wenlock Road Shrewsbury Shropshire | Fell 1no Ash Tree within Shrewsbury Conservation Area | | Support with comment |

Members accepted the reasons for felling this tree due to it's current state and would like to see it replaced with a suitable alternative specimen.

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| 65 | 17/04791/TCA | The Abbey Church Abbey Foregate Shrewsbury Shropshire SY2 6BS | 1no Yew and 1no Red Oak - lift over highway to 4m; 2no Lime remove epicormic off trunk; 1no Lime remove epicormic from trunk and reduce branches away from building to previous pollard points; Deadwood other trees onsite as needed within Shrewsbury Conservation Area | | No Objection |
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62.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 16 September – 06 October 2017.