

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 31 October 2017

PRESENT – Councillors N Green (Chairman), P Gillam, I Jones, P Nutting, A Phillips (arrived late), H Taylor and Mrs R Wall (arrived late).

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

APOLOGIES – Apologies were received from Councillors K Roberts.

63/17 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 A Phillips.	<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.
All Councillors	<ul style="list-style-type: none">Declared a personal interest in application 17/04626/FUL as the applicant is known to them.

64/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 10 October 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 October 2017 be approved and signed as a correct record.

65/17 MATTERS ARISING

65.1 Reconsultation on application 17/03590/FUL – 42 Shelton Road

It was reported that this application had been granted permission by Shropshire Council.

65.2 Reconsultation on application 17/01612/OUT – Land Between Preston Street & London Road

Due to the complexity of this site and the number of concerns raised by Members when this application was first consulted on, they requested a meeting with the developer to review the details of the scheme.

RESOLVED:

That the Town Clerk liaises with the Planning Case Officer.

65.3 The Tannery Development

The Town Clerk and Councillors Taylor and Green met with the architect about the Tannery Development and reviewed the updated elevational drawings. On behalf of the committee they supported the scheme as the plans had been significantly improved. Since then, the application has been granted planning approval by Shropshire Council.

Councillor Wall joined the meeting.

66/17 NORTH WEST RELIEF ROAD (NWRR)

Councillor Phillips joined the meeting part-way through this presentation.

Gary Dymond from WSP gave a presentation on the North-West Relief Road (NWRR) that will link the West side of Shrewsbury starting at Holyhead Road roundabout to the North at Battlefield. It will also take traffic out of the town centre, improve air quality, reduce CO² emissions and benefit other transport links such as buses that will run more efficiently. The big benefit to the public is improved cycle paths and footpaths and the project ties into the Big Town Plan.

Mr Dymond talked about other key road junctions that have recently been upgraded including Meole Roundabout and Coleham. All projects are reviewed 12 months after completion. The landscaping of Meole island was discussed and Mr Dymond agreed that it could be revised. The Oxen Link Road has funding committed and will be delivered earlier than planned as a Sustainable Urban Development. The Integrated Transport Package has largely been delivered.

A Business Case for the NWRR is being prepared by WSP and Shropshire Council which will be submitted to the Department for Transport (DfT) on 23 December 2017. Previous work carried out on this project will be revisited and the business case will address a number of issues including; value for money, positive and negative impacts on other roads, floodplain, arable land etc. The traffic flow around Shrewsbury is being monitored and the impact of the NWRR on the existing road network is being predicted. These figures were shared.

In the spring 2018, the DfT will make a decision on which of the 12 national projects bidding for the funds, will receive them. If funding is awarded a planning application will be submitted in the winter of 2018, construction work will start in 2020 and be completed two years later. Mr Dymond explained these are tight timescales but are set out by DfT.

Several public consultations have been carried out with around 1000 members of the public attending the events. The official consultation closes on 08 November but all information is on Shropshire Council's website.

Councillor Jones raised concerns about the currently congested Harlescott Lane and how the NWRR is expected to increase the traffic by 30%. The closing of the railway crossing, due to Health and Safety concerns, is thought to further exacerbate the problems in this area. Mr Dymond confirmed that the strategic model will look at such issues and data gathering will continue.

The costings of the scheme will include a contingency risk fund and then any shortfall will be picked up by Shropshire Council. Mr Dymond assured Members that they will be following a robust estimate scheme and does not expect to run over budget.

Subject to the finer details, Members unanimously supported the scheme to build the NWRR. Mr Dymond was thanked for his presentation.

RESOLVED:

That the Town Council's support for this project be forwarded to Shropshire Council.

67/17 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

68/17 HIGHWAY MATTERS

There were no Highway Matters for consideration.

69/17 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

70/17 PLANNING APPLICATIONS

70.1 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 07 - 27 October 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	17/05217/TCA	The Red Barn, 108 Longden Road, Shrewsbury, Shropshire, SY3 7HS	Works to trees (see schedule) within Shrewsbury Conservation Area		Representation
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Members were concerned about the quantity of trees proposed to be felled and respectfully requested that this application be referred to Shropshire Council's tree officer to make a site visit and determine whether the proposed tree works are all necessary and whether the Rad Valley green corridor is affected.

2	17/05077/FUL	52 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT	Erection of part single and part first floor rear extensions.		No Objection
3	17/05177/TCA	69 New Street, Shrewsbury, Shropshire, SY3 8JF	Crown reduce by 25% 2no Himalayan Birch trees (T1 & T2) and remove to ground level 1no Elder berry weed tree (T3) within the Shrewsbury conservation area.		No Objection
4	17/05049/FUL	Coton Hill Glass Works, Coton Hill, Shrewsbury, Shropshire, SY1 2DP	Conversion of a former Congregational Church with current retail premises (use class A3) to 5 residential apartments to include terraces with glass balustrades and external fire escape with footbridge.		Objection
Members did not object to the principle of this Church being converted into residential apartments but felt the design, especially the glass balustrades and roof terraces was not in-keeping with the historic building and is likely to intrude on neighbouring properties.					
5	17/04219/REM	Proposed Dwelling North Of 4, Shepherds Lane, Bicton Heath, Shrewsbury	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to permission 15/00984/OUT for the erection of one dwelling		No Objection
6	17/05140/TCA	Land At St Julians Crescent, Shrewsbury, Shropshire	Notification of proposed works including re-pollarding 3No Willow trees lying within Shrewsbury Conservation Area		No Objection
7	17/05008/FUL	20 Little Harlescott Lane, Shrewsbury, Shropshire, SY1 3PD	Erection of first floor side extension above garage; garage conversion to habitable accommodation and rebuilding of existing single storey rear conservatory		No Objection
8	17/04762/FUL	3 Old Mount Pleasant, Shrewsbury, Shropshire, SY1 3BW	Erection of detached garage		No Objection

9	17/04492/LBC	5 Holywell Terrace, Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Internal and external alterations in connection with erection of a conservatory to rear following removal of existing affecting and Grade II Listed Building		No Objection
10	17/05066/TCA	118 The Mount, Shrewsbury, Shropshire, SY3 8PG	To fell one Ash tree within Shrewsbury Conservation Area.		No Objection
11	17/05065/TCA	133 The Mount, Shrewsbury, Shropshire, SY3 8PG	To fell 1no Scots Pine within Shrewsbury Conservation Area.		No Objection
12	17/05097/TPO	2 Sutton Road Shrewsbury, Shropshire, SY2 6DD	To fell 1No. Beech tree protected by The Shrewsbury Borough Council (Sutton Road) Tree Preservation Order 1973.		No Objection
13	17/05050/TCA	Berwyn, 37 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	To Reduce by 4-5ft 2no Leylandii and trim into a ball; Crown reduce by up to 25% 1no Fraxinus; reshape by 2ft and remove major deadwood 1no Cercidiphyllim; Fell to ground level 1no Damson; Repollard 1no Elm & 2no Acers within the Shrewsbury conservation area		No Objection
14	17/05037/HHE	16 Luciefelde Road, Shrewsbury, Shropshire, SY3 7LB	Erection of a single storey rear extension to provide garden room, dimensions 3 metres beyond rear wall, 3.750 metres maximum height and 2.625 metres high to eaves		No Objection
15	17/04961/FUL	69 Rowton Road, Shrewsbury, Shropshire, SY2 6JA	Erection of two storey side extension & single storey rear extension		No Objection
16	17/04923/FUL	34 Sutton Grove, Shrewsbury, Shropshire, SY2 6DN	Erection of single storey extension to rear elevation		No Objection
17	17/04916/LBC	Salopian Sports, 17 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	Conversion of first, second and third floors into three flats and reinstate a second door affecting a Grade II Listed Building		No Objection

18	17/04911/ADV	Warner Furnishings, Wenlock Road, Shrewsbury, Shropshire,	installation of two free standing non-illuminated signs		No Objection
19	17/04151/VAR	Veolia Environmental Services Ltd, Bolingbroke House, Vanguard Way, Battlefield Enterprise Park, Shrewsbury, SY1 3TG	Continued Operation of Energy Recovery Facility, Variation of Conditions attached to SC/MS2009/0125/SY (to facilitate an increase in the approved tonnage limit from 95,000 to 102,000 tonnes per annum)		No Objection
20	17/04882/FUL	3 Winterton Way, Shrewsbury, SY3 5PA	Erection of single storey extension to side and rear and associated alterations		No Objection
21	17/04869/FUL	65 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BG	Removal of section of boundary wall to create new shared access and formation of gravel track and parking area (re-submission)		No Objection
22	17/04855/ADV	9 Claremont Street, Shrewsbury, Shropshire, SY1 1QG	Erect and display 1no internally illuminated fascia sign, 1no projecting sign and internal vinyl window signs		No Objection
23	17/04854/FUL	9 Claremont Street, Shrewsbury, Shropshire, SY1 1QG	Change of use from A1 to A3/A5 restaurant, alteration to shopfront and installation of kitchen extract to roof		No Objection
24	17/04828/FUL	Flex E Rent House , Knights Way, Shrewsbury, Shropshire, SY1 3AB	Creation of two mezzanine floors; internal re-configuration; elevational alterations; demolition of flue tower; creation of 70 additional parking spaces; alterations to internal access road; associated alterations to the hard and soft landscaping		No Objection
25	17/04818/FUL	Mousecroft, Mousecroft Lane, Shrewsbury, Shropshire, SY3 9DX	Erection of a first floor side extension		No Objection

26	17/04817/FUL	5 Swiss Farm Road, Shrewsbury, Shropshire, SY3 8XB	Change of use from dwelling to a Registered Childrens Home together with associated works		No Objection
27	17/04465/FUL	Proposed Residential Development Land SW Of Montpelier House, Alton Terrace, Belle Vue Road, Shrewsbury	Removal of brick and timber workshop to facilitate the erection of 2No. dwellings along with the restoration of existing brick vaults and associated landscape works. Section of existing garden wall to be removed to provide new vehicular and pedestrian entrance		No Objection
28	17/04973/VAR	18 Belmont, Shrewsbury, Shropshire, SY1 1TE	Removal of Condition No. 8 (opaque screen) attached to permission 17/02287/LBC		No Objection
29	17/04967/TCA	Land At, Old Potts Way, Shrewsbury, Shropshire,	Notification of tree works to include the felling of nine trees and the clearing of ivy to ground level on various trees lying within the Shrewsbury Conservation Area		No Objection
30	17/04808/VAR	18 Belmont, Shrewsbury, Shropshire, SY1 1TE	Removal of Condition No.3 (opaque screen) attached to permission 17/02286/FUL		No Objection
31	17/04807/COU	Don House, 87 Whitchurch Road, Shrewsbury, Shropshire, SY1 4EE	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use for use as Funeral Directors including mortuary (mixed use)		No Objection
32	17/04771/FUL	Proposed Dwelling On The East Side Of, Primrose Drive, Shrewsbury	Erection of single detached dwelling and formation of vehicular access		Objection
As with the previous application, the Town Council still views this application as an attempt to shoe-horn a property in too small a plot which would in effect have a detrimental impact on the local area and its amenity. Members are yet to be convinced that the plot is suitable for development and question whether safe access and egress from the site can be achieved when entering onto a road at the crown of a bend.					
33	17/04718/FUL	26A Mardol, Shrewsbury, Shropshire, SY1 1PU	Alterations in connection with change of use to 1No residential dwelling		Objection

Members consider this application to be overdevelopment of the site and have concerns about the fire safety aspects if this building was used as a residential dwelling.

34	17/04802/FUL	42 Hamilton Drive, Shrewsbury, Shropshire, SY2 5UH	Erection of single-storey rear extension and two-storey side extension following demolition of existing garage		No Objection
35	17/04795/FUL	28 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY	Erection of single storey extension to rear		No Objection
36	17/04709/FUL	62 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ	Conversion of 7No. bedsits and staff support accommodation into 4No. self-contained apartments		No Objection
37	17/04786/FUL	2 Meole Hall Gardens , Church Lane, Shrewsbury, SY3 9JS	Erection of a replacement porch		No Objection
38	17/04774/FUL	26 Primrose Terrace , St Michaels Street, Shrewsbury, SY1 2EY	Erection of single storey rear infill extension		No Objection
39	17/04765/VAR	26 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Variation of condition no 2 (approved plans) attached to planning permission reference 16/01959/FUL dated 18.7.2016 to restore the first floor window facing north, northwest to its original condition pre-planning application (opening light with obscure glass).		No Objection
40	17/04752/TPO	10 Milnthorpe Close, Shrewsbury, Shropshire, SY3 9QP	To fell one Ash Tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		Representation
<p>Members respectfully request that this application be referred to Shropshire Council's tree officer to make a site visit and confirm this as a case of ash die back. 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.</p>					
41	17/04751/TPO	9 Melbourne Rise, Bicton Heath, Shrewsbury, SY3 5DA	To crown reduce, by 35%, one Horn Beam protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008		No Objection

42	17/04747/FUL	Bannatynes Healthclub , Oteley Road, Shrewsbury, Shropshire, SY2 6QQ	Installation of 2No. rapid electric vehicle charging stations and associated equipment		No Objection
43	17/04756/VAR	The Grange School, Worcester Road, Shrewsbury, Shropshire, SY1 3LP	Variation of condition No.1 (temporary permission) pursuant to CC2007/0023 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 re-instated to be 30 September 2027		No Objection
44	17/04864/TPO	Trees Adjacent To, Hermitage Drive, Shrewsbury, Shropshire,	To dismantle to ground level 1No. Corsican Pine tree and 5No. Conifer trees protected by he Shrewsbury Borough Council (Hermitage Drive) Tree Preservation Order 1967		Objection
Members cannot support the felling of seemingly healthy specimens and questioned the purpose of removing these trees.					
45	17/04626/FUL	12A Partridge Close, Shrewsbury, Shropshire, SY1 4TY	Erection of two storey side extension; Alterations to existing rooflights to form two dormer windows.		No Objection
46	17/04200/FUL	51 Copthorne Drive, Shrewsbury, Shropshire, SY3 8RX	Erection of single storey side extension and first floor rear extension		No Objection

70.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 07 - 27 October 2017.