

SHREWSBURY TOWN COUNCIL

Planning Committee

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

At 6.00pm on Tuesday 21 November 2017

PRESENT – Councillors N Green (Chairman), J Dean, I Jones, Mrs P Moseley (part of meeting), H Taylor, D Vasmer and Mrs R Wall.

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Jason Tait (Planning Prospects), Rob Perrins and Rob Wilson (Taylor Wimpey), Alistair Stewart (Persimmon Homes) and three members of the public.

APOLOGIES – Apologies were received from Councillors P Gillam, P Nutting and K Roberts.

71/17 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 David Vasmer.	<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.

72/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 31 October 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 31 October 2017 be approved and signed as a correct record.

73/17 MATTERS ARISING

73.1 Street Naming Proposal

Members considered the developer's request to name the development west of Bryn Road, The Mount as Berkeley Fields after Margaret Beauchamp, Countess of Shrewsbury in 1300's. Members supported the proposal.

73.2 North West Relief Road (NWRR)

Councillor Vasmer requested it be noted that despite recent press articles that state the Town Council unanimously supports the construction of the NWRR, he opposes the idea.

Councillors Mrs Moseley and J Dean joined the meeting.

74/17 APPLICATION 17/01612/OUT PROPOSED DEVELOPMENT

The meeting was joined by Jason Tait, Rob Perrins, Rob Wilson and Alistair Stewart. They updated members with the latest changes made to the application to build a maximum of 600 dwellings, over two phases on the land between Preston Street and London Road. The application will be considered at the Central Planning Committee meeting on Thursday.

Following comments from the public and local residents, changes to the original application have been made. The main changes were:

- A reduction of dwellings in Phase 1 from 356 to 353. The total number of dwellings across the two Phases remain at 600 maximum, in line with SAMDev.
- The trigger for constructing the London Road link has been reduced to 250 dwellings, originally 365.
- Further construction will not take place until the first 290 dwellings have been sold.

In order to minimise the impact of the construction on local residents the following has been agreed:

- Construction deliveries will not take place during peak traffic times i.e. school pick up/drop off. The construction will be monitored by a Construction Management Plan.
- Preston Street will be widened next to the Shirehall *before* construction begins.
- Other traffic calming works on Preston Street will be delivered once 250 homes have been built.
- The order in which the site is constructed will ensure a better living environment for the new residents moving in and keep disruption to a minimum. This will be followed by both developers.

Mr Tait provided clarification on the following points:

- The proposed public open space and recreation areas will be available to all the community at all times, new and existing residents alike.
- The recreation areas will be managed by either Shrewsbury Town Council or a management company but to an agreed management regime with Shropshire Council.
- A car parking area for the community park will be provided in phase 2 of the development at the end of Preston Street – this will be limited in size so as to not attract too many visitors.
- All roads, footpaths and cycleways will be adopted by Shropshire Council but some plots at the end of cul-de-sacs will be privately maintained by the residents.
- No public right of way will be affected by the development but a gate will be hung across the path to the riverside at the request of existing residents. This is to deter vehicles, improve security and avoid further deterioration to the road's condition. Full access for pedestrians will remain available via a 'kissing gate'.
- The Link Road to London Road will be built following completion of the first 250 dwellings which is predicted to be within 3 years of the start of the works. This cannot be sooner as technical approval is needed and this process is time consuming but has been started. The construction of the link road will take about 12 months but it is in everyone's interest to have it completed at the earliest opportunity.

In response to questions, the team clarified:

- To lay a hardcore road, to a high enough specification to take construction traffic, as a temporary link road would not be cost effective and would still take considerable time to complete.
- The density of phase 2 will be determined by the house types not the number of properties and the developers cannot expand the site from what has already been agreed. The Planning Officers have control over the density.
- The developers agreed to give a financial sum to Shropshire Council to make improvements to Belvidere Bridge. The Council can then implement these works following public consultation and discussions with Network Rail. The developers are

happy to discuss a longer timescale for the S106 agreements and funds enabling enough time for the project to be initiated correctly.

- The developers own the whole site so they do not expect phase 2 not to happen. The provision of public open space in phase 1 is sufficient for the housing in this phase as there are more fixed play areas at the north of the site. Overall the provision of public open space for this whole site exceeds the Council's standards.
- Contrary to popular belief, the management plan is legally binding.
- The cycling and walking paths will be linked up to the college in phase 2 from the SW corner of the plot. This location is too far from the phase 1 site to be constructed any earlier.
- The developers have paid Shropshire Council an additional £20k so a dedicated officer can monitor the progress of the project, compliance with S106 agreement and timing triggers.

RECOMMENDED:

Members were grateful for the additional information delivered today and the clarification provided. Following this review, Members support the application subject to the concerns raised by themselves, and the public, being considered and acted upon.

Councillor P Moseley, Jason Tait, Rob Perrins, Rob Wilson and Alistair Stewart left the meeting.

75/17 LOCAL PLAN REVIEW CONSULTATION

The Town Clerk provided some background information to the Local Plan Review consultation which is being run by Shropshire Council. The consultation will close on 22 December and seeks the public's and member's views on the preferred scale, distribution and locations of development in Shrewsbury for updating the Shropshire Local Plan.

The original Shropshire Local Plan was agreed for 2016-2026 with a condition attached that an early review is conducted and the Plan be extended to 2036.

There is a housing need in the County for 25,000 dwellings up to 2036, 18,000 of which is already proposed or under construction. A further 10,347 houses need to be allocated. This will be split 30% in Shrewsbury, 24.5% principle centres i.e. Oswestry, Bridgnorth, Market Drayton, Ludlow, 18% in key settlements and 27.5% in rural areas. In terms of how this will affect Shrewsbury there is a need to allocate land for an additional 3,646 houses which equates to an annual build rate, up to 2036, of 431 houses.

Following a meeting with Ed West and Adrian Cooper, managers of the process, the Town Clerk clarified the following:

- The Strategic Land Assessment will be completed by Christmas 2017
- Sustainable locations will be established by February/March 2018 for consultation
- A number of communities surrounding Shrewsbury have been identified as Community Hubs; these include Bicton, Atcham, Berrington, Hanwood, and Bayston Hill. Green space between these communities and Shrewsbury are expected to be retained.
- Shrewsbury's development boundary already extends into neighbouring parishes; where the development is determined as an urban extension to Shrewsbury it will be considered against the Shrewsbury housing allocations and not the parish housing allocations.
- The Place Plan is due for review and work on this will begin in January/February 2018.

- Shrewsbury requires 91 hectares of employment land of which 41 hectares has been allocated or is existing. A further 50 hectares needs to be allocated and would include retail.
- A site somewhere on the major road network needs to be found for use as a transition site for gypsy travellers. This will be a requirement of the Local Plan Review as it was identified as an issue at the current Local Plan Examination in Public
- There is no plan to expand the waste development plant at Battlefield as it can serve the whole of Shropshire's future needs. It currently runs to capacity by taking waste from outside the County.
- The Mayor raised the issue at Full Council that whilst the focus is on the number of houses, the scale, design and quality of housing must also be considered.
- The Planning Team is amenable to having a joint Shropshire Council/Shrewsbury Town Council Working Group to consider new allocations as happened at the last Plan Review. The Town Clerk has agreed that the Town Council will service the meetings and prepare notes.

Members added the following points to be included in the consultation response:

- The future of the North West Relief Road will impact on these plans although it is understood that Shropshire Council cannot build the Local Plan based on a project that is not guaranteed to come to fruition.
- The use of land will have an impact on traffic flow and some journeys across town will be eliminated by taking away the cause to travel.
- Mixed developments of different uses is required rather than individual housing and employment allocations to ensure sustainable development.
- Social Housing must be considered, not just affordable homes.
- Members are keen to retain the green spaces in Shrewsbury but for them to be meaningful spaces and avoid large urban blocks.
- Other factors such as population, where people live/work, how they travel etc. needs analysing.
- All transport and infrastructure needs to be included, not just roads but walking and cycle paths also.
- Members would like to see investment in public transport.
- A member of the public requested that members consider the CBRE's report and the housing need vs. demand.

RECOMMENDED:

That a draft response be put together based on the ideas discussed and be reviewed at the next Planning Committee Meeting on 12 December.

Three members of the public left the meeting.

76/17 HIGHWAY MATTERS

76.1 Stopping Up Order – Land at Somerby Drive

Members noted a stopping up order at the land at Somerby Drive and raised no concerns.

76.2 Parking Restrictions – Abbey Foregate

Members were in receipt of Shropshire Council's proposals to relocate taxi bays and introduce a loading bay in Abbey Foregate. Members noted the changes and raised no concerns.

77/17 TREE PRESERVATION ORDERS

77.1 Land at 2 Dove Close, off Oteley Road

Members noted a Tree Preservation Order on an Oak tree on the land at 2 Dove Close and raised no concerns.

78/17 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

79/17 PLANNING APPLICATIONS

79.1 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 28 October – 17 November 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	17/05530/TCA	40 Queen Street, Shrewsbury, Shropshire, SY1 2JU	Reduce canopy by 1m of 1No Yew Tree, reduce canopy by 2m of 1No Hawthorn Tree and reduce height of 1No Holly Tree by 1m within Shrewsbury Conservation Area		No Objection
2	17/05500/TCA	112 & 113 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	To coppice back to original growth points 2no Willow Trees and remove 1no Ash tree within Belle Vue 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.					
3	17/05501/TCA	6 Alton Flats, Alton Terrace, Belle Vue Road, Shrewsbury, Shropshire, SY3 7LW	To fell to ground level 12 Sycamores and 2 Elder trees within Belle Vue Conservation Area		Objection
Members cannot support the felling of seemingly healthy specimens and questioned the purpose of removing these trees.					
4	17/05398/TPO	The Birches, The Copse, Shepherds Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5FR	Works to trees as per schedule protected by Shropshire Council (Land at the rear of The Orchards, Shepherds Lane, Bicton Heath, Shrewsbury) TPO 2014		No Objection

5	17/05379/LBC	Ask, 23 High Street, Shrewsbury, Shropshire, SY1 1SJ	Works to include re-decoration of shop front, erect and display 1No externally illuminated replacement fascia sign, 1No externally illuminated replacement projection sign and 2No internally illuminated replacement menu boxes affecting a Grade II Listed Building		No Objection
6	17/05377/ADV	Ask, 23 High Street, Shrewsbury, Shropshire, SY1 1SJ	Erect and display 1No externally illuminated replacement fascia sign, 1No externally illuminated replacement projection sign and 2No internally illuminated replacement menu boxes		No Objection
7	17/05321/ADV	Unit 2 , 125 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AZ	Erect and display 1no Single sided non illuminated totem sign.		No Objection
8	17/05483/TCA	Land To The Rear Of Carriage Works, National Car Parks Ltd, Wyle Cop, Shrewsbury, Shropshire, SY1 1XE	Works to trees as per tree report within the Shrewsbury conservation area.		No Objection
9	17/05365/TPO	4 Mayland Court, Gains Park Way, Bicton Heath, Shrewsbury, Shropshire, SY3 8DB	Crown lift 1no Oak Tree; Crown reduce 1no Thorn and fell 1no Thorn protected by SABC (Land at and surrounding Bowbrook Grange) TPO 2008		No Objection
10	17/05354/FUL	53 Winterton Way, Shrewsbury, Shropshire, SY3 5PA	Conversion of integral garage to residential accommodation to include the insertion of bay window and canopy to front elevation		No Objection
11	17/05325/OUT	Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire,	Outline planning application (to include access) for demolition of existing residential dwelling and the construction of a three-storey residential care home comprising 87 bedrooms, formation of a new vehicular access, creation of car parking and works to, and the removal of trees (re-submission)		No Objection
12	17/05238/LBC	Shrewsbury High School Prep Department, Old Roman Road,	Installation of replacement like for like timber and metal framed windows affecting a Grade II Listed		No Objection

		Shrewsbury, Shropshire, SY3 9AH	Building		
13	17/05441/TCA	59 Trinity Street, Shrewsbury, Shropshire, SY3 7PQ	1no Silver Birch Tree - removal of 6 lower side branches within Belle Vue Conservation Area		No Objection
14	17/05316/FUL	Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR	Erection of store building for the use of Auction Department		No Objection
15	17/05300/CPL	88 Primrose Drive, Shrewsbury, Shropshire, SY3 7TR	Application for Lawful Development Certificate for the erection of a single storey rear extension following demolition of existing conservatory		This application was noted
16	17/05255/OUT	Heathgates Works , 67A Ditherington Road, Shrewsbury, Shropshire, SY1 4BD	Demolition of existing workshops and erection of 8no dwellings		No Objection
17	17/05450/HHE	45 Broughton Road, Shrewsbury, Shropshire, SY1 4PF	Erection of a single storey rear extension to detached dwelling, dimensions 4.0 metres beyond rear wall, 3.0 metres maximum height, 2.6 metres high to eaves		No Objection
18	17/05166/LBC	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Formation of 2No. areas for hanging out washing to include 1.8m high brick wall affecting a Grade II Listed Building		No Objection
19	17/05165/FUL	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Application under Section 73A of the Town and Country Planning Act 1990 for the formation of 2No. areas for hanging out washing to include 1.8m high brick wall		No Objection
20	17/05385/HHE	3 Radbrook Crescent, Hanwood Road, Shrewsbury, Shropshire, SY3 9BX	Erection of a single storey rear extension to a semi- detached dwelling to replace existing conservatory, dimensions 4.40 metres beyond rear wall, 3.40 metres maximum height, 2.80 metres high to eaves		No Objection
21	17/05262/FUL	Suite 2, 1 Bellstone Court, Bellstone, Shrewsbury, Shropshire, SY1 1JB	Change of use from B1 (Office) to A1 (Hairdressing services)		No Objection
22	17/05254/FUL	18 Porthill Gardens, Shrewsbury, Shropshire, SY3 8SH	Erection of a single storey rear extension		No Objection

23	17/05234/FUL	Land Off Greenfields Recreation Ground, Falstaff Street, Shrewsbury, Shropshire,	Erection of 17No. residential dwellings to include new access road and associated parking		No Objection
24	17/05185/FUL	55 Rowton Road, Shrewsbury, Shropshire, SY2 6JB	Erection of first floor extension over existing garage		No Objection
25	17/05259/COU	Ground Floor, 39 Longden Coleham, Shrewsbury, Shropshire, SY3 7DQ	Change of use of ground floor from A1 Retail to Sui Generis to accommodate a mixed use Art Studio/Workshop		No Objection
26	17/05163/FUL	Proposed Dwelling South Of 170, Monkmoor Road, Shrewsbury, Shropshire,	Erection of dwelling; formation of pedestrian access and alterations to vehicular access to form shared parking area		No Objection
27	17/05202/FUL	1 Chestnut Close, Shrewsbury, Shropshire, SY3 8UJ	Erection of single storey side extension		No Objection
28	17/05200/LBC	15 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Installation of a suntube to flat roof affecting a Grade II Listed Building		No Objection
29	17/05139/LBC	8 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	Works to Listed Building to include replacement stucco works; roof renovation; renovation of rainwater goods; internal alterations to provide facilities		No Objection
30	17/05012/FUL	126 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7RA	Erection of annexe building to replace existing garage/store; relocation of access gates		Representation
<p>The Town Council has no objections per se to enhancing buildings within the curtilage of the main property. However, they would request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.</p>					
31	17/05197/FUL	Shrewsbury Magistrates Court , Preston Street, Shrewsbury, Shropshire, SY2 5NX	Formation of new external path, stepped access and associated external lighting. Installation of 7no. external louvres		No Objection
32	17/05192/FUL	23 Grasmere Road, Shrewsbury, Shropshire, SY1 4EA	Erection of two storey side extension		No Objection
33	17/05158/LBC	Priory Lodge , Priory Road, Shrewsbury, Shropshire, SY1 1RU	Extension of existing nursery into adjacent priory house affecting a Grade II Listed Building		No Objection
34	17/05154/CPL	18 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS	Application for Lawful Development Certificate for the proposed erection of a single storey side extension and associated alterations		This application was noted

35	17/05130/FUL	Dulux Decorator Centres, Old Castle House, Beacalls Lane, Shrewsbury, Shropshire, SY1 2HU	Use of existing building for retail (Class A1) operation		No Objection
36	17/05056/ADV	Gala Club , Castle Gates, Shrewsbury, Shropshire, SY1 2AG	Erect and display 1No internally illuminated fascia sign, 1No internally illuminated projecting sign, 1No internally illuminated sign and 2No non-illuminated car park directional signs		No Objection
37	17/05113/OUT	Land To Rear Of Sutton Farm Shopping Centre, Tilstock Crescent, Shrewsbury, Shropshire,	Outline application for the erection of 6 dwellings to include access and layout		Deferred
Members deferred a decision until they can view the original application refused a few years ago. The Committee Clerk agreed to try and find these details from the Case Officer.					
38	17/05106/TPO	Gates Garth, 35 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Works to 2No. Conifer trees protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection

79.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 28 October – 17 November 2017.