

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 12 December 2017

PRESENT – Councillors N Green (Chairman), J Dean, P Gillam, I Jones, P Nutting and H Taylor.

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk) and one member of the public.

APOLOGIES – Apologies were received from Councillors K Roberts and Mrs R Wall.

80/17 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.	<ul style="list-style-type: none">As a member of Shropshire Council Central Planning Committee he reserves 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 I Jones	<ul style="list-style-type: none">Declared a personal interest in application 17/05564/FUL as the applicant is known to him and he has submitted a letter of support to this application. He left the meeting whilst the item was discussed by the committee.

81/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 21 November 2017 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 21 November 2017 be approved and signed as a correct record.

82/17 MATTERS ARISING

82.1 Reconsultation Application 16/03432/FUL – Beechwood House

Members reconsidered this application in light of additional information and plans received. They are supportive of the application to renovate a redundant town centre building in a prime location and have been satisfied by the parking arrangements included in the plans.

RESOLVED:

The Town Council raised no concerns with this application.

82.2 Reconsultation Application 17/05113/OUT – Land to rear of Sutton Farm Shopping Centre

Members reconsidered this application in light of additional information received on the original application which was refused in 2009. They raised no concerns with the new plans.

RESOLVED:

The Town Council raised no concerns with this application.

82.3 Reconsultation Application 17/05097/TPO – 2 Sutton Road

Members were supportive of this application to carry out tree works rather than fell the mature and significant trees. They raised no concerns.

RESOLVED:

The Town Council raised no concerns with this application.

83/17 HIGHWAY MATTERS

There were no highway applications for consideration,

84/17 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

85/17 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

86/17 PLANNING APPLICATIONS

86.1 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 18 November – 08 December 2017.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	17/05704/FUL	Station Hotel, 4 Castle Foregate, Shrewsbury, Shropshire, SY1 2DJ	To formalise the existing A5 use from being ancillary to the Station Hotel, to now be a separate use A5 establishment		No Objection
2	17/05699/CPL	273 Crowmere Road, Shrewsbury, Shropshire, SY2 5LE	Certificate of lawfulness for the proposed removal of redundant chimney and installation of 2No velux		This application was noted

			windows at rear of property		
3	17/05561/FUL	45 New Park Street, Shrewsbury, Shropshire, SY1 2JY	Demolish existing extension and erect new ground floor extension with small 2nd story extension to provide a larger 3rd bedroom.		No Objection
4	17/05696/FUL	3A Cranfield Drive, Shrewsbury, Shropshire, SY2 5HR	Conversion of existing garage to bedroom and shower room		No Objection
5	17/05669/FUL	Burnsall, 13 Well Meadow Road, Shrewsbury, Shropshire, SY3 8UN	Extension to rear of property and whole house to be rendered externally		No Objection
6	17/05181/TCA	28 Lower Blackfriars Crescent, Shrewsbury, Shropshire, SY1 2BA	To remove three lower limbs from 1No Prunus Tree - plus some trimming of growth (at all heights) towards the building within Shrewsbury Conservation Area		No Objection
7	17/05835/TCA	23 Kennedy Road, , Shrewsbury, Shropshire, SY3 7AB	To fell 1No Holly Tree within Shrewsbury Conservation Area		No Objection
8	17/05834/TCA	Prestbury , 55 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	To fell 1No Plum Tree with Shrewsbury Conservation Area		No Objection
9	17/05628/FUL	89 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	Erection of rear extension		No Objection
10	17/05428/FUL	Proposed Dwelling To The East Of 1, Westwood Drive, Shrewsbury, Shropshire,	Erection of a two-storey 3 bed detached dwelling		No Objection
11	17/05831/TCA	Dorset Farm, Queen Street, Shrewsbury, Shropshire, SY1 2JS	To fell 3no Leyland cypresses (T1, T2, T3) and 1 no Ash tree (T4) within the Shrewsbury conservation area.		No Objection
12	17/05805/TCA	Dorset Farm , Queen Street, Shrewsbury, Shropshire, SY1 2JS	To fell 3no Leyland cypresses and 1no Ash within Shrewsbury 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.					
13	17/05793/TCA	1 Earlston Park, Shrewsbury, Shropshire, SY3 8BE	To fell 2no Corsican pines within Shrewsbury Conservation Area		Representation
As this application is to fell two mature specimens in a prominent location members respectfully request that this application be referred to Shropshire Council's Tree Officer to make a site visit and ascertain if felling the pine trees is absolutely necessary.					

14	17/05636/LBC	5 Marine Terrace, Shrewsbury, Shropshire, SY1 1XQ	Installation of a glass screen to rear ground floor flat roof extension affecting a Grade II Listed Building		Objection
As with previous similar applications received, the Town Council continue to have concerns about the disturbance that will be created to neighbouring properties from using this first floor level outdoor space. This would be in the form of noise nuisance and a loss of privacy. Due to it's appearance, Members also consider the development to neither enhance nor preserve the visual enhancement of the property which sits within the Shrewsbury Conservation Area.					
15	17/05775/TCA	26 Primrose Terrace, St Michaels Street, Shrewsbury, Shropshire, SY1 2EY	2 x Silver Birch - Crown reduce by 30%; 1 x Rowan - Crown reduce by 30% within Shrewsbury Conservation Area		No Objection
16	17/05774/TCA	41 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	Remove one limb over lane and one stub from 1no Cherry tree within the Belle Vue conservation area.		No Objection
17	17/05601/OUT	1 Glenburn Gardens, Shrewsbury, Shropshire, SY2 5SY	Residential development of 6no semi-detached dwellings and associated parking arrangements, following demolition of existing residential dwelling		Objection
The Town Council has no objection to the principle of developing this piece of land but consider the proposal to construct 6 dwellings is too great for the size of plot and thus should be considered an overdevelopment of the site. It is requested that the application be referred to Shropshire Council's Tree Officer to assess the value of the tree stock on this site and whether any specimens should be retained.					
18	17/05538/FUL	The Stew, Frankwell, Shrewsbury, Shropshire, SY3 8JR	Proposed refurbishment, extension and conversion of the Stew into 7 no. apartments, office, spa / leisure, coffee shop and garages		Deferred
Members requested that the architect be invited to the next committee meeting on 02 January 2018 to talk through the design.					
19	17/05762/TPO	The Hollies, 21 Sutton Road, Shrewsbury, Shropshire, SY2 6DL	Dismantle and remove 1no Lawson Cypress (T1), 1no Robiania (T2) protected by Shrewsbury and Atcham Borough Council (The Hollies, Sutton Road) Tree Preservation Order 1991		No Objection
20	17/05761/TPO	Shrewsbury High School Prep Department, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	Works to various trees (please see Tree Survey) Protected by The Shrewsbury Borough Council (Kingsland Grange No 1) Tree Preservation Order 1967		No Objection

21	17/05740/TCA	The Hollies, 21 Sutton Road, Shrewsbury, Shropshire, SY2 6DL	Dismantle and remove 1no Lawson Cypress (T3) within Shrewsbury Conservation Area		No Objection
22	17/05692/TCA	Shrewsbury High School Prep Department, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	Works to various trees (please see Tree Survey) within Shrewsbury Conservation Area		No Objection
23	17/05600/FUL	65 Percy Street, Shrewsbury, Shropshire, SY1 2QG	Erection of a single storey extension and remodel		No Objection
24	17/05599/FUL	18 Betton Street, Shrewsbury, Shropshire, SY3 7NY	Erection of replacement garage and conservatory		No Objection
25	17/05731/TCA	18 Betton Street, Shrewsbury, Shropshire, SY3 7NY	To fell 1no Sycamore Tree within Belle Vue Conservation Area		No Objection
26	17/05587/FUL	Land Between Mcdonalds And Pizza Hut, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erection of Class A3/A5 Use unit with drive through, provision of parking, servicing, landscaping and all associated works		Objection

The Town Council does not object to the principle of building another fast food restaurant with drive through but has concerns about the cumulative impact on the delicate access/egress to the retail park and the highway infrastructure in the environs of the retail park. This establishment would increase the number of car journeys joining a significant roundabout which is already heavily congested. Members also questioned whether the parking allocation is sufficient for the new premises and for Pizza Hut which will lose a significant number of parking spaces if this application was to go ahead.

27	17/05578/TPO	Flat 1, 2 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	To fell 1No Cypress Tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969		No Objection
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Councillor I Jones left the meeting for the consideration of the next application.

28	17/05564/FUL	Unit 2B, Ubique Park, March Way, Shrewsbury, Shropshire, SY1 3JE	Change of use from B2/B8 class industrial unit to D2 Leisure use for a Gymnastics Academy		No Objection
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Councillor I Jones rejoined the meeting.

29	17/05545/VAR	Residential Development, Mytton Oak Road, Shrewsbury, Shropshire,	Variation of Condition No.2 (approved plans) attached to permission 17/03559/VAR and 16/02684/FUL to allow for change in design of approved dwellings to change the roof covering material from slate to Marley Ashmore Smooth Grey interlocking Plain tiles		No Objection
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30	17/05543/TPO	25 Tanfield, Shrewsbury, Shropshire, SY1 3XR	To crown reduce and remove epicormic growth, remove deadwood and cut back 15% of 1No. Oak tree protected by The Shrewsbury Borough Council (Beechwood Drive) Tree Preservation Order 1971		No Objection
31	17/05480/FUL	7 Pinewood Close , Shrewsbury, Shropshire, SY1 3SF	Erection of two-storey side extension		No Objection
32	17/05509/LBC	The Old House , 20 Dogpole, Shrewsbury, Shropshire, SY1 1ES	Internal alterations affecting a Grade II star Listed Building		No Objection
33	17/05494/FUL	39 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY	Erection of single storey rear extension and alterations following demolition of existing single storey part		No Objection
34	17/05491/FUL	31 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY	Erection of extensions to side and rear; conversion of roof space and installation of dormer with juliet balcony		No Objection
35	17/05475/CPL	26 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	Application for Lawful Development Certificate for a proposed first floor rear extension		This application was noted
36	17/05384/FUL	3 St Johns Hill Apartments , 36 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ	Erection of courtyard infill extension to create new kitchen		No Objection
37	17/05535/FUL	Quarry View House , 34 New Street, Shrewsbury, Shropshire, SY3 8JQ	Erection of a replacement workshop /studio.		No Objection
38	17/05526/FUL	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire,	Erection of a single timber frame garage (plot 1)		No Objection
39	17/05487/TCA	1A Quarry Place, Shrewsbury, Shropshire,	Partial reduction of crown of 1no Holly Tree at sides by 5% within Shrewsbury Conservation Area		No Objection
40	17/05451/VR W106	Land Between 76 And 78, Canon Street, Shrewsbury, Shropshire,	Variation of Section 106 for planning application number 13/04636/FUL to reduce the level of affordable housing contribution		No Objection

41	17/05171/FUL	Proposed Mixed Use Development, Barker Street, Shrewsbury, Shropshire,	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of two 4 storey blocks and 3 storey infill block for mixed use (including A1 retail use at ground floor and student accommodation and office use to rear and on upper floors) with ancillary cycle and bin storage areas, car parking and new vehicular access on to St Austin's Street		No Objection
42	17/04761/LBC	68 Mardol, Shrewsbury, Shropshire, SY1 1PZ	Internal alterations to convert first and second floor to residential units to include the addition of Mansard roof; insertion of doors/windows/rooflights and partition walling; elevational alterations; removal of staircase; works to facilitate installation of new shop front with additional street access		No Objection
43	17/04760/FUL	68 Mardol, Shrewsbury, Shropshire, SY1 1PZ	Formation of two residential units on first and second floor to include the addition of Mansard roof; formation of Juliet balcony to rear and roof terrace with parapet wall to front; rooflights and sunpipe; installation of new shop front with additional street access		No Objection
44	17/05462/FUL	4 Highfields, Shrewsbury, Shropshire, SY2 5PQ	Erection of detached double garage to replace existing single garage.		No Objection
45	17/05460/FUL	207 Copthorne Road, Shrewsbury, Shropshire, SY3 8LT	Erection of a two storey side extension		No Objection
46	17/05424/TPO	3 Meole Hall Gardens, Church Lane, Shrewsbury, Shropshire, SY3 9JS	To pollard 1No Poplar Tree protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973		No Objection
47	17/05407/FUL	Lewis Solutions Ltd, Unit A1, Centrepont, Stafford Drive, Shrewsbury, Shropshire, SY1 3BF	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use B1, B2 and B8 to car sales, sui generis and alteration of a		No Objection

			window opening to form a new door opening and erection of a glazed canopy over the opening		
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86.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 18 November – 08 December 2017.