

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 2 January 2018

**PRESENT** – Councillors N Green (Chairman), J Dean, P Gillam, P Nutting, K Roberts and H Taylor.

**IN ATTENDANCE** – Helen Ball (Town Clerk), Hilary Humphries (Communications Officer), Carl Huntley from Base Architects, Gareth Leese owner of The Stew, seven members of the public and one member of the press.

**APOLOGIES** – Apologies were received from Councillor Mrs R Wall.

#### 87/17 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 & K Roberts	<ul style="list-style-type: none"><li>As a member of Shropshire Council Central Planning Committee, they reserve 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>
Councillor P Gillam	<ul style="list-style-type: none"><li>Is a member of the Shrewsbury Civic Society</li></ul>

#### 88/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 12 December 2017 were submitted as circulated and read.

##### RESOLVED:

**That the minutes of the Planning Committee meeting held on 12 December 2017 be approved and signed as a correct record.**

#### 89/17 MATTERS ARISING

##### 89.1 Reconsultation Application 17/05450/HHE – 45 Broughton Road

Members were due to reconsider this application in light of additional information and plans received, however with a decision having already been made by Shropshire Council, members agreed that no action was necessary.

##### RESOLVED:

**The Town Council take no action on this application.**

## 90/17 APPLICATION 17/05538/FUL – THE STEW

Gareth Lease (Owner) and Carl Huntley (Architect) attended the Planning Committee at members' request to present proposals for the development of The Stew into a mixed-use site featuring commercial/office use on the ground floor with residential accommodation on higher floors. The aim of the development is to present the most viable way of bringing an historic building into use, maximising retention wherever possible. A Conservation Statement has been prepared looking at Historic, Economic and Social value of the site and whilst the building has some historic value, it currently provides negative economic or social value as it has not been used for some 20 years.

The proposal aims to retain 75% of the existing fabric, restoring some of those existing elevations, which have previously been lost through past upgrades. To achieve viability, there is a need to extend the current building floor space of 700 sq. metres by 559 sq. metres to make the scheme viable; this would be achieved by a side extension and an additional floor. Architects had explored many options for roofing the building and had opted for a more contemporary design to clearly highlight what was new and what was old.

The Chairman agreed to allow representations from those present:

Selby Martin – Brought members' attention to the museum potential for the site telling the story of Shrewsbury as a river port; this he felt would attract HLF funding. For that potential to be achieved there was a need to refuse the current application.

Mike Carter – The current brief sought to do too much which would in turn undermine the heritage of the building and the potential for redeveloping Frankwell further. He had provided all members with written representations detailing history and practical alternatives for the building.

The Chairman allowed members comments and questions and invited the Architect to respond. Areas included:

- The materials used for the extension and whether they were in-keeping with the brick of both the existing building and neighbouring properties – the materials were predominantly glass with zinc inserts which would weather better than the use of metal materials in the area;
- The upturned dish roof was not in-keeping with the surrounding area and whether other alternatives would be feasible – the aim was to keep lines crisp and keep a clear distinction between old and new. Other examples including full pitch on mon pitch could be looked at if need be;
- Was the additional floor necessary – the additional 175 sq. metres were necessary to make the scheme viable;
- Had other suggested alternatives been looked at to prove economic viability – all alternatives suggested at a previous Public Inquiry were explored; they all proved loss-making;
- Had the owners of the Maltings approached the applicant for some joint development potential – no approaches had been received;
- Were there any funding sources to have a broader heritage interpretation option – since Historic England had declined a request in 2017 to list The Stew, no HLF funding would be forthcoming nor any redundant building scheme funding;
- Why take the existing white frontage back to brick as it would stand out more – happy to discuss the option with Conservation Officers;

- Members were supportive of juxtaposing old with new citing the Old Chapel being incorporated within Theatre Severn;
- Had there been any representations from the theatre about future development – other than theatre staff making the developers aware of the potential noise impact of theatre companies loading and unloading equipment into the theatre. No.

**RESOLVED:**

**That the Town Council is generally supportive of the current proposals to renovate The Stew, retaining as much of the building as possible and creating a use for the building which has been empty for virtually two decades. Members however remain at odds with the contemporary design choice of the additional floor and would look to seeing a more traditional pitched alternative being used.**

*The Chairman thanked the Owner and Architect for attending; they and members of the Shrewsbury Civic Society duly left the meeting.*

**91/17 HIGHWAY MATTERS**

Whilst there were no highway applications for consideration, the Town Clerk raised the issue of Pavement Permits with members, which are currently being consulted on, including:

- Little Dessert Shop – 20 Shoplatch
- Philpotts – 2 Abbots House, Butcher Row
- Nikos Greek Restaurant – 23 Abbey Foregate

**RESOLVED:**

**That whilst the Town Council does not object to these applications per se, we would wish to see brass tacks sited in the footway to define the extent of their licence to avoid the perennial issue of creep that we see in many other Pavement Permits in the town centre.**

**92/17 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**93/17 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

**94/17 PLANNING APPLICATIONS**

**94.1 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 09 December – 19 December 2017.

**RESOLVED:**

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

1	17/05819/ADV	1 Ambleside, Shrewsbury, Shropshire, SY1 4ET	Erect and display 1no halo lit sign over entrance door		No Objection
2	17/05818/FUL	1 Ambleside, Shrewsbury, Shropshire, SY1 4ET	Erection of an entrance porch		No Objection
3	17/05919/TCA	Shrewsbury High School Prep Department, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	Fell 3no Lawson Cypress to ground level within Shrewsbury Conservation Area		No Objection
4	17/05744/FUL	65 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Conversion of existing integral garage to form studio annex and installation of French doors and juliet balcony		No Objection
5	17/05708/LBC	8 Holywell Terrace , Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Erection of single storey rear extension; internal works to include opening up internal walls; replacement kitchen, demolition and replacement of single storey adjoining outbuilding affecting a grade II listed building.		No Objection
6	17/05707/FUL	8 Holywell Terrace , Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Erection of single storey rear extension; demolish and rebuild outhouse and associated internal works.		No Objection
7	17/05753/FUL	3 Leyburn Avenue, Shrewsbury, Shropshire, SY3 8TP	Erection of a two storey side extension to replace existing single storey extension and new canopy roof to the front		No Objection
8	17/05752/LBC	65 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BG	Alterations in connection with creation of new access and formation of gravel track and parking area to include removal of existing boundary wall affecting a Grade II Listed Building		No Objection
9	17/05639/FUL	Barn Cottages, Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	Erection of dwelling and detached garage/car port following demolition of existing building. (Modification to previously approved 17/02106/FUL)		No Objection
10	17/05978/FUL	Grange Primary School , Bainbridge Green, Shrewsbury, Shropshire, SY1 3QR	Replacement of existing 1.8m high security fence and gates with new 2.4m high security fence & gates, colour (RAL 6005). Installation of		No Objection

			CCTV & Security lighting to the perimeter of the building and driveway.		
11	17/05789/FUL	81 White Hart, Shrewsbury, Shropshire, SY3 7TE	Erection of single storey extensions to both front and rear, new detached garage to the side after demolition of existing conservatory and garage and alterations to windows and doors		No Objection
12	17/05772/OUT	Proposed Residential Development Land To The West Of, Ellesmere Road, Shrewsbury, Shropshire,	Outline application for the erection of 36No dwellings and associated infrastructure (to include access, appearance, layout and scale)(re-submission)		Deferred
<p>The Town Council is aware of the contentious nature of this application on greenfield land, in close proximity to the development boundary of the town on an entry road with probably the best vistas of the town centre with potentially detrimental impact on the streetscene and local vernacular. In acknowledging that there has been some measures to address the impact on the streetscene, members remain unconvinced that the existing concerns over density have not been addressed. With that regard, the Planning Committee has asked that the Applicant attends the next scheduled Planning Committee on 23rd January 2018 to present their proposals. The Town Council will forward a revised comment thereafter.</p>					
13	17/05765/VAR	Former Prison , The Dana, Shrewsbury, Shropshire, SY1 2HT	Variation of Condition No.s 1, 11, 12, 13, 15, 17, 21, 32 and removal of Condition No. 5 attached to Planning Permission 17/02809/OUT dated 14 September 2017		No Objection
14	17/05736/FUL	3B Peace Cottages, Old Coleham, Shrewsbury, Shropshire, SY3 7BT	Replace dormer window (top floor) with a flush fitting UPVC window. Article 4 direction.		Representation
<p>The Town Council is aware of the historical and architectural prominence of buildings in this area hence Article 4 Direction. Members feel that the use of PVC in this location would set an unhealthy precedent in an area with a predominance of wood framed windows.</p>					
15	17/05588/FUL	Development Land Adj Richard Onslow Court, Hearne Way, Shrewsbury, Shropshire,	Residential development to provide 8no retirement apartments.		No Objection
16	17/05387/FUL	Maesbrook Nursing Home, Church Road, Shrewsbury, Shropshire, SY3 9HQ	Erection of first floor extensions to north east part of main building to create additional bedrooms; link corridor to additional bedrooms in roof space with increase in height of roof and		No Objection

			insertion of rooflights		
<b>17</b>	17/05967/TCA	Sevenside House, Longden Coleham, Shrewsbury, Shropshire, SY3 7EJ	To Crown lift to 5.5m 1no Beech tree within the Shrewsbury conservation area.		No Objection
<b>18</b>	17/05962/TCA	32 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BT	Dismantle to near ground level (0.91 - 1.2m) 1No. multi stem Sycamore tree, 7No. Damson trees, 1No. Sycamore tree and dismantle to 1.2m in height 1No. dead tree within Shrewsbury Conservation Area 1x Dead tree -		Representation
<p>The Town Council is most concerned about the proposed loss of trees in this location with neither sufficient rationale for removal or options for replacement. The Town Council respectfully requests that the Tree Officers visit the site and provide expert assessment and recommendations.</p>					
<b>19</b>	17/05633/FUL	21 Worthington Drive, Shrewsbury, Shropshire, SY3 6BT	Erection of two-storey side extension and a single storey rear extension		Representation
<p>The Town Council views that significant extensions to both the side and rear of this property in an already confined area constitutes an over development of the site and an overbearing effect on both neighbouring properties and the users of the adjacent public right of way.</p>					

#### **94.2 Schedule of Planning Decisions**

There were no conflicts of decisions between Shropshire Council and Shrewsbury Town Council as registered between 09 and 19 December 2017.