

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 23 January 2018

PRESENT – Councillors N Green (Chairman), I Jones, P Nutting, K Roberts, H Taylor and Mrs R Wall.

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Richard Cambray (Mara Homes Ltd), Stuart Thomas (Berrys), James Wood and Andrew Copson (both from Saxonby), Jason Curran (AIParchitects Ltd) and one member of the public.

APOLOGIES – Apologies were received from Councillors J Dean and P Gillam.

95/17 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 & K Roberts	<ul style="list-style-type: none">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.
Councillor P Nutting	<ul style="list-style-type: none">Declared a personal interest in application 17/05907/VAR as his daughter is a resident on this development.

96/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 02 January 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 02 January 2018 be approved and signed as a correct record.

97/17 MATTERS ARISING

97.1 Reconsultation - Application 17/04269/FUL - Dorset Farm

Members were asked to reconsider the above application in light of amended plans received.

Members still support the principle of this proposal but have concerns about the detail of the project. Due to the site's close proximity to the conservation area, the development should both preserve and enhance the Conservation Area. If the application is approved, members request that conditions be

imposed to ensure that some control, over the scale, design and materials, is retained. The Town Council's objection remains.

RESOLVED:

That the Town Council's comments be forwarded to Shropshire Council.

98/17 PRESENTATION ON APPLICATION 17/05772/OUT – Land West of Ellesmere Road

The meeting was joined by Richard Cambray and Jason Curran. James Wood, Andrew Copson and Stuart Thomas were on hand to answer questions.

Mr Cambray presented on the application for 36 residential units on land to the West of Ellesmere Road. This application is for outline planning permission and addresses the demand for downsized residential homes of which there is a shortfall in Shrewsbury. The original application which was refused against the advice of Officers is being appealed and so the two applications are running in parallel. A debrief with Planning Officers highlighted building designs in Abbey Foregate as acceptable and therefore has been incorporated into this scheme.

Since work first began on this site two years ago, it has been surrounded by new developments by Redrow Homes and Lovells. The site has many challenges including a floodrisk line across the centre of the site, a 6m difference in levels and Great Crested Newts are present on the site. Due to the floodrisk aspect the development has to be located to the front of the site nearest Ellesmere Road.

Mr Cambray stated the three storey element was in-keeping with the surrounding buildings and the developers felt the views into town would be enhanced by these buildings, without losing sight of well known landmarks i.e. church spires.

Since the first application the units have been reduced, the flat roof is hidden, the buildings are off set and set at different levels without losing the level disabled access and the elevations have been modified.

The majority of members felt the revised scheme was an improvement, one remained neutral and another chose not to comment. Mr Cambray confirmed that the second scheme is their preferred option and will be pursued even if the appeal on the first application was upheld.

All representatives were thanked for attending.

RESOLVED:

That the Town Council is supportive of this outline application and that comments be forwarded to Shropshire Council.

Richard Cambray, Stuart Thomas, James Wood, Andrew Copson and Jason Curran left the meeting.

99/17 HIGHWAY MATTERS

There were no highway matters for consideration.

100/17 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

101/17 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

102/17 PLANNING APPLICATIONS

102.1 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 20 December 2017 – 16 January 2018.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	18/00086/TCA	Besford Gardens Trinity Street, Shrewsbury, Shropshire, SY3 7BH	Crown reduce 1no Lime by 20%; Crown reduce 1no Cedar by 20% and remove any fractured, hanging, branches; Shorten branches of 1no Beech that overhang car park by 20% and reduce on other side by approx 10% to retain a balanced crown within Belle Vue Conservation Area		No Objection
2	18/00070/TCA	14 Berwick Road, Shrewsbury, Shropshire, SY1 2LN	Notification of proposed tree works to include the crowing raising by 20-25% and reduce the remaining crown by 15-20% of one English Yew tree lying within the Shrewsbury Conservation Area		No Objection
3	17/06043/FUL	61 King Street, Shrewsbury, Shropshire, SY2 5ES	Erection of a two storey rear extension		No Objection
4	17/06040/TPO	Canonbury House, 10 Canonbury, Shrewsbury, Shropshire, SY3 7AH	Crown lift 1no Beech tree by 1.5m, fell 2no Conifer trees and crown reduce 2no Silver Birch trees by 15% protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969		No Objection
5	17/06012/FUL	18 St James Road, Shrewsbury, Shropshire, SY2 5YH	Erection of single storey extension to front and rear; first floor extension above attached garage and internal alterations		No Objection
6	17/06011/FUL	9 Stilton Close, Shrewsbury, Shropshire, SY3 9BT	Erection of single storey side extension following demolition of existing conservatory style building		No Objection

7	18/00050/TCA	Burrs Field, Kingsland Road, Shrewsbury, Shropshire,	To pollard to approximately 3.6 metres 8No Weeping Willow trees within Shrewsbury Conservation Area		No Comment as the Town Council is the applicant.
8	18/00030/FUL	93 Sutton Road, Shrewsbury, Shropshire, SY2 6ED	Erection of rear extension on property used for adult social care, revised access and additional parking and internal alterations		No Objection
9	18/00047/HHE	14 Kenwood Road, Shrewsbury, Shropshire, SY3 8AH	Erection of a rear single storey extension to semi detached dwelling following demolition of existing extension, dimensions 2.755 metres beyond rear wall, 3.54 metres maximum height, 2.39 metres high to eaves		No Objection
10	17/05969/FUL	The Dog And Pheasant , 20 Severn Street, Shrewsbury, Shropshire, SY1 2JA	Minor works to rear to improve toilet access, fire escape and provide shelter to yard area		No Objection
11	17/05949/LBC	Drapers Hall , 10 St Marys Place, Shrewsbury, Shropshire, SY1 1DZ	Works to the ground floor WC layout to include tilling the floor 10cm x 10 cm black tiles, replacing the internal walls, replace doors, stain/paint toilet entrance door, replacing all the WCs, hand basins and taps and decorating walls and doors with white/grey tones affecting a Grade II* Listed Building		No Objection
12	17/05759/COU	Alliance Pharmacy, 4 - 5 Market Street, Shrewsbury, Shropshire, SY1 1LE	Change of Use of ground floor from retail A1 use to retail and restaurants/cafe (mixed A1 and A3 use)		No Objection
13	17/05932/CPL	12 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Application for Lawful Development Certificate for the erection of an open porch following demolition of existing porch; single storey rear extension and associated alterations		This application was noted.
Councillor Nutting left the meeting.					
14	17/05907/VAR	Land South Of Mytton Oak Road, Squinter Pip Way, Shrewsbury, Shropshire,	Variation of Condition No.1 (approved plans - landscaping) attached to permission 14/03844/REM		No Objection
Councillor Nutting rejoined the meeting.					

15	17/05948/OUT	Proposed Dwelling To The West Of, Raby Crescent, Shrewsbury	Outline application (all matters reserved) for the erection of one detached open market dwelling		No Objection
16	17/05933/FUL	5 Porthill Drive, Shrewsbury, Shropshire, SY3 8RP	Erection of single storey rear extension		No Objection
17	17/05918/VAR	Radnor House , Pountney Gardens, Shrewsbury, SY3 7LU	Variation of Condition No.2 (approved plans) attached to permission 17/01325/FUL dated 19/05/2017		No Objection
18	17/05892/LBC	81 Wyle Cop, Shrewsbury, Shropshire, SY1 1UT	Internal alterations including removing part of the floor to block the cellar access stairs; installation of balustrading to protect the widened opening; commissioning and servicing the existing alarm & detection system; provision of a partition to the existing bedroom and installation of a bathroom suite and mechanical ventilation; reversing swing of exterior door to improve fire safety by allowing swifter exit in emergency affecting a grade II star listed building.		No Objection
19	17/06107/HHE	21 Hill Crescent, Shrewsbury, Shropshire, SY3 7RW	Erection of a rear single storey extension and front porch to semi detached dwelling, dimensions 4.0 metres beyond rear wall, 3.3 metres maximum height, 2.3 metres high to eaves		No Objection
The member of the public left the meeting.					
20	17/05882/FUL	Unit 1 Charlesworth Court, Knights Way, Shrewsbury, Shropshire, SY1 3AB	Change Of Use of the existing first floor from B1 (Business) Use Class to D1 Use Class (Clinic)		No Objection
21	17/05869/LBC	23A Swan Hill, Shrewsbury, Shropshire, SY1 1NQ	Conversion of single dwelling to create 2no dwellings with associated internal alterations only affecting a garage II listed building.		No Objection
22	17/05868/FUL	23A Swan Hill, Shrewsbury, Shropshire, SY1 1NQ	Conversion of single dwelling to create 2no dwellings with associated internal alterations only. Minor internal modifications to enhance the living environment.		No Objection

23	17/05824/FUL	55 Oswell Road, Shrewsbury, Shropshire, SY2 5YL	Erection of a single storey extension to rear of property with associated spiral staircase		No Objection
24	17/05878/FUL	17 Lesley Owen Way, Shrewsbury, Shropshire, SY1 4RB	Erection of a single storey extension to rear and first floor extension to side		No Objection
25	17/05860/FUL	6 Aysgarth Road, Shrewsbury, Shropshire, SY3 8TW	Erection of side and rear extension to existing bungalow		No Objection
26	17/05859/FUL	5 Amber Hill, Shrewsbury, Shropshire, SY3 6DE	Erection of first floor side extension		No Objection
27	17/05825/FUL	54 New Street, Shrewsbury, Shropshire, SY3 8JQ	Internal and external alterations to include construction of new light well at front of property, replacement of window and door at rear elevation with patio doors, removal of part of middle wall in lower ground floor and associated internal works.		No Objection
28	17/05727/FUL	The River House St Marys Water Lane, Shrewsbury, Shropshire, SY1 2BX	Erection of a replacement boundary wall and fence		No Objection
29	17/06060/HHE	4 Mayfield Close, Shrewsbury, Shropshire, SY1 4BF	Erection of a rear single storey garden room to semi detached dwelling, dimensions 3.5 metres beyond rear wall, 3.2 metres maximum height, 2.1 metres high to eaves		No Objection
30	17/05827/LBC	54 New Street, Shrewsbury, Shropshire, SY3 8JQ	Internal and external alterations to include construction of new light well at front of property, replacement window and door at rear elevation with patio doors, removal of part of middle wall in lower ground floor and associated internal works affecting a Grade II Listed Building		No Objection
31	17/05249/FUL	36 Queen Street, Shrewsbury, SY1 2JX	Erection of a single storey rear extension following removal of existing outbuilding		No Objection
34	17/06096/OUT	Bowbridge House, Bowbrook, Shrewsbury, SY5 8PG	Outline residential development following demolition of existing dwelling to include means of access and layout		Representation

Members agreed in principle to this application but requested that as many of the existing trees on the site are retained. They questioned if the brook at the rear of the site poses a floodrisk and if so whether work to the brook is planned and what detrimental impact this could have on other areas of the brook. If given a choice, members unanimously preferred 'Option 2 site plan' which saw the existing detached dwelling retained.

35	17/06075/LBC	Gala Club , Castle Gates, Shrewsbury, Shropshire, SY1 2AG	Works to facilitate the erection of replacement signage		No Objection
36	17/06144/TPO	Pritchards Way, Shrewsbury, Shropshire, SY2 6TB	Works to 2No. Oak trees (detailed in work report) protected byThe Borough of Shrewsbury (Sutton House Farm) Tree Preservation Order 1950		No Objection
37	17/06093/FUL	65 Trinity Street, Shrewsbury, Shropshire, SY3 7PD	Replace 2no timber sliding sash windows with vertical and horizontal astral bars with timber sash windows (in keeping with the age and style of the building) Article 4 direction		No Objection
38	18/00117/TPO	58 Oakley Street, Shrewsbury, Shropshire, SY3 7JY	Crown thin by approximately 15% 1no Yew (Taxus baccata T1 on site plan) protected by Shrewsbury and Atcham Borough Council (58 Oakley Street, Shrewsbury) Tree Preservation Order 1988		No Objection
39	17/06113/FUL	14 West Edge Bicton Heath, Shrewsbury, Shropshire, SY3 5EZ	Erection of single storey side extension		No Objection
40	17/06118/FUL	21 Montague Place, Shrewsbury, Shropshire, SY3 7NF	Erection of extensions; demolition of lean-to on west and south elevations; demolition of concrete garage; formation of access; replace modern windows to east elevation; erection of garage		Representation

Members agreed to the principle of these alterations but sought clarification about the materials proposed. They would support the application if the new garage is to be solely constructed of brick and slate.

41	17/06099/FUL	144 Sutton Road, Shrewsbury, Shropshire, SY2 6QT	Erection of a single storey extension and alterations; Conversion works of garage to form further living accommodation.		No Objection
42	17/06119/FUL	The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Change of use of former tennis courts to form additional council staff car parking for a temporary period of up to 2 years.		No Objection

102.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 20 December 2017 – 16 January 2018.