

## SHREWSBURY TOWN COUNCIL

### Planning Committee

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

At 6.00pm on Tuesday 06 March 2018

**PRESENT** – Councillors I Jones (Chairman), J Dean, P Gillam, A Mosley (item 115/17 only), P Nutting, A Phillips (substituting for K Roberts) and H Taylor.

**IN ATTENDANCE** – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Tim Jenkins and Andy Wigley (Shropshire Council), Tim Wenham (Architect from Architecture 519), Rob Hancocks (Director of Walnut Squared), one member of the public and one member of the press.

**APOLOGIES** – Apologies were received from Councillors N Green, K Roberts and Mrs R Wall.

*Rob Hancocks left the meeting.*

### 112/17 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>
Councillor A Phillips	<ul style="list-style-type: none"><li>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.</li></ul>
Councillor A Phillips	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/00729/TPO as he is a shareholder in Marston's Plc.</li></ul>
Councillor H Taylor	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/00574/LBC as the applicant is known to him.</li></ul>

### 113/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 13 February 2018 were submitted as circulated and read.

#### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 13 February 2018 be approved and signed as a correct record.**

## 114/17 MATTERS ARISING

### 114.1 Reconsultation - Application 17/05633/FUL – 21 Worthington Drive

Members were asked to reconsider this application in light of amended plans received. The original application for a rear extension and two-storey side extension had now been reduced to solely a side, single-storey extension. Since this addressed Member's previously raised concerns, they withdrew their objection and raised no further comments.

#### **RESOLVED:**

**That Shrewsbury Town Council supports the latest amendment to this application.**

## 115/17 PRESENTATION ON DANA FOOTPATH PLANS

The meeting was joined by Tim Jenkins and Andy Wigley from Shropshire Council, who presented the plans for the Dana footpath. Both Scheduled Monument Consent and Full Planning Permission had been granted for these. Work was now focussed on discharging the conditions attached to both conditions. Once this had been done work would be commissioned and hopefully completed by early summer in readiness for the summer tourist season and key dates like Britain in Bloom judging. Historic England will be visiting the site on 05 April 18.

Three plans were shared with members and have previously been approved by the local Members and Historic England, subject to the choice of lighting being agreed.

The Officers outlined the details of the works including the planting of box hedging which will be maintained by Shrewsbury Town Council. Details about the materials were discussed and other works including the relocation of the flagpoles to behind the raised flowerbed, slight realignment of the canons, the relocation of three memorial benches, the removal of the hoardings and reviewing the condition of the buildings and walls. Landscaping details will be discussed further with the Town Council.

Shropshire Council expressed their thanks to the Shropshire Horticultural Society for allowing access over their land thereby passing the barbican which would have ordinarily caused complications.

Tim Sneddon (Shropshire Council) was finalising costs which are expected to be within the budget as originally agreed. Any costs incurred from the additional work covering the removal of hoardings would be covered by Shropshire Council.

Members shared Councillor Mosley's concerns about the choice of uplighters which are feared to be too bright. They would prefer to see low level lighting posts considered, even if they cost slightly more.

#### **RESOLVED:**

**That the Planning Committee supports these plans on the condition that alternative low level lighting can be agreed. Members are pleased that this project is finally progressing after the many years of planning.**

*A member of the press joined the meeting and Tim Jenkins, Andy Wigley, Cllr Alan Mosley and one member of the public left the meeting.*

## **116/17 APPLICATION 18/00268/FUL FORMER RAILWAY LAND OFF WASHFORD ROAD**

The Meeting was joined by Tim Wenham who presented plans on the above application. This is a full application to erect 8 dwellings with parking and access following demolition of existing industrial units. The existing residential garages will remain.

The long, narrow site sits on the edge of the conservation area between the allotments and railway line. Mr Wenham explained how they had arrived at the contemporary design of these 2 – 4 bed properties having researched the local architecture. Many features found in the neighbourhood have been included in the scheme i.e. red brick, brickwork with features such as protruding bricks, banding and hit & miss walls. The flat roofs maximises the light to existing properties and the long narrow design of the houses suit the site and mimics significant buildings in Shrewsbury such as the signal box. The three storey properties are situated furthest from the existing dwellings to maintain privacy. The fire authorities have approved the plans and a management company will maintain communal areas, planting and bin collections.

The internal layouts are adaptable to suit individual occupants and outside there is a terrace, small garden and parking and visitor parking from reinforced grass.

The Town Clerk expressed the concerns of allotment holders regarding security. Mr Wenham expects the security to improve due to natural surveillance and a fence will be erected by the developer. The details of this rail fence are to be confirmed but Mr Wenham expects it to be around 5ft tall with planting and maintained by the management company.

The lighting details have not been confirmed but Mr Wenham hopes it will be discreet, low level lighting that is sensitive to the countryside setting but makes the residents feel safe and he will be recommending this to the applicant.

Councillor Jones was concerned if the outdoor space was adequate for family homes. Mr Wenham recognised that the gardens are small but adequate and a play area and fields are situated to the North of the site within easy walking distance.

### **RESOLVED:**

**That the Town Council supports this application.**

*Mr Wenham left the meeting.*

## **117/17 HIGHWAY MATTERS**

### **117.1 Pavement Permit - The Shed, 7 Abbey Foregate**

Members considered an application for a Pavement Permit at The Shed, 7 Abbey Foregate. They wish to place tables and chairs in an area 4m x 1m on the south side of the premise facing on to Abbey Foregate.

### **RECOMMENDED:**

**The Town Council raised no objections to this application.**

### **117.2 Street Naming - Former Greenfields Nursery, Ellesmere Road**

Members considered proposals to name the main street in the development on the site of the Former Greenfields Nursery as Winney Hill View. Members raised no objections to this proposal.

#### **RESOLVED:**

**That the Town Council supports the naming of the street in the above development as Winney Hill View.**

### **117.3 Stopping Up Order – Road adjacent to the Flaxmill**

Members considered proposals to implement a stopping up order on an unnamed road adjacent to the Flaxmill Maltings connecting Marshall's Court at its southern end.

#### **RESOLVED:**

**That the Town Council raised no objections to this application.**

## **118/17 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

## **119/17 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## **120/17 PLANNING APPLICATIONS**

### **120.1 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 February 2018.

#### **RESOLVED:**

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

<b>1</b>	18/00845/FUL	47 Portland Crescent, Shrewsbury, Shropshire, SY2	Erection of single storey front extension		No Objection
<b>2</b>	18/00865/FUL	50 Copthorne Park, Shrewsbury, Shropshire, SY3 8TJ	Erection of a single storey side extension with glazed link to single storey rear extension following demolition of existing single garage		No Objection

<b>3</b>	18/00574/LBC	71 Mardol, Shrewsbury, Shropshire, SY1 1PZ	Refurbishment to form 3No. self contained residential units, common access and support areas together with the formation of a single detached dwelling with garage, common access and support areas and repair to the fabric of the Listed Building		No Objection
<b>4</b>	18/00575/FUL	71 Mardol, Shrewsbury, Shropshire, SY1 1PZ	Refurbishment to form 3No. self contained residential units, common access and support areas together with the formation of a single detached dwelling with garage, common access and support areas		No Objection
<b>5</b>	18/00834/FUL	26 Shaw Road, Shrewsbury, SY2 5XP	Erection of two storey side extension		No Objection
<b>6</b>	18/00827/COU	3 Darwin Court, Bicton Heath, Shrewsbury, SY3 5AL	Change of use from Ambulance Station (Sui Generis) to Offices & Medical Centre (D1)		No Objection
<b>7</b>	18/00735/FUL	59 Porthill Road, Shrewsbury, SY3 8RN	Alterations to existing flat roofed garage including construction of pitched roof with dormer windows and conservation roof lights, to provide additional habitable accommodation; installation of new internal staircase and ground floor WC and shower		No Objection
<b>8</b>	18/00799/FUL	5 Copthorne Drive, Shrewsbury, SY3 8RY	Erection of single storey rear extension and loft conversion with dormer window		No Objection
<b>9</b>	18/00904/TCA	37 Upper Road, Shrewsbury, SY3 9JP	Fell 1no Sycamore & 1no Conifer within Meole Brace Conservation Area		No Objection
<b>10</b>	18/00794/FUL	Land Adj 30 Havelock Road, Shrewsbury, SY3 7NE	Erection of detached dwelling and associated infrastructure		Objection

The Town Council objects to this application due to the design of the elevations which are not inkeeping with the adjacent properties. Being mindful of the fact that it is set in a prominent location within the Conservation Area, the style chosen neither enhances nor preserves the area. The site is densely populated with mature trees which contribute to the street scene and members have concerns that if such a permission was granted, these trees are at risk of being felled either now or in the future. Members respectfully request that this planning application is considered by the Central Planning Committee.

<b>11</b>	18/00501/FUL	Salop Music Centre St Michaels Street, Shrewsbury, Shropshire, SY1 2DE	Demolition of Existing SMC Showroom and Erection of 12 Dwellings and 20 Apartments including associated Parking and New Access onto St Michael's Street (includes demolition of Building within Conservation Area)		Objection
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Whilst the Town Council does not object to the principle of this development, they have concerns about the detail. They consider the provision of affordable housing on the site of less than 10% of the overall development, as inadequate. Members also questioned if the parking provision is sufficient with several 3 and 4 bed houses only having one allocated parking space and the affordable apartments have none.

<b>12</b>	18/00578/CPL	3 Ingleby Way, Shrewsbury, Shropshire, SY3 8BU	Application for lawful development certificate for the erection of a store room		This application was noted.
<b>13</b>	18/00685/FUL	Land North Of Battlefield Roundabout, Shrewsbury	Construction of wetland and attenuation pond to alleviate flooding		No Objection
<b>14</b>	18/00871/HHE	9 Preston Street, Shrewsbury, SY2 5PG	Erection of a rear single storey extension to semi detached dwelling, dimensions 6.0 metres beyond rear wall, 3.20 metres maximum height, 3.20 metres high to eaves		No Objection
<b>15</b>	18/00767/FUL	70 Meole Crescent, Shrewsbury, SY3 9ER	Erection of a single storey rear extension		No Objection
<b>16</b>	18/00732/FUL	24 Porthill Gardens, Shrewsbury, SY3 8SQ	Erection of side porch & utility extensions		No Objection
<b>17</b>	18/00776/TCA	40 Tankerville Street, Shrewsbury, SY2 5DJ	Crown reduce by 30% 1no Pear Tree within Shrewsbury Conservation Area		No Objection
<b>18</b>	18/00410/FUL	92 Saint Michael's Street, The Maltings Salon, Shrewsbury, SY1 2HA	Erection of two storey rear extension and change of use at first floor from Sui Generis to C3 residential		No Objection
<b>19</b>	18/00778/TPO	10 Pengrove, Shrewsbury, Shropshire, SY3 7LE	Reduce by 20% two over extended branches, remove major deadwood & crown lift by up to 5.5m 1no Lime protected by the Shrewsbury & Atcham Borough Council (The Maltings, Kingsland Road) Tree		No Objection

			Preservation Order 1976 (Ref: SA/76)		
<b>20</b>	18/00641/FUL	Proposed Dwelling East Of 1 Snowdrop Close, Shrewsbury	Erection of a detached dwelling and formation of new vehicular access		Objection
<p>Whilst Members recognise that the new plans are an improvement on the original application, as there is more outdoor amenity space, they remain of the opinion that the plot is too confined for a development of this size. They consider the new building will be overbearing on the neighbouring property as both are positioned close to the boundary fence. Members would also like to be assured that the vehicular access will allow for safe access and egress onto Primrose Drive.</p>					
<b>21</b>	18/00782/TCA	39 Hawthorn Road, Shrewsbury, SY3 7NB	Fell 1no Prunus within Belle Vue Conservation Area		No Objection
<b>22</b>	18/00572/FUL	Bellstone Court, Bellstone, Shrewsbury, SY1 1JB	Change of use from D1 (Non residential institutions) to A2 (financial and professional services)		No Objection
<b>23</b>	18/00729/TPO	Wenlock Road, Shrewsbury, SY2 6JS	To fell 1no Sycamore Tree protected by the Shropshire Council (Land at the rear of The Peacock Pub, adjacent to Sutton Road, Shrewsbury) TPO 2014 (Ref: SC/00205/14)		Objection
<p>Members cannot support the felling of a seemingly healthy specimen especially as it contributes significantly to the street scene on Sutton Road and no reasonable justification has been given to remove it. Members would like to see the applicant act on the remedial actions as advised by Shropshire Council previously before any works on the tree take place.</p>					
<b>24</b>	18/00692/FUL	1 Carnforth Close, Shrewsbury, SY3 9QW	Erection of single storey pitched roof front porch		No Objection
<b>25</b>	18/00759/TPO	1 Huxley Close, Shrewsbury, Shropshire, SY2 6JQ	To fell 1no Conifer Tree protected by the Shrewsbury and Atcham Borough Council (Springfield Hotel, Wenlock Road, Shrewsbury) Tree Preservation Order 1993 (Ref: SA/251)		No Objection
<b>26</b>	18/00629/TPO	5 Mayfield Park, Shrewsbury, SY2 6PD	To carry out various works to a group Pine trees (see schedule attached to application) protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969.		No Objection
<b>27</b>	18/00527/ADV	Unit 26, Roushill Court	Erect and display 2No. non-illuminated fascia signs		No Objection

		Pride Hill Centre, Pride Hill, Shrewsbury, SY1 1BU			
28	18/00583/FUL	3 Oak Street, Shrewsbury, Shropshire, SY3 7RH	Change of use from dwelling to registered childrens home, erection of extension; partial demolition of existing rear extension; widening of external doorways and formation of ramped access		No Objection
29	18/00642/FUL	19 Drawwell Street, Shrewsbury, SY3 7RF	Replacement of Front door (Article 4 direction)		No Objection
30	18/00548/FUL	20 Well Meadow Gardens, Shrewsbury, SY3 8UP	Erection of a two storey extension to side and rear		Objection
Members object to this application as they feel the two-storey extension is overbearing, will impact considerably on the neighbouring property and is not inkeeping with the area. The choice of materials, particularly the Charcoal composite cladding, only exacerbate this issue.					
31	18/00612/FUL	28 Leamore Crescent, Shrewsbury, SY3 7QD	Erection of two storey side extension following demolition of existing garage		No Objection
32	18/00587/FUL	Innisfree 14 Sutton Road, Shrewsbury, SY2 6DD	Erection of single storey extension to rear, internal alterations and remodelling of garage		No Objection
33	18/00538/FUL	7 Peace Cottages , Old Coleham, Shrewsbury, SY3 7BT	Replace 3 metal framed windows with wooden sash windows		No Objection
34	18/00594/FUL	16 Meadow Farm Drive, Shrewsbury, SY1 4LN	Erection of two storey side extension		Objection
Members object to this application as the plans take the development up to the boundary leaving no access to the rear garden and will have a significant impact on the neighbouring property.					
35	18/00608/FUL	6 Alvaston Way, Shrewsbury, SY2 5TT	Raising of house roof to provide additional floor of living accommodation to include dormer window, roof lights and insertion of window in gable end		No Objection
36	18/00270/FUL	Proposed Dwelling To	Erection of a detached dwelling with integral garage		No Objection



		The North Of Kenwood Drive, Shrewsbury			
<b>37</b>	18/00595/FUL	12 Longden Green, Shrewsbury, SY3 7HH	Erection of two-storey side and rear extension replacing existing single storey extension		No Objection
<b>38</b>	18/00553/FUL	Mereside Butchers, 33 Mereside, Shrewsbury, SY2 6LF	Alterations in connection with change of use from butchers (Class A1) to create 2 residential dwellings (Class C3)		No Objection
<b>39</b>	18/00669/TCA	2 Earlston Park, Shrewsbury, SY3 8BE	To fell 1no Ornamental Maple, prune 1no Buddleia to approx. 1.2m tall & prune 2no Cherry to 3m tall within Shrewsbury Conservation Area.		No Objection
<b>40</b>	18/00558/FUL	Pride Hill Centre, Pride Hill, Shrewsbury, SY1 1BU	Works associated with replacement shopfront and doors		No Objection
<b>41</b>	18/00526/FUL	1A Tankerville Street, Shrewsbury, SY2 5DJ	Erection of two storey rear extension and alterations		No Objection
<b>42</b>	18/00221/FUL	46 Oak Street, Shrewsbury, SY3 7RQ	Erection of two storey rear extension to replace an existing single storey lean-to		No Objection
<b>43</b>	18/00518/FUL	11 Washford Road, Shrewsbury, SY3	Erection of single storey rear extension		No Objection
<b>44</b>	18/00541/FUL	64 Wenlock Road, Shrewsbury, SY2	Creation of a dropped kerb and removal of existing wall to provide off road parking at front of property		No Objection
<b>45</b>	18/00268/FUL	Former Railway Land Off Washford Road, Shrewsbury, SY3 9HR	The demolition of existing industrial units and construction of 8no. dwellings with associated parking and access		Support with comment
The Town Council supports this application and welcomed the opportunity to discuss the plans with the architect at their recent Planning Committee meeting.					
<b>46</b>	18/00480/FUL	Greenhill Copthorne Road, Shrewsbury, SY3 8NS	Erection of entrance porch following removal of existing timber porch		No Objection

47	18/00472/FUL	The Red Barn 108 Longden Road, Shrewsbury, SY3 7HS	Erection of 4no terraced dwellings with associated amenity space and parking.	No Objection
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### 119.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 07 – 27 February 2018.