

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 27 March 2018

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

IN ATTENDANCE – Helen Ball (Town Clerk) and Rebecca Oliver (Committee Clerk).

APOLOGIES – Apologies were received from Mrs R Wall.

120/17 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.
Councillor K Roberts	<ul style="list-style-type: none">Declared a personal interest in applications 18/00884/CPL and 18/01151/TPO as the applicants are known to him.
Councillor H Taylor	<ul style="list-style-type: none">Declared a personal interest in application 18/00903/CPL as the applicant is known to him.

121/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 06 March 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 06 March 2018 be approved and signed as a correct record.

122/17 MATTERS ARISING

122.1 Reconsultation - Application 17/06149/REM – Development to South of Oteley Road

Members were asked to reconsider this application following receipt of a letter from the agent in response to the Town Council's comments. The Town Council objected to the plans for a number of reasons including the provision of Public Open Space, the lack of green space, the insufficient parking, lack of affordable social housing and concerns of safety from the main through road.

Members felt these issues have not been addressed in Barton Willmore's response and agreed that their objection is still relevant.

RESOLVED:

That no further action be taken and that the objection made by Shrewsbury Town Council remains in place.

123/17 HIGHWAY ORDERS

123.1 Claremont Bank and Town Walls

Members noted the proposed changes to Murivance and St John's Hill but objected to the plans to reduce Claremont Bank to a single carriageway. They felt these plans would exacerbate the traffic congestion which currently queues at the traffic lights and would instead become queued up the bank towards St Chad's Church. They were perplexed by the need for loading bays in this area of town.

RESOLVED:

- (i) That the Town Council make its objections known to Shropshire Council;**
- (ii) That Officers be invited to the next meeting to provide details of all Shrewsbury Integrated Plan projects throughout the Town Centre.**

124/17 TREE PRESERVATION ORDERS

124.1 Land Adjacent to Monkmoor Farm

Members noted the Tree Preservation Orders applied to a number of trees on land adjacent to Monkmoor Farm and raised no concerns.

125/17 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

126/17 PLANNING APPLICATIONS

126.1 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 February – 20 March 2018.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	18/01259/FUL	Plot 6 Vanguard Way Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG	Installation of external soffitte lighting		No Objection
2	18/01260/LBC	Alington Hall Shrewsbury School Ashton Road, Shrewsbury, Shropshire, SY3 7AR	Removal of existing ground floor window and brick masonry wall beneath to form a new single door opening on the South Elevation of the Alington Hall		No Objection
3	18/01208/FUL	43 Portland Crescent, Shrewsbury, Shropshire, SY2 5NJ	Erection of single storey extensions to sides and rear		No Objection
4	18/01225/FUL	22 Radbrook Road, Shrewsbury, Shropshire, SY3 9BE	Erection of replacement Garage		No Objection
5	18/01296/TCA	Kingsland Bridge, Shrewsbury, Shropshire,	Crown reduce by 20% 1no Yew and trim back branches reaching towards bridge of 1no Sycamore on south side of Kingsland Bridge & thin out group of fruit trees and group of self-set Maple on north side of Kingsland Bridge (See Schedule) within Shrewsbury Conservation Area		No Objection
6	18/01090/LBC	18 Claremont Hill, Shrewsbury, Shropshire, SY1 1RD	Partial reinstatement of walls of external washhouse (abutting a listed building) and installation of railings		No Objection
7	18/01112/CPE	17 New Park Street, Shrewsbury, Shropshire, SY1 2LD	Application for a Lawful Development Certificate for an existing use as a 7 bedroom House in Multiple Occupation		This application was noted.
8	18/01203/FUL	Grimme Retail Group Workshop Rear Of 48 - 52 Ennerdale Road, Shrewsbury, Shropshire, SY1 3LD	Side extension to industrial unit; installation of replacement fencing		No Objection

9	18/01053/FUL	Swan Hill Congregational Church, Swan Hill, Shrewsbury, Shropshire, SY1 1NL	Conversion of existing Church building to form 4No residential apartments		Deferred
A decision from the committee was deferred until Councillor Green has made a site visit tomorrow.					
10	18/01145/FUL	3 Earls Hill, View Bicton Heath, Shrewsbury, Shropshire, SY3 5HA	Erection of first floor extension over garage		No Objection
11	18/01173/FUL	21 Hill Crescent, Shrewsbury, Shropshire, SY3 7RW	Erection of front porch		No Objection
12	18/01178/LBC	8 Holywell Terrace, Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Installation of replacement second storey rear window with a traditional box sash window affecting a Grade II Listed Building		No Objection
13	18/01186/FUL	4 Tudor Road, Shrewsbury, Shropshire, SY2 6TD	Erection of single storey rear extension & alterations		No Objection
14	18/01247/TCA	Pear Tree Cottage 127A Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	To remove 2no Deodar Cedar within the Shrewsbury Conservation Area		No Objection
15	18/01143/FUL	Hidcote House, 4 Capel Close, Shrewsbury, Shropshire, SY3 8BZ	Erection of an oak framed garden room to rear elevation, replacing existing bay window		No Objection
16	18/01231/TEL	Shrewsbury Maintenance Delivery Unit Coleham Depot Betton Street, Shrewsbury, Shropshire, SY3 7LJ	Prior Approval for the erection of a modular building (to include offices) under Part 18 Class A to Schedule 2 of GPDO 2015 (siting and appearance only)		No Objection
17	18/00864/ADV	J T Hughes Shrewsbury Compound 31 Battlefield Road, Shrewsbury, Shropshire, SY1 4AB	Erect and display 2no internally illuminated fascia signs, 1no internally illuminated totem sign and 1no freestanding non illuminated sign		Representation

Whilst the Town Council is generally supportive of this application, members are aware of the impact of the proposed illuminated signage on neighbouring residential properties and would like to see conditions imposed whereby the lights are switched off outside business operating hours.

18	18/01198/TPO	2 Carlton Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5JA	To reduce major limb by 50% and reduce remaining crown by not more than 2m to allow the upper crown to develop as part of good tree maintenance 1 No Beech tree protected by SABC (Land at and surrounding Bowbrook) TPO 2008.		No Objection
19	18/01006/VAR	St Giles Church Of England School , Portland Crescent, Shrewsbury, Shropshire, SY2 5NJ	Variation of condition no. 1 attached to application reference number: CC2007/0052 to allow for the retention of the demountable classroom unit for a further temporary period of ten years		No Objection
20	18/01091/FUL	1 Park Avenue, Shrewsbury, Shropshire, SY3 8JG	Erection of single storey side and rear extensions		No Objection
21	18/01094/VAR	Mytton Oak Road, Shrewsbury, Shropshire, SY3 5JD	Variation of condition No2 (approved plans) pursuant to 17/03559/VAR to allow car parking areas to be finished in tarmacadam		Representation
Members raised concerns about how the tarmacadam will contribute to the dispersal of surface water run off and would like to see measures put into place to manage this issue.					
22	18/00884/CPL	12 Allgold Drive, Shrewsbury, Shropshire, SY2 5NN	Application for Lawful Development Certificate for proposed erection of a single storey rear extension to create an enlarged kitchen/dining area		This application was noted.
23	18/01151/TPO	3 Woodbank Drive, Shrewsbury, Shropshire, SY3 8RW	Crown reduce by approx. 1.5m-2m to previous pollard points 1no Lime protected by The Borough of Shrewsbury (Woodfield Estate) Tree Preservation Order 1966 (Ref: SA/19)		No Objection

24	18/00828/FUL	The Armoury, Victoria Quay, Victoria Avenue, Shrewsbury, Shropshire, SY1 1HH	Installation of 2no external heat rejection condensing units on rear elevation.		No Objection
25	18/00829/LBC	The Armoury, Victoria Quay, Victoria Avenue, Shrewsbury, Shropshire, SY1 1HH	Installation of 2no external heat rejection condensing units on rear elevation affecting a grade II listed building.		No Objection
26	18/01052/VAR	Dulux Decorator Centres Old Castle House Beacalls Lane, Shrewsbury, Shropshire, SY1 2HU	Variation of Condition No.3 (use restriction) attached to permission 17/05130/FUL dated 20/12/2017		No Objection
27	18/01062/FUL	165 The Mount, Shrewsbury, Shropshire, SY3 8YH	Erection of single storey extension and alterations to external appearance of dwelling		No Objection
28	18/01063/FUL	Chesham House 8 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Creation of a new vehicular access		No Objection
29	18/01068/FUL	119 The Mount, Shrewsbury, Shropshire, SY3 8PG	Demolition of existing single storey kitchen and replacement with enlarged single storey rear extension to main house and first floor extension over garage		No Objection
30	18/01132/TCA	The Cedars, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BY	Tree maintenance works (See Schedule) to 1no Cedar within Shrewsbury Conservation Area		No Objection
31	18/01133/TPO	Douglas House 15 Douglas Way, Shrewsbury, Shropshire, SY3 5PB	Crown reduction and thinning of 1no Horse Chestnut so that height is reduced to 25ft and width to 20ft, protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004)		No Objection

32	18/00932/FUL	77 Portland Crescent, Shrewsbury, Shropshire, SY2 5NL	Erection of two storey side extension following demolition of existing garage		No Objection
33	18/00969/FUL	1 Nursery House, , Corporation Lane, Shrewsbury, Shropshire, SY1 2PA	Erection of single storey extension to rear of property including incorporation of some existing workshop area and new living space		No Objection
34	18/01044/ADV	Unit 1 Pride Hill Gallery, Pride Hill Centre, Pride Hill,, Shrewsbury, Shropshire, SY1 1BU	Erect and display 1No non illuminated fascia sign and 1No non illuminated hanging sign		No Objection
35	18/01087/TCA	2 Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	To crown reduce branches over garage by up to 30% and the branches that are over hanging the property 1 No Ash Tree 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.

36	18/01105/HHE	33 South Hermitage, Shrewsbury, Shropshire, SY3 7JS	Erection of a rear single storey extension to semi detached dwelling, dimensions 6.0 metres beyond rear wall, 3.975 metres maximum height, 2.775 metres high to eaves		No Objection
37	18/00955/FUL	21 Sparkham Close, Shrewsbury, Shropshire, SY3 6BX	Erection of extension over existing attached double garage. Addition of a dormer in the existing roof to create a loft room		Objection

Members objected to this application as the proposed extension is overbearing and the changes to the front elevation are not in-keeping with the area and will have a detrimental affect on the street scene. Furthermore, it was felt the first floor rear extension will intrude on the privacy of the neighbours.

38	18/00975/TPO	The Oxen Priory, Welshpool Road, Shelton, Shrewsbury, Shropshire, SY3 8DL	To Prune lower branches to 3m in height of 2 no Scots Pine trees (T1 and T3), Crown lift to 2.5m 2no Yew trees (T2 and T5) and prune away branches from playground equipment, crown lift to 3.5m 1 No Oak tree (T6) and 1 No Fir tree (T7) (see plan) protected by the Shrewsbury & Atcham Borough Council (Cross Roads Hotel) Tree Preservation Order 1977		No Objection
39	18/01007/VAR	Monkmoor Youth Club Upton Lane, Shrewsbury, SY2 5RR	Variation of condition number 2 attached to Planning Permission reference CC2008/0001 dated 20th July 2008 to allow the retention of the demountable building for a further 10 years		No Objection
40	18/00952/FUL	87A Whitchurch Road, Shrewsbury, Shropshire, SY1 4EE	Change of use to D2 leisure for use of personal training studio and the running of small fitness classes		No Objection
41	18/00953/FUL	17 Canon Street, Shrewsbury, Shropshire, SY2 5HG	Reinstatement of boundary wall to front/side; repair to party wall with neighbouring property; removal of hardstanding (parking area); general hard/soft landscaping including laying of path		No Objection
42	18/00999/TCA	Boss 163 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BF	Reduce group of Leylandii by 10m in height & reduce group of Sycamores by 5m in height and matching in side crown within Shrewsbury Conservation Area		No Objection
43	18/00903/CPL	2 College Hill, Shrewsbury, Shropshire, SY1 1LT	Application for Lawful Development Certificate to establish if works, including the insertion of four replacement windows, to a Listed Building is Lawful and would not require a Listed Building Consent		This application was noted.

44	18/00888/LBC	14 Claremont Hill, Shrewsbury, Shropshire, SY1 1RD	Installation of a window in the ground floor side elevation affecting a Grade II Listed Building	No Objection
45	18/00721/ADV	New Pod Unit At Sundorne Retail Park Arlington Way, Shrewsbury, Shropshire	Erect and display 4No internally illuminated fascia signs	No Objection
46	18/00916/VAR	23 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Variation to Condition No.1 (approved plans) attached to permission 16/01724/FUL dated 30/06/16 to allow for revised plans	No Objection
47	18/01001/TPO	33 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	To reduce branches on east side of trees to create 6 feet of clearance between neighbouring property and group of Cupressus protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (Ref: SA/37)	No Objection
48	18/00694/LBC	Telford House, 1 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	Internal works to facilitate the blocking up of fire door openings on the basement, 1st, 2nd and 3rd floors between properties 1 - 2 Claremont Bank	No Objection
49	18/00816/VAR	Vashlyn Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	Variation of condition no. 2 (approved drawings) attached to Application Reference: 13/04608/FUL to reduce number of dwellings proposed to 4 with associated amendments to housing design and layout	No Objection
50	18/00892/FUL	Proposed Dwellings Adjacent 34 Dale Road, Shrewsbury, Shropshire, SY2 5TE	Erection of 2No. detached dwellings and formation of vehicular and pedestrian access (revised scheme)	No Objection
51	18/00977/TCA	The Birches, Copthorne Road, Shrewsbury, Shropshire, SY3 8NS	To remove various species forming a hedgerow and 3 No large conifer trees and 1 no Hazel tree within Shrewsbury Conservation Area.	No Objection

126.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 28 February – 20 March 2018.