

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 17 April 2018

PRESENT – Councillors N Green (Chairman), J Dean, P Gillam, I Jones, K Roberts and D Vasmer.

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

APOLOGIES – Apologies were received from Councillors P Nutting, H Taylor and Mrs R Wall.

127/17 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 and D Vasmer.	<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.

128/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 27 March 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 27 March 2018 be approved and signed as a correct record.

129/17 MATTERS ARISING

129.1 Reconsultation - Application 18/00548/FUL – 20 Well Meadow Gardens

Members were asked to reconsider this application in light of amended plans received. However, the application had since been withdrawn so no further comments were made.

RESOLVED:

That no further action be taken.

129.2 Reconsultation – Application 16/03432/FUL – Beechwood House

Members were asked to reconsider this application in light of amended plans received. Previously the Town Council requested more information about the provision of parking and safe access/egress to the site. Having seen the new plans no further comments were raised.

RESOLVED:

That the Town Council raises no further concerns about this application.

129.3 Ref: Min 122.1 Development to South of Oteley Road.

Whilst Shropshire Council accepts a shortfall of allocated Public Open Space (POS) on the development South of Oteley Road, when viewed within the whole Urban Extension masterplan they consider the provision to be sufficient.

Members raised concerns about the quality of these POS which is as important as the quantity provided. On this particular site the POS were identified as the buffer to the A5 and within a SUD. The Town Council does not consider these to be *quality* public open spaces.

The Town Clerk announced there will be a public consultation on Public Open Spaces which will discuss and identify the meaningful open spaces currently in the town.

129.4 Ref: Min 123.1 Claremont Bank Town Walls Scheme

Following the last meeting, the Town Council forwarded on Member's objections to the plans to reduce the carriageway on Claremont Bank to a single lane. Officers have agreed to make a presentation to the committee on the whole Integrated Plan for Shrewsbury, in May 2018.

130/17 HIGHWAY ORDERS

130.1 Various Changes to Waiting Restrictions

A number of proposals to change the waiting restrictions at numerous addresses across Shrewsbury were circulated prior to the meeting.

Members raised a concern about extending the no waiting zone on Levens Drive and it's junction with Lancaster Road. They anticipate the change will exacerbate the increased parking 30m either side of the junction. This is a current problem that will only be worsened by the extension of this no waiting zone.

Members supported the other proposals.

RECOMMENDED:

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

131/17 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

132/17 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

133/17 PLANNING APPLICATIONS

133.1 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 21 March – 10 April 2018.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	18/01660/TCA	5 Montague Place, Shrewsbury, Shropshire, SY3 7NF	To fell 1 No Ash tree within Belle Vue 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.					
2	18/01625/TCA	1 Saint Chad's Terrace, Shrewsbury, Shropshire, SY1 1JL	To crown reduce by 50% 1no Pear tree and 1no Apple tree within Shrewsbury Conservation Area		No Objection
3	18/01632/TCA	1 Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	To prune the crown by 50% to previous pruning points 1 no Corkscrew Willow within Shrewsbury Conservation Area.		No Objection
4	18/01520/FUL	207 Copthorne Road, Shrewsbury, Shropshire, SY3 8LT	Erection of single storey side extension (re-submission)		No Objection

5	18/01626/TPO	1 The Redlands Laundry Lane, Shrewsbury, Shropshire, SY2 6ER	Works to 1no Oak to include reduction of side branches extending towards adj. property by 1-2m and a crown lift of 1-2m of secondary branches protected by the Shrewsbury & Atcham Borough Council (Laundry Lane) Tree Preservation Order 1983 (Ref: SA/110)	No Objection
6	18/01359/ADV	Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display replacement branded signage-Split display-TK Maxx / Homesense, consisting of the following: 5No Fascia signs including 3No internally illuminated (B, C & E) & 2No non illuminated (A & D)	No Objection
7	18/01421/FUL	1 Holywell Terrace, Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Erection of single storey rear extension	No Objection
8	18/01423/LBC	1 Holywell Terrace, Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Works to rear of property to facilitate the erection of single storey	No Objection
9	18/01487/FUL	Longden Coleham, Shrewsbury, Shropshire, SY3 7EL	Works to existing offices/warehouse including roof works to create first floor office accommodation and store and new office glazed frontage	No Objection
10	17/04915/FUL	19 Ashton Road, Shrewsbury, Shropshire, SY3 7AP	Erection of detached garage following demolition of existing. Removal of fir trees , reduce crown by 25% of tree 3 and tree 4 allowing them to flourish in the light created by the fir tree removal	No Objection
11	18/01490/VAR	Belvidere County Primary School Tenbury Drive, Shrewsbury, Shropshire, SY2 5YB	Variation of Condition No CC2007/0054 dated 02 April 2008 to allow for the retention of the demountable accommodation for a further temporary period of ten years	No Objection

12	18/01492/FUL	47 Grange Road, Shrewsbury, Shropshire, SY3	Erection of two storey garage and dressing room extension		No Objection
13	18/01495/LBC	10- Holywell Terrace Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Internal alterations to create opening between two ground floor rooms		No Objection
14	18/01578/TCA	1 Darwin Street, Shrewsbury, Shropshire, SY3 8QE	Remove 1no Beech Tree within Shrewsbury Conservation Area		No Objection
15	18/01127/FUL	23 Merlin Road, Shrewsbury, Shropshire, SY3 8XP	Erection of a dormer bungalow and associated parking		No Objection
16	18/01286/FUL	Whitchurch Road, Shrewsbury, Shropshire, SY1 4DN	Erection of a home shopping van loading bay within the existing stores service yard and shelter canopy connecting the home shopping van canopy to the existing ramp		No Objection
17	18/01379/FUL	283 Monkmoor Road, Shrewsbury, Shropshire, SY2 5TF	Erection of a two storey side extension incorporating an extension to existing loft conversion and insertion of rooflights; erection of three bay open fronted extension to existing garage		No Objection
18	18/01431/FUL	7 Ashton Road, Shrewsbury, Shropshire, SY3	Alterations in connection with conversion of basement into 2 residential apartments for use by teachers of the school		No Objection
19	18/01432/LBC	7 Ashton Road, Shrewsbury, Shropshire, SY3	Alterations in connection with conversion of basement into two residential apartments for use by teachers of the school affecting a Grade II Listed Building		No Objection

20	18/01522/TPO	8 Rushbrooke Way, Shrewsbury, Shropshire, SY2 5TQ	Fell 2 No Scots Pine & 1 no Cypress protected by the Shrewsbury & Atcham Borough Council (Land at Rushbrooke Way and Alvaston Way, Monkmoor) Tree Preservation Order 2008 (Ref: SA/465)		No Objection
21	18/01531/TPO	6 Hillside Drive, Shrewsbury, Shropshire, SY2 5LW	Crown reduce by 2-3m 1 no Lime & crown lift by 2-3m 1 no Western Red Cedar protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (Ref: SA/411)		No Objection
22	18/01280/FUL	Relate 53 Mardol, Shrewsbury, Shropshire, SY1 1PP	Change of use ground and first floor from A1 (shop) to A1 (shop) and A3 (Restaurants and Cafes) and internal alterations		No Objection
23	18/01499/TCA	13 Montague Place, Shrewsbury, Shropshire, SY3 7NF	Crown reduction of 40% to 1 no Holly Tree within Belle Vue Conservation Area		No Objection
24	18/01373/CPL	9 King Street, Shrewsbury, Shropshire, SY2 5ER	Lawful development certificate for the proposed erection of a single storey extension to rear		This application was noted.
25	18/01335/FUL	The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Application under Section 73A of the Town and Country Planning Act 1990 for Installation of radio and antenna equipment upon existing building (Retrospective)		No Objection
26	18/01336/CPE	The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Application for a Lawful Development Certificate for installation of 3 radios		No Objection
27	18/01381/FUL	3B Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG	Erection of single storey rear extension		No Objection

28	18/01414/LBC	Flat 1, 2 Golden Cross Passage, Shrewsbury, Shropshire, SY1 1SY	Replacement of a non original door and frame with new to follow line of existing brick arch also removal of non original pilasters		No Objection
29	18/01285/FUL	Coton Grange Corporation Lane, Shrewsbury, Shropshire, SY1 2PD	Erection of single storey extension at side and part two storey extension at side/rear		No Objection
30	18/01119/FUL	29 Sutton Bridge, Belle Vue, Shrewsbury, Shropshire, SY3 7RT	Erection of single storey extension to rear		No Objection
31	18/01356/FUL	47 Bishop Street, Shrewsbury, Shropshire, SY2 5HD	Erection of single storey rear extension		No Objection
32	18/01376/FUL	Bowbells Oak Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5BT	Erection of a two storey rear extension.		No Objection
33	18/01384/VAR	Chapel Shelton Hospital The Furlongs Bicton Health, Shrewsbury, Shropshire,	Variation of condition number 2 attached to planning permission reference 16/01418/FUL Dated 03/06/2016 to allow amendments to be made to the approved plans		No Objection
34	18/01385/VAR	Chapel Shelton Hospital The Furlongs Bicton Health, Shrewsbury, Shropshire,	Variation of condition number 2 attached to Planning Permission reference 16/01419/LBC Dated 03/06/2016 to allow amendments to be made to the approved plans Condition Number(s): 2 Conditions(s) Removal: This is an application to address minor changes that have occurred during the construction process at the request of house purchasers.		No Objection

35	18/01340/FUL	25 Shelton Road, Shrewsbury, Shropshire, SY3 8SU	Formation of parking area and vehicular access to front of existing dwelling.		No Objection
36	18/01343/FUL	74 Woodfield Road, Shrewsbury, Shropshire, SY3 8HU	Erection of single storey ground floor extension to rear and side		No Objection
37	18/01194/CPL	107 The Mount, Shrewsbury, Shropshire, SY3 8PH	Application for lawful development certificate for the erection of a small single-storey extension to the side		This application was noted.
38	18/01222/FUL	Vashlyn Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	Erection of one dwelling; formation of vehicular access		Representation
<p>Members raised concerns about the additional vehicles that will be generated from this new dwelling and will be using Kelsalls Lane. This very narrow lane is already heavily used for access to the school, residential buildings and tennis courts and by pedestrians, many being children from the school. The Town Council is concerned about exacerbating this issue.</p>					
39	18/01301/P3JPA	FOR NOTING ONLY , 69B & 69C Wyle Cop, Shrewsbury, Shropshire, SY1 1UX	Application for prior approval under Part 3, Class O of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from office to dwelling		This application was noted.
40	18/01302/LBC	24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Internal alterations to facilitate the conversion of the first floor to create four letting rooms		No Objection
41	18/01400/TPO	2 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	Reduce by 1m and thin by 10% crown of 1no Scots Pine & complete a 20% crown reduction of 1no Rowan protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)		No Objection

42	18/01152/TPO	10 Rushbrooke Way, & Adjacent Land, Shrewsbury, Shropshire, SY2 5TQ	Remove 5no Pine Trees & 1no Conifer protected by the Shrewsbury & Atcham Borough Council (Land at Rushbrooke Way and Alvaston Way, Monkmoor) Tree Preservation Order 2008 (Ref: SA/465)		No Objection
43	18/01263/FUL	16 Shorncliffe Drive, Shrewsbury, Shropshire, SY3 8TE	Erection of single storey extension to side following demolition of small coal shed/outbuildings		No Objection
44	18/01278/FUL	14 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	Erection of single storey extension to rear and conversion of garage into family room		No Objection
45	18/01281/ADV	The Music Hall, The Square, Shrewsbury, Shropshire, SY1 1LH	Replacement signage above main entrance doors		No Objection
46	18/01306/FUL	12 Vane Road, Shrewsbury, Shropshire, SY3 7HB	Erection of a single storey extension to the north east elevation		No Objection
47	18/01311/FUL	8 Darwin Street, Shrewsbury, Shropshire, SY3 8QE	Installation of a roof mounted array (3.2mx4.4m) of 8 solar panels on the south-facing roof plane		No Objection
48	18/01334/LBC	The Music Hall, The Square, Shrewsbury, Shropshire, SY1 1LH	Replacement signage above main entrance doors affecting a Grade II* Listed Building		No Objection
49	18/00903/LBC	2 College Hill, Shrewsbury, Shropshire, SY1 1LT	Modification to glazing of existing sash windows to allow slim profile double glazing		No Objection
50	18/00967/ADV	Land At Oteley Road, Shrewsbury, Shropshire, SY2 6ST	Erect and display 1No. additional non-illuminated 48 sheet billboard wall mounted to the elevation facing into the Lidl car park		No Objection

51	18/01312/TPO	15 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	To fell 1 no Scots Pine tree protected by Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006	No Objection
52	18/01323/TPO	Grange House Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	To crown reduce by 15% 1 no Turkey Oak (T1) protected by Shropshire Council (Land adjacent to Roman Road, Shrewsbury) TPO 2012	No Objection
53	18/01324/TPO	31 Lesley Owen Way, Shrewsbury, Shropshire, SY1 4RB	To remove several hawthorns within A3 protected by Shrewsbury and Atcham Borough Council (Sundorne Heights No 2) Tree Preservation Order 1988	No Objection
54	18/01354/HHE	1 Blakeway Mews, Bicton Heath, Shrewsbury, Shropshire, SY3 5AR	Erection of a rear single storey extension to semi detached dwelling, dimensions 4.2 metres beyond rear wall, 3.2 metres maximum height, 2.2 metres high to eaves	No Objection

133.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 21 March – 10 April 2018.