

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 08 May 2018

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

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

**APOLOGIES** – Apologies were received from Councillor I Jones, P Nutting and Mrs R Wall.

#### 134/17 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, A Phillips and 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 A Phillips	<ul style="list-style-type: none"><li>As ward member he declared a personal interest in agenda items 136.1 Land off Greenfields Recreation Ground Reconsultation and 140 Registration of Greenfields Recreation Ground as an Asset of Community Value. Members felt that as local member his role was to represent his local community and were happy for him to remain in the meeting for these items and contribute to the discussions.</li></ul>
Councillor K Roberts	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/01819/TCA as the applicant is known to him.</li></ul>
Councillor Taylor	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/01688/COU as the applicant is known to him.</li></ul>

#### 135/17 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 17 April 2018 were submitted as circulated and read.

##### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 17 April 2018 be approved and signed as a correct record.**

## **136/17 MATTERS ARISING**

### **136.1 Reconsultation Application 17/05234/FUL Land Off Greenfields Recreation Ground Falstaff Street Shrewsbury**

Members were asked to reconsider this application in light of amended plans received. Plans had been amended to address impact on a local tree outside the curtilage of the site but nevertheless impactful on the site. Housing number had been reduced to 15, with plots 1-3 (3no 3 bed terrace) being amended to a 5 bed detached property designed around the tree canopy.

Members sought Councillor Phillips' view of the application given his involvement with the community. He advised that he had done much door knocking on this subject and the majority accepted some development was likely to take place, it was the large number over and above the original outline permission which was the cause for concern. Their fear is the increased traffic entering onto Falstaff Street and the potential conflict with cyclists and pedestrians.

In considering the plans, members continued to support the general principle of development on the site; this having been established at outline.

In light of the considerable interest Members did however raise a number of concerns:

- The extent to which traffic from the new development might compromise the safety of the pedestrians and cyclists. This area is promoted as a safe route to school using the path across the existing car park. Members were unsure why a second cycle path was required and, as it takes a longer route, were concerned it would be underused and the existing route would still be used.
- If the need was to align the new road layout with cycle/footways then it would make more sense moving the hammerhead from the middle of the development site to the end so that cycle/pedestrian traffic could continue along to the existing routes towards the school.
- Members wished to see traffic calming measures conditioned to any approval.
- The quantity of affordable housing is considered inadequate and Members would like to see at least 4 out of the 15 dwellings allocated to affordable housing, thereby addressing local concern of houses not meeting local need.
- Member's request that the density of the properties on this site be reduced.

#### **RESOLVED:**

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

### **136.2 Reconsultation Application 18/00955/FUL 21 Sparkham Close**

Members reconsidered the amended plans and were pleased to see the removal of the windows to the front elevation. The local member had been consulted and he was happy with proposals. The Town Council raised no further concerns.

#### **RESOLVED:**

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

### **136.3 Reconsultation Application 17/01697/OUT Proposed Residential Development, Car Park and Premises, Old Coleham**

Members were asked to reconsider this application in light of amended plans received. Members previously objected with a number of concerns, predominantly about the four storey development. Whilst the number of apartments had been slightly reduced it still remained a four-storey building out of character with the area. Members remained of the view that this was still an over-development of the site.

#### **RESOLVED:**

**That the original objection still remains and no further action be taken.**

## **137/17 HIGHWAY ORDERS**

### **137.1 Street Naming – Development South of Oteley Road**

A number of names were proposed by Councillors for this development off Oteley Road, and after discussions they unanimously agreed on names of the fuchsias grown by Percy Thrower. The Town Clerk agreed to find out the names of these fuchsias and see if they are suitable as road names.

#### **RESOLVED:**

**That the Town Clerk circulates a list of Fuchsia names that Percy Thrower used to grow.**

### **137.2 Shropshire Council Highway Capital Programme**

Members noted the correspondence from Shropshire Council confirming that because of budgetary cuts a number of planned highway improvement schemes due to be carried out in 2018/19 will be deferred until at least 2020/21. A number of these schemes have been generated from the Sites of Community Safety Concerns lists and are accident cluster sites.

Members were dismayed that a number of vital infrastructure projects were being held back due to budgetary cuts in the Highways Programme. They urged Shropshire Council to reinstate these works asap due to their importance and prioritise those sites where accidents are frequent.

Furthermore, Members were disappointed that there is no willingness to take forward the 20mph zone scheme which would improve the safety of several of these sites.

#### **RESOLVED:**

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

## **138/17 TREE PRESERVATION ORDERS**

### **138.1 Land at 115 Wenlock Road**

Members noted the granting of a Tree Preservation Order for two Copper Beech Trees on Land at 115 Wenlock Road and made no further comment.

**RESOLVED:**

**That the Town Council noted the TPO on Land at 115 Wenlock Road.**

**139/17 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

**140/17 ASSET OF COMMUNITY VALUE**

Members were asked to consider an application to register Greenfields Recreation Ground as an Asset of Community Value.

The proposal includes the area recently sold by Shrewsbury Town Council. The Town Clerk reported that the established Greenfields Recreation Ground is already an asset of Community Value and is afforded protection under planning legislation with little/no prospect of any alternative use. The Town Council sees the Greenfields Recreation Ground as one of its key recreational assets, with plans for levelling the surface to allow for greater recreational use.

The land adjacent to the Recreation Ground was formerly the old Borough Council Tree Nursery and had no recreational benefit. This land has a completely different listing in the local plan to the Recreation Ground.

It needed to be stressed that any listing did not give the land protection from development, more a six month moratorium for the applicant to the Asset of Community Value an opportunity to bid for the land.

Members questioned the rationale for registering this site as an Asset of Community Value and therefore could not support this application.

**RESOLVED:**

**That the Town Council does not support the application to register Greenfields Recreation Ground as an Asset of Community Value.**

**141/17 NATIONAL PLANNING POLICY FRAMEWORK**

The Town Clerk had provided links to the Government Consultation on proposed changes to the National Planning Policy Framework. Proposed changes that might have an impact on development in the town; these included:

- Viability Assessments being made public
- Development should support business growth, with the rural economy being included
- Ensuring the vitality of town centres with town centre boundaries under review and policies should look 10 years ahead
- Promoting healthy and safe communities
- Promoting sustainable transport and having strategic infrastructure investment
- Effective use of land and making more use of existing land and buildings
- There should be clear design policies with local design policies and sensitivity to the surrounding area

Members expressed concerns that having a National Planning Policy Framework that is developed to address the stresses of creating huge housing numbers in the south-east begins to have a huge impact on development in the areas beyond the south-east which can ultimately lead to housing decisions which do not reflect local need or want.

**RESOLVED:**

**That the Town Clerk convey the Town Council's concerns in the national consultation.**

**142/17 PLANNING APPLICATIONS**

**142.1 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 11 April – 01 May 2018.

**RESOLVED:**

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

1	18/01898/FUL	27 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT	Erection of single storey front and rear extensions; new porch extension and associated alterations		No Objection
2	18/01996/HHE	15 Corndon Crescent, Shrewsbury, Shropshire, SY1	Erection of a rear single storey extension to semi detached dwelling, dimensions 6.0 metres beyond rear wall, 3.0 metres maximum height, 2.70 metres high to eaves		No Objection
3	18/01881/FUL	Rowlands & Co, Unit 1, Archers Way,, Shrewsbury, Shropshire, SY1 3AB	Infilling of existing canopy; erection of two storey and single storey extensions.		No Objection
4	18/01972/TPO	Carline Crescent, Longden Coleham, Shrewsbury, Shropshire, SY3	Works to trees (See Schedule) protected by the Shrewsbury & Atcham Borough Council (Carline Fields) Tree Preservation Order 2002 (Ref: SA/369)		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.					
5	18/01877/FUL	52 The Paddocks, Bicton Heath, Shrewsbury, Shropshire, SY3	Erection of a single storey side and rear extension		No Objection

6	18/01971/TPO	Juniper Lodge The Copse Shepherds Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5FR	Works to trees (See Report) protected by the Shropshire Council (Land at the rear of The Orchards, Shepherds Lane, Bicton Heath, Shrewsbury) TPO 2014 (Ref: SC/00210/14)		No Objection
7	18/01840/FUL	25-26 The Square, Shrewsbury, Shropshire, SY1 1JZ	Erection of 4No. timber barriers to create external seating area demise line; re-paint shop front; replace 2No. existing 'Starbucks Coffee' word marks with 'Starbucks', removing the word 'Coffee'; install new vinyl window artwork		Objection
<p>The Town Council does not object to the change in signage, artwork and repainting of the shop front but objects to the installation of the timber barriers. These would make a permanent feature of the outdoor seating area which is in public space and cannot be removed. For this reason, the Town Council would favour the existing removable barriers and therefore cannot support the application.</p>					
8	18/01841/ADV	25-26 The Square, Shrewsbury, Shropshire, SY1 1JZ	Replace 2No. existing 'Starbucks Coffee' word marks with 'Starbucks', removing the word 'Coffee'; install new vinyl window artwork		Objection
<p>The Town Council does not object to the change in signage, artwork and repainting of the shop front but objects to the installation of the timber barriers. These would make a permanent feature of the outdoor seating area which is in public space and cannot be removed. For this reason, the Town Council would favour the existing removable barriers and therefore cannot support the application.</p>					
9	18/01949/TPO	4 Silverstone Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5JE	Fell 1no Cedar protected by the SABC (Land at and surrounding Bowbrook) TPO 2008 (Ref: SA/462)		Objection
<p>Members cannot support the felling of a seemingly healthy specimen especially of such maturity and importance to the street scene and which, from the photographs, does not appear to be intruding on either property. The Town Council suggests crown reducing the tree if any works are necessary.</p>					
10	18/01459/VAR	Oak Cottage Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	Removal of condition 6 (construction of footpath) attached to planning permission reference 16/03825/FUL dated 05/12/2016.		Objection
<p>The Town Council sees no valid reason for removing this condition which will improve the safety of pedestrians and therefore cannot support this application.</p>					
11	18/01486/FUL	169 Wenlock Road, Shrewsbury, Shropshire, SY2 6LB	Erection of extension to dwelling and extension to form ancillary accommodation		Objection

The Town Council objects to this application as they consider the extension to be overdevelopment, out of scale with its surroundings and will impact on the privacy of the neighbours.

12	18/01747/FUL	The Shropshire Nuffield Hospital , Longden Road, Shrewsbury, Shropshire, SY3 9DP	Retention of existing two storey temporary unit on raised foundations to provide theatre with plant room above for a further period of 3 years		Objection
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Whilst the Town Council recognises that these facilities are required, they cannot support this application. They sympathise with a local resident that has had to endure the noise from the generator for the past 14 years, which was meant to be 'temporary'. The Town Council requests that a more permanent solution is now found which does not impact on the local residents.

13	18/01862/FUL	9 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Erection of a single storey rear extension & cellar light well		No Objection
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14	18/01930/TCA	Donbard House, 40 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	Crown reduce by 30% 1no Ash & reduce height to 7m and spread to 3m of 2no Conifer within Belle Vue Conservation Area		Support with Comment
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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.

15	18/01820/FUL	Chadeslode House, 130 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	Conversion of Chaddeslode House, the stables and the cottage to form 8No dwellings and erection of 2No dwellings with garages		No Objection
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16	18/01821/LBC	Chadeslode House, 130 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	Conversion of Chaddeslode House, the stables and the cottage to form 8No dwellings and erection of 2No dwellings with garages affecting a Grade II Listed Building		No Objection
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17	18/01798/FUL	Meole Brace Retail Park, Hereford Road, Shrewsbury, Shropshire, SY3 9NB	Refurbishment of existing petrol station, with 4 new 60k underground tanks, associated pipework, replacement of existing pumps, replacement of existing pump islands with individual islands		No Objection
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18	18/01802/FUL	24 Belvidere Walk, Shrewsbury, Shropshire, SY2 5LT	Conversion of loft space to residential accommodation and construction of dormer in rear elevation		No Objection
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19	18/01742/CPL	16 Porthill Close, Shrewsbury, Shropshire, SY3 8RR	Application for Lawful Development Certificate for the erection of a single storey side extension		This application was noted.
20	18/01704/FUL	Prairie House, 1A Porthill Gardens, Shrewsbury, Shropshire, SY3 8SH	Erection of pitched roof garden room structure over existing detached flat roof garage		No Objection
21	18/01688/COU	17 Castle Gates, Shrewsbury, Shropshire, SY1	Change of use of ground floor retail premises from A2 to mixed A1, A3 and A4 uses		No Objection
22	18/01727/FUL	3 Coton Hill, Shrewsbury, Shropshire, SY1 2DZ	Erection of a two storey side extension following demolition of existing garage, alterations to existing windows, erection of gate piers to existing entrance and increase in height of existing garden wall		No Objection
23	18/01836/TCA	43 Underdale Road, Shrewsbury, Shropshire, SY2 5DT	Cut back to base 1no Willow Tree within Shrewsbury Conservation Area		No Objection
24	18/01642/CPL	Unit J, 7 Centurion Park, Kendal Road, Shrewsbury, Shropshire, SY1 4EH	Application for Lawful Development Certificate for the change of use from B1, B2 and B8 to an administrative office for pet care agency (Waggy Warehouse) with associated storage and canine care and training operations (Sui Generis)		This application was noted.
25	18/01629/FUL	1 Frankton Close, Shrewsbury, Shropshire, SY2 5UX	Erection of conservatory at rear		No Objection
26	18/01650/FUL	1 Mayland Court Gains Park Way, Bicton Heath, Shrewsbury, Shropshire, SY3 8DB	Application under Section 73A of the Town and Country Planning Act 1990 for erection of rear sunroom		No Objection
27	18/01589/FUL	Supermarket and Premises, 31 Battlefield Road, Shrewsbury, Shropshire, SY1 4AB	Erection of single storey extension to rear elevation		No Objection
28	18/01679/FUL	68 Roman Road, Shrewsbury, Shropshire, SY3 9AW	Erection of single storey side and rear extension following demolition of existing garage.		No Objection



29	18/01690/FUL	13 Leamore Crescent, Shrewsbury, Shropshire, SY3 7QB	Erection of single storey extension following demolition of existing conservatory		No Objection
30	18/01697/FUL	6 Porthill Close, Shrewsbury, Shropshire, SY3 8RR	Erection of two storey side extension and single storey rear extension to include roof works		Objection
Whilst the Town Council does not object to the principle of extending this property, they are opposed to these plans which they feel are overbearing, dominant and out of scale with the adjacent dwellings. This will block the light, particularly in an evening from the neighbours and impact on their privacy too.					
31	18/01791/TPO	Hencote Farm,, Cross Hill, Shrewsbury, Shropshire, SY4 3AA	To remove c.26 Hawthorn trees (shown on plan) protected by Shropshire Council (The Old River Bed, Ellesmere Road, Shrewsbury) TPO 2017		No Objection
32	18/01819/TCA	16 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To fell to 1m from ground 1no Red Oak within Shrewsbury Conservation Area		Objection
The Town Council cannot support the felling of a seemingly healthy specimen and one that is so impactful on the streetscene and do not feel the reasons given justifies such drastic action.					
33	18/01266/FUL	6 Weston Drive, Shrewsbury, Shropshire, SY1 3BU	Erection of a two storey extension to provide utility and garage on the ground floor with bedroom and en-suite to the first floor		No Objection
34	18/01585/FUL	Proposed Dwelling To The North Of Fairholme Mytton Park, Shrewsbury, Shropshire,	Erection of a detached dwelling and creation of a new vehicular access		No Objection
35	18/01757/TCA	The Old House, 20 Dogpole, Shrewsbury, Shropshire, SY1 1ES	To fell 1 No Crabapple (T1) approx 14ft high within Shrewsbury Conservation Area.		No Objection
36	18/01610/LBC	52 New Street, Shrewsbury, Shropshire, SY3	Internal works to create a shower room within existing floor space and associated works affecting a Grade II Listed Building		No Objection
37	18/01752/TCA	Acton House 35 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA	To dismantle to ground level 1 No Western Red Cedar (T3), fell 1 No young Oak tree (T5) and prune for fruiting purposes 2 groups (8 trees) of Apple trees (G1 and G2) within Shrewsbury		Objection

			Conservation Area.		
<p>This application was considered alongside application 18/01775/TPO. The Town Council cannot support the felling of seemingly healthy specimens and do not feel the reasons given justifies such drastic action. They are not opposed to the pruning of the fruit trees as this maintenance is necessary. This is one of several requests to fell beautiful specimens on Kennedy Road received recently which causes Members concerns. These mature trees contribute significantly to the street scene in this area and should be preserved wherever possible.</p>					
38	18/01775/TPO	Acton House 35 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA	To fell 1 No Lawson Cypress tree (T1) and reduce in height by 8ft 1 No Lawson Cypress (T2) and pollard 1 No Horse Chestnut tree protected by The Shrewsbury Borough Council (Kingsland No 1) Tree Preservation Order 1969		Objection
<p>This application was considered alongside application 18/01752/TCA. The Town Council cannot support the felling of seemingly healthy specimens and do not feel the reasons given justifies such drastic action. They are not opposed to the pruning of the fruit trees as this maintenance is necessary. This is one of several requests to fell beautiful specimens on Kennedy Road received recently which causes Members concerns. These mature trees contribute significantly to the street scene in this area and should be preserved wherever possible.</p>					
39	18/01350/CPL	86 Oakfield Road, Shrewsbury, Shropshire, SY3 8AN	Application for Lawful Development Certificate for the conversion of loft space to provide additional living accommodation		This application was noted.
40	18/01408/FUL	Radbrook Nursing Home Stanhill Road, Shrewsbury, Shropshire, SY3 6AL	Application under Section 73A of the Town and Country Planning Act 1990 for the proposed extension to existing nursing home to provide an additional ground floor day room, 3 first floor bedrooms and associated link corridors		No Objection
41	18/01618/FUL	17 Shelton Road, Shrewsbury, Shropshire, SY3 8SU	Erection of single storey flat roof extension and projecting tiled canopy to utility entrance		No Objection
42	18/01709/TCA	116 The Mount, Shrewsbury, Shropshire, SY3 8PG	Fell 1no Lawson Cypress within Shrewsbury Conservation Area		No Objection
43	18/01720/TPO	5 Mayfield Park, Shrewsbury, Shropshire, SY2 6PD	Trim back overhang from Yew hedge, fell 2no Holly trees & crown reduce by 20% 2no Yew trees protected by The		No Objection

			Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (Ref: SA/47)		
44	18/01599/FUL	9 Preston Street, Shrewsbury, Shropshire, SY2 5PG	Erection of a single storey extension to rear incorporating existing utility within new extension roof		No Objection
45	18/01454/ADV	Shrewsbury Magistrates Court Preston Street, Shrewsbury, Shropshire, SY2 5NX	Erect and display 3No. non-illuminated fascia signs		No Objection
46	18/01562/FUL	29 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY	Erection of single storey side extension; insertion of juliet doors and balconies		No Objection
47	18/01667/HHE	Ruel Mousecroft Lane, Shrewsbury, Shropshire, SY3 9DX	Erection of a rear single storey orangery to detached dwelling, dimensions 4.5 metres beyond rear wall, 3.0 metres maximum height, 2.7 metres high to eaves		No Objection

#### 142.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 11 April – 01 May 2018.