

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 29 May 2018

PRESENT – Councillors N Green (Chairman), J Dean, P Gillam, I Jones, A Phillips (substituting for P Nutting), K Roberts and Mrs R Wall.

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

APOLOGIES – Apologies were received from Councillors P Nutting and H Taylor.

1/18 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, A Phillips and 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 R Wall	<ul style="list-style-type: none">Declared a personal interest in applications 18/02005/FUL as the applicant in known to her.Declared a personal interest in applications 18/00943/FUL as the applicant in known to her.
Councillor A Phillips	<ul style="list-style-type: none">Declared a personal interest in application 18/02273/HHE as the applicant is known to him.

2/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 8 May 2018 had been circulated as read.

Councillor Phillips raised an omission in Minute 136.1 in relation to the reconsultation of application 17/05234/FUL, land off Greenfields Recreation Ground Falstaff Street. Councillor Phillips requested that the minutes be amended to reflect Member's request that the density of the properties on this site be reduced.

RESOLVED:

That upon amendment of Minute 136.1 to include the following bullet point, the minutes of the Planning Committee meeting held on 08 May 2018 be approved and signed as a correct record.

- **Given the local feeling about this application, the density of this housing development should be reduced to being more in-keeping with the original outline permission**

3/18 MATTERS ARISING

3.1 Ref Min: 137.1 Street Naming – Development South of Oteley Road

As requested the Town Clerk had investigated the names of Fuchsias used in town planting scheme but considered them inappropriate as street names and Members agreed. Instead it was suggested, and all agreed, to name the streets after National Gardens to maintain the horticultural theme in Percy Thrower's memory i.e. Hidcote Manor, Sissinghurst, Tatton Park.

RESOLVED:

That the suggestion to name the streets after National Gardens be put to Shropshire Council.

3.2 Red Barn Public House and Car Park – Asset of Community Value

The Town Clerk reported that following consultation, the Red Barn public house and car park on Longden Road was registered as an Asset of Community Value. Since then Shropshire Council had received sufficient evidence that part of the area was no longer suitable to be listed as an asset of community value and have therefore delisted it.

Members noted that the public house and the other half of the car park remains registered as an Asset of Community Value and raised no concerns.

4/18 HIGHWAY ORDERS

There were no highway orders for consideration.

5/18 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

6/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

7/18 PLANNING APPLICATIONS

7.1 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 02 - 22 May 2018.

RESOLVED:

- (i) That the following comments be submitted to Shropshire Council:**

1	18/02196/FUL	68 Bishop Street, Shrewsbury, Shropshire, SY2 5HD	Replacement of 7no windows to existing house	No Objection
2	18/02163/FUL	16 Meadow Farm Drive, Shrewsbury, Shropshire, SY1 4LN	Erection of single storey rear extension and associated internal alterations	No Objection
3	18/02174/FUL	29 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY	Amendment to previously approved 17/04674/FUL to enlarge the single storey rear extension by 1m in depth	No Objection
4	18/01879/FUL	8 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	Erection of single garage and installation of 1No doorway and glazed bi-foldings doors at rear	No Objection
5	18/02286/TCA	5 Butler Road, Shrewsbury, Shropshire, SY3 7AJ	Fell 1no Spindle tree & 1no Sycamore within Shrewsbury Conservation Area	No Objection
6	18/01810/FUL	Proposed Development Land On The West Side Of St Michaels Street, Shrewsbury, SY1 2ES	Erection of 2 semi-detached houses with garaging below following demolition of existing single storey structure to allow provision for improved access and parking area	No Objection
7	18/01894/FUL	14 Leighton Road, Shrewsbury, Shropshire, SY1 3EZ	Erection of gazebo	No Objection
8	18/02273/HHE	78 Longden Road, Shrewsbury, Shropshire, SY5 8NH	Erection of rear single storey extension to a semi detached dwelling, following demolition of existing single storey extensions, dimensions 4.0 metres beyond rear wall, 3.30 metres maximum height, 2.90 metres high to eaves	No Objection
9	18/02251/HHE	60 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AX	Erection of rear single storey lean to extension to a semi detached dwelling following demolition of existing conservatory, dimensions 3.34 metres beyond rear wall, 3.5 metres maximum height, 2.5 metres high to eaves	No Objection
10	18/02254/TPO	31 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Fell 1no Oak protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree	Objection

			Preservation Order 2005 (Ref: SA/401)	
11	18/02138/FUL	20 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Demolition of an existing single storey kitchen extension and adjoining conservatory to be replaced with a flat roof single storey extension	No Objection
12	18/02088/ADV	32 High Street, Shrewsbury, Shropshire, SY1 1SF	Erect and display 2No non-illuminated fascia signs	No Objection
13	18/02112/ADV	Tesco Extra Battlefield Road, Shrewsbury, Shropshire, SY1 4AB	Installation of 2 No. vinyls externally applied to glazing with vandal proof protection	No Objection
14	18/02068/FUL	Land Adjacent To 102 Priory Ridge, Shrewsbury, Shropshire, SY3 9EJ	Erection of a pair of semi detached single storey dwellings and associated alterations	No Objection
15	18/02090/FUL	130 Sutton Road, Shrewsbury, Shropshire, SY2 6RA	Erection of single storey, pitched roof extensions to front, side and rear of existing bungalow, to provide additional living accommodation, following demolition of existing garage	No Objection
16	18/02111/FUL	22 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UD	Erection of single storey extension and removal of chimney	No Objection
17	18/02118/FUL	20 Well Meadow Gardens, Shrewsbury, Shropshire, SY3 8UP	Erection of a part single and part 2-storey extension to the side and rear with juliet balcony and new porch to front elevation (revised scheme)	Objection
18	18/02198/TPO	21 Ashton Road, Shrewsbury, Shropshire, SY3 7AP	To crown lift by approx 3m by removal of secondary branches only, thin canopy by approx 15% and reduce overlong 'flyaway' branches by approx 1-2m to maintain a well balanced crown 1 No large Copper Beech tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	No Objection
19	18/02199/TCA	21 Ashton Road, Shrewsbury,	To reduce in height by approx 3m 2 No Lawson Cypress trees (T2,T3) and remove 2	No Objection

		Shropshire, SY3 7AP	No Lawson Cypress trees at the rear of the property (T4, T5) within Shrewsbury Conservation Area.	
20	18/02077/LBC	9 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	Alterations in connection with reduction in chimney height to match adjacent property and remove upper part of chimney where running out of plumb affecting a Grade II Listed Building	No Objection
21	18/01998/FUL	Canal Tavern, Newpark Road, Shrewsbury, Shropshire, SY1 2RS	Change of use of a public house to residential use, extension and change of use of outbuildings to residential use, the partial demolition of rear additions to the listed building and their replacement with two dwellings together with the demolition of a brick built store and erection of four new dwellings	No Objection
22	18/02065/FUL	Bannatynes Healthclub Oteley Road, Shrewsbury, Shropshire, SY2 6QQ	Installation of two electric vehicle charging stations with associated equipment	No Objection
23	18/02075/FUL	Oakworth, 3 Field House Drive, Shrewsbury, Shropshire, SY3 9HJ	Erection of first floor side extension over existing garage	No Objection
24	18/02176/TCA	New Park House New Park Road, Shrewsbury, Shropshire, SY1 2RT	Fell 1no Norway Maple within Shrewsbury Conservation Area	No Objection
25	18/02177/TPO	6 Sunnybank Road, Shrewsbury, Shropshire, SY2 6RG	Fell 1no Sycamore protected by The Borough of Shrewsbury (Sutton House Farm) Tree Preservation Order 1950 (Ref: SA/16)	No Objection
26	18/01659/LBC	8 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	Internal works to include installation of facilities and room re-configuration	No Objection
27	18/01958/FUL	Rear Of 141 Abbey Foregate, Shrewsbury, Shropshire,	Erection of 2No. dwellings and associated parking areas, including general amendments to existing parking arrangements	No Objection

28	18/02057/FUL	3-6 Corporation Gardens, Corporation Lane, Shrewsbury, Shropshire, SY1 2PE	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of first floor side extension to dwelling and detached double garage with office above	No Objection
29	18/02150/HHE	40 Hereford Road, Shrewsbury, Shropshire, SY3 7RD	Erection of a rear single storey extension to semi detached dwelling following demolition of existing rear extension and partial removal of existing garage, dimensions 6.0 metres beyond rear wall, 4.0 metres maximum height, 4.0 metres high to eaves	No Objection
30	18/01883/VAR	12 Dalton Drive, Shrewsbury, Shropshire, SY3 8DA	Variation of Condition No.2 (approved plans) attached to planning permission 16/03106/FUL dated 01/03/2017	No Objection
31	18/02005/FUL	Ideal Home Bicton Heath House Knowsley Drive, Bicton Heath, Shrewsbury, Shropshire, SY3 5DH	Erection of a single storey extension and associated internal alterations.	No Objection
32	18/02028/FUL	Drummers Lodge Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	Erection of single storey side extension	No Objection
33	18/02044/FUL	10 Highgate Drive, Shrewsbury, Shropshire, SY3 6AH	Erection of a first floor side extension	No Objection
34	18/02132/TCA	70 Oakley Street, Shrewsbury, Shropshire, SY3 7JZ	Maintenance works to 1no Yew, 1no Cherry & 1no Birch (See Schedule) and fell 1no Magnolia within Belle Vue Conservation Area	No Objection
35	18/02134/TPO	Gyland 5 Canonbury, Shrewsbury, Shropshire, SY3 7AH	Crown lift 1no Pine and 1no Holm Oak (See Schedule) protected by the The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	No Objection
36	18/02135/TCA	Gyland, 5 Canonbury, Shrewsbury, Shropshire, ,	Remove dead Eucalyptus trunks, fell 1no Prunus, reduce by 1-2m 1no Damson & reduce by 15% 1no Cherry	No Objection

		SY3 7AH	within Shrewsbury Conservation Area	
37	18/01960/FUL	Gyland 5 Canonbury, Shrewsbury, Shropshire, SY3 7AH	Erection of single storey extension and associated alterations	No Objection
38	18/02000/FUL	7- Centurion Park, Unit J Kendal Road, Shrewsbury, Shropshire, SY1 4EH	Change of Use of industrial building to a dog day care centre	No Objection
39	18/02071/TCA	23 Queen Street, Shrewsbury, Shropshire, SY1 2JX	Remove 1no Silver Birch within Shrewsbury Conservation Area	No Objection
40	18/01767/FUL	77 Longden Coleham, Shrewsbury, Shropshire, SY3 7DZ	Replacement of 2No. windows to front elevation	No Objection
41	18/01850/FUL	Chemotherapy Day Unit, Shrewsbury Hospital North,, Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XQ	Erection of single storey infill extension of existing courtyard at first floor level with ancillary works	No Objection
42	18/01987/VAR	Greenfields County Primary School, Hemsworth Way, Shrewsbury, Shropshire, SY1 2AH	Variation of Condition 1 of Planning Application CC2008/0006 to allow for the retention of the demountable accommodation for a further temporary period of ten years	No Objection
43	18/01992/FUL	Florence House, West Hermitage, Shrewsbury, Shropshire, SY3 7JP	Erection of extension and replacement garden wall	No Objection
44	18/00943/FUL	1 Heron Drive, Shrewsbury, Shropshire, SY1 4UG	Erection of a first floor extension to side	No Objection
45	18/01961/FUL	11 Hexham Way, Shrewsbury, Shropshire, SY2 6QX	Take down existing conservatory and replace with new garden room over the same footprint.	No Objection

46	18/01982/FUL	62 Mytton Oak Road, Shrewsbury, Shropshire, SY3	Erection of two storey extension to side and single storey extension to rear	Objection
47	18/01277/DSA106	12 Well Meadow Road, Shrewsbury, Shropshire, SY3 8UN	Application to discharge 106 agreement (affordable housing contribution)	No Objection
48	18/01916/FUL	Lane House, Quarry Place, Shrewsbury, Shropshire, SY1 1JN	Erection of single storey side extension and glazed rear extension with associated internal alterations.	Objection
49	18/01917/LBC	Lane House, Quarry Place, Shrewsbury, Shropshire, SY1 1JN	Erection of single storey side extension and glazed rear extension with associated internal alterations affecting a Grade II building.	Objection
50	18/01938/LBC	127A Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	Internal alterations to ground floor, replacement of two windows and one door affecting a Grade II Listed Building	No Objection
51	18/01978/TCA	97 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	To crown reduce by up to 2.5m and crown thin by 5% and remove major deadwood of 1 No Ash tree within Shrewsbury Conservation Area.	Support with Comment
52	18/02011/TCA	Tanners Wines Ltd, 26 Wyle Cop, Shrewsbury, Shropshire, SY1 1XD	To carry out various works to trees (see schedule) on a plot to the rear of Wyle Cop, within Shrewsbury Conservation Area.	Approved before being considered at committee
53	18/02017/TPO	38 Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FT	To carry out works to 2 No Ash trees and 1 No Sycamore tree protected by Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004)	Support with Comment
54	18/01925/FUL	52 Belvidere Road, Shrewsbury, Shropshire, SY2 5LX	Erection of a two storey side extension and single storey rear extension.	No Objection
55	18/02009/TCA	3 Burton Street, Shrewsbury, Shropshire, SY1 2JW	To remove 1 No Leylandii within Shrewsbury Conservation Area.	No Objection

56	18/02010/TCA	18 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To prune back branches over neighbours side by approx 2-3metres and taper upper branches into remaining upper crown 1No False Acacia (T2) and reduce crown by approx 2metres all over and thin by approx 15% 1No Birch tree (T3) within Shrewsbury Conservation Area.	No Objection
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Trees

Members raised growing concerns about the increasing number of applications to fell/prune trees within the Kingsland and neighbouring residential areas and whether such a loss of key trees might have an adverse effect on the area. The Town Clerk was asked to raise these concerns with Shropshire Council's Tree Officer.

7.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 02 - 22 May 2018.