

SHREWSBURY TOWN COUNCIL

**Planning Committee
Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 07 August 2018**

PRESENT – Councillors N Green (Chairman), P Gillam, I Jones, A Phillips (substitute for P Nutting), K Roberts and D Vasmer.

IN ATTENDANCE – Helen Ball (Town Clerk) and Rebecca Oliver (Committee Clerk) and three members of the public.

APOLOGIES – Apologies were received from Councillors P Nutting and J Dean.

22/18 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 I Jones	<ul style="list-style-type: none">Declared a personal interest in applications 18/02939/FUL and 18/02971/FUL as the applicants are known to him.
Councillor A Phillips	<ul style="list-style-type: none">Declared a personal interest in application 18/03373/TPO as he is a former student of the school.

23/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 10 July 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 July 2018 be approved and signed as a correct record.

24/18 MATTERS ARISING

24.1 Reconsultation on Application 18/02331/FUL - 8 South Hermitage

The committee were asked to reconsider the above application due to amended plans received. The Town Clerk shared comments received from the resident of number 10 South Hermitage. After considering all the new information, Members agreed that the amendments were not significant enough for them to change their objection and that their comments remain. If the Planners were mindful to approve this application, the Town Council requests that the application be considered by the Central Planning Committee.

RESOLVED:

That the Town Council remains against this application and their original comments of objection still remain.

24.2 Reconsultation on Application 17/05538/FUL - The Stew

The committee were asked to reconsider the above application due to amended plans received. Members recalled that they were generally supportive of the previous design, but had concerns about the treatment of the top floor and the contemporary nature of the roof treatment; they wished to see more of a traditional pitch. Members were unanimously in agreement that these changes did not address any of the Town Council's concerns about the contemporary design of the additional floor and if anything it was a less sympathetic design than the previous iteration. Members remained of the view that a more traditional pitched style would be more appropriate.

RESOLVED:

That the Town Council objects to the latest version of this application and their original comments remain relevant.

24.3 Reconsultation on Applications 18/02433/LBC and 18/02424/ADV - The Wheatsheaf

The committee were asked to reconsider the above applications due to amended plans received. Members considered that the changes went some way to addressing their concerns and therefore supported the application as per the latest amendment.

RESOLVED:

That the Town Council supports this application following the latest amendments.

Councillor A Phillips joined the meeting.

24.4 Reconsultation on Application 17/05234/FUL - Land off Greenfields Recreation Ground

The committee were asked to reconsider the above application due to amended plans received. Members were pleased to see that some of their comments had been considered according to the latest plans but felt the density of the site with 15 dwellings was still too high and therefore objected to the amended application. If the quantity of dwellings were reduced, Members would like to see the number of affordable units being maintained.

RESOLVED:

That there is nothing within the current amendments to warrant the Town Council changing its existing comments.

Three members of the public left the meeting.

25/18 HIGHWAY ORDERS

There were no highway orders for consideration.

26/18 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

27/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

28/18 PLANNING APPLICATIONS

28.1 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 04 – 31 July 2018.

RESOLVED:

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

1	18/03169/FUL	12 Town Walls, Shrewsbury, SY1 1TW	Erection of a replacement balcony to rear	No Objection
2	18/03325/FUL	9 Town Walls, Shrewsbury, SY1 1TW	Erection of a replacement balcony to rear elevation	No Objection
3	18/03399/TCA	Meeting Room 17 Betton Street, Shrewsbury, SY3 8XQ	Fell 1no Sycamore within Belle Vue Conservation Area	No Objection
4	18/03454/TPO	1 Alan Guttridge Drive, Shrewsbury, Shropshire, SY3 9BG	Crown lift over the shed by 3 metres 1no Pine protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection
5	18/03431/TCA	55 St Michaels Street, Shrewsbury, SY1 2HA	Remove 5no Pine trees within Shrewsbury Conservation Area	No Objection

6	18/03423/TPO	6 Stonehurst Drive, Shrewsbury, SY2 6DF	Removal of hanging limb over pavement and 2m reduction in length of limbs and height of 4no Pine trees & re-pollard back to previous pruning points 1no Horse Chestnut protected by The Borough of Shrewsbury (Stonehurst School, Sutton Road, Shrewsbury) Tree Preservation Order 1965 No. 1 (Ref: SA/17)	No Objection
7	18/03405/TPO	7 Kennedy Road, Shrewsbury, SY3 7AD	Reduction of approximately 2m at top of 1no Corsican Pine protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	No Objection
8	18/03298/FUL	174 Monkmoor Road, Shrewsbury, SY2 5BJ	Erection of single storey extension to side and rear following demolition of single storey parts	No Objection
9	18/03290/FUL	127 Highfields, Shrewsbury, SY2 5PJ	Erection of single storey side extension and porch	No Objection
10	18/03277/FUL	Luibeg, Stanley Lane, Shrewsbury, SY3 9DR	Erection of a single storey rear extension and conversion of garage into additional living accommodation	No Objection
11	18/03160/FUL	15 Hills Lane, Shrewsbury, SY1 1QU	Change of use from office and residential (A2) to hair dressing (A1) and beauty salon (Sui Genesis) Over 3 floors (no exterior work to be done)	Objection
12	18/03205/ADV	Dulux Decorator Centres Old Castle House Beacalls Lane, Shrewsbury, SY1 2HU	Erect and display 7No. fascia signs, 6No. poster frames and 1No. free standing car park sign (all non-illuminated)	No Objection
13	18/03366/TCA	19 Upper Road, Shrewsbury, SY3 9JW	To fell 2No Cherry (T1, T2) within Meole Conservation Area Do not want to replant replacements due narrow gardens which would create same issues in future.	No Objection
14	18/03373/TPO	Prestfelde Preparatory School, London, SY2 6NZ	To fell 1No (T1) Oak Tree because it is in terminal decline due to failing root functionality protected by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969 (T51)	No Objection

15	18/03166/EIA	Oxon Link Road, Between A5 And B4380 Holyhead Road, Shrewsbury,	Construction of single two-lane carriageway approximately 1.7km with a combined use footway, cycleway and grass verges. Sections of the scheme will be on embankment and in cutting as well as at existing ground level. Existing A5 Churncote roundabout to be reconstructed to accommodate the link road and two new roundabout junctions constructed at the intersection with Little Oxon Lane and the B4380 Holyhead Road	Representation
16	18/03080/FUL	131 Monkmoor Road, Shrewsbury, SY2 5BB	Erection of a single storey rear extension following removal of existing lean to	No Objection
17	18/03025/REM	Former Prison The Dana, Shrewsbury,	Approval of reserved matters (access) pursuant to outline permission ref 17/02809/OUT; discharge of condition 1 (phasing plan) and condition 4 (perimeter wall alterations) pursuant to 17/05765/VAR for the redevelopment of the former prison into mixed use development	No Objection
18	18/03087/TCA	17 Oak Street, Shrewsbury, SY3 7RQ	To reduce one major limb by 2-3 metres, crown thin by approximately 10% and crown lift by 2 metres 1No Cherry tree within Shrewsbury Conservation Area.	No Objection
19	18/03121/FUL	2 Arbourne Gardens, Shrewsbury, SY3 7HA	Erection of single storey rear and first floor side extensions and associated alterations	No Objection
20	18/03195/FUL	4 North Hermitage, Shrewsbury, SY3 7JW	Application under Section 73A of the Town and Country Planning Act 1990 for creation of hard surface in front garden of dwelling (retrospective) (Article 4)	No Objection
21	18/03209/FUL	51 Ridgebourne Road, Shrewsbury, SY3 9AB	Erection of single storey front, side and rear extension	No Objection
22	18/03343/TPO	Blackfriars Meadow, Shrewsbury, SY1 2BA	Crown reduction to previous pruning points (See Report) of 1no Norway Maple protected by the Shrewsbury and Atcham Borough Council (Land off St. Mary"s Water Lane, Shrewsbury) Tree Preservation	No Objection

			Order 1995 (Ref: SA/299)	
23	18/03119/FUL	3 Roman Road, Shrewsbury, SY3 9AZ	Removal of existing conifer hedge to front boundary and replacement with combination brick wall with piers and vertical feather-edge timber fence panelling	No Objection
24	18/03136/FUL	5 Henry Close, Shrewsbury, SY1 3TJ	Conversion of Unit 5 into office / meeting space by altering the internal layout arrangement and the creation of new window openings.	No Objection
25	18/03148/FUL	37 Monkmoor Road, Shrewsbury, SY2 5AH	Erection of detached single garage following demolition of existing garage	No Objection
26	18/03164/LBC	10 The Square, Shrewsbury, SY1	External works to shop front including decoration, additional timber moulding added, new display shelves fitted to window bed, new timber panel to side elevation, new signage and associated works affecting a Grade II Listed Building	No Objection
27	18/03168/FUL	20 Crescent Place, Town Walls, Shrewsbury, SY1 1TQ	Erection of wooden trellis panel fencing adjacent to brick wall on eastern side of garden	No Objection
28	18/03170/FUL	33 Oakfield Road, Shrewsbury, SY3	Erection of side and rear ground floor extensions and second floor extension	Objection
29	18/03304/TCA	77 North Street, Shrewsbury, SY1 2JH	To crown reduce by 30% 1No Damson Tree within Shrewsbury Conservation Area	No Objection
30	18/03319/TCA	Riverbank On Edge Of Carpark, Frankwell Quay, Shrewsbury, SY3 8LI	Remove 1no Silver Birch within Shrewsbury Conservation Area	No Objection
31	18/03321/TCA	The Limes 146 Longden Road, Shrewsbury, SY3 7HT	Remove lower branches to leave a clear stem up to 9 metres of 1no Lime tree within Shrewsbury Conservation Area	No Objection
32	18/03322/TPO	17 Kenton Drive, Shrewsbury, SY2 6TH	Crown reduce by 20% 1no Laburnum protected by The Borough of Shrewsbury (Stonehurst School, Sutton	No Objection

			Road, Shrewsbury) Tree Preservation Order 1965 No. 1 (Ref: SA/17)	
33	18/03326/TCA	16 Clifford Street, Shrewsbury, SY2 5EU	Crown reduction by 1-2m (30%) of 1no Cherry and crown reduce by 30% and crown lift by 2 metres 1no Lime within Shrewsbury Conservation Area	No Objection
34	18/03329/TCA	Belmont Bank House, Belmont Bank Shrewsbury, SY1 1UB	Crown reduction by 30% of 1no Cherry Plum within Shrewsbury Conservation Area	No Objection
35	18/03078/FUL	45 King Street, Shrewsbury, SY2 5ES	To reinstall wooden sash windows to front (Article 4)	No Objection
36	18/03072/ADV	15-16 Mardol, Shrewsbury, SY1 1PY	3 acrylic lettering signs to existing 3 painted fascias. 1 new hanging sign fixed back to existing timber facade on steel bracket. All to have slimline external illumination. 1 new flat vinyl numbering to existing fascia above entrance door	No Objection
37	18/03243/TPO	30 Sutton Road, Shrewsbury, SY2 6DG	A 25% reduction of 1no Horse Chestnut protected by The Borough of Shrewsbury (Stonehurst School, Sutton Road, Shrewsbury) Tree Preservation Order 1965 No. 1 (Ref: SA/17)	No Objection
38	18/02845/FUL	4 Belmont, Shrewsbury, SY1 1TE	Demolition of a derelict dance/billiard hall and lean-to structure to the rear; removal of wall mounted fire escape; removal of trees; change of use of land to form garden area	No Objection
39	18/02846/LBC	4 Belmont, Shrewsbury, SY1 1TE	Demolition of a derelict dance/billiard hall and lean-to structures to the rear; removal of wall mounted fire escape; formation of garden area	No Objection
40	18/02873/FUL	33 High Street, Shrewsbury, SY1 1SL	Alterations and re-decoration of front elevation	No Objection
41	18/02874/ADV	33 High Street, Shrewsbury, SY1 1SL	Installation of replacement and new signage to front elevation to include two digitally marketing screens (internal); external illumination fitted to existing signage; re-decoration to front elevation	No Objection
42	18/03227/TCA	Courtyard at rear of, 4 Castle Gates, Shrewsbury,	Remove 1no Rowan within Shrewsbury Conservation Area	No Objection

		SY1 2AQ		
43	18/03228/TPO	Grange House, Old Roman Road, Shrewsbury, SY3 9AH	Fell 1no Oak protected by the Shropshire Council (Land adjacent to Roman Road, Shrewsbury) TPO 2012 (Ref: SC/00107/12)	No Objection
44	18/02998/FUL	1 Harcourt Crescent, Shrewsbury, SY2 5LQ	Erection of brick and tiled shed	No Objection
45	18/03005/FUL	54 Monkmoor Road, Shrewsbury, SY2 5AU	Erection of a single storey side and rear extension and detached garden building	Objection
46	18/03161/TPO	Prestfelde Preparatory School, London Road, Shrewsbury, SY2 6NZ	To crown reduce by 3m to reduce shading and drip onto parked cars, and stimulate crown rejuvenation 3No Yew trees (T1, T2 and T3) protected by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969	Permission granted by Shropshire Council prior to the meeting.
47	18/03199/TCA	30 Monkmoor Road, Shrewsbury, SY2 5AP	To fell 3No Leylandii (T1,T2,T3) and fell 1No Eucalyptus tree (T4) within Shrewsbury Conservation Area.	No Objection
48	18/03004/LBC	32 High Street, 1 The Square, Shrewsbury, SY1 1SQ	Installation of 2No signs to the existing fascia affecting a Grade II Listed Building	No Objection
49	18/02910/FUL	Conduit Head, Nobold Lane, Shrewsbury, SY5 8NP	Creation of larger car parking area and the provision of lock up storage unit	No Objection
50	18/03129/TPO	Public Open Space adj. to, 22 Grangefields, Shrewsbury, SY3 9DE	Reduce by approx. 3m one limb of 1no Oak protected by the Shrewsbury and Atcham Borough Council (Land off Grangefields Road, Shrewsbury) Tree Preservation Order 1995 (Ref: SA/283)	No Comment as Shrewsbury Town Council is the applicant.
51	18/02939/FUL	6 Racecourse Lane, Shrewsbury, SY3 5BJ	Erection of a part single and part two storey extension; re-render; changes to roof pitch; removal of hedge and wall to create improved vehicular access	No Objection
52	18/02941/FUL	Theatre Severn Frankwell Quay, Shrewsbury, SY3 8FT	Installation of steel external steps from the first floor level to ground level	No Objection
53	18/02971/FUL	203 Newpark Road,	Demolition of existing conservatory and erection of 2	No Objection

		Shrewsbury, SY1 2SN	storey side extension and porch	
54	18/02983/FUL	3 Bagley Drive, Shrewsbury, SY1 3BX	Erection of a first floor side extension, single storey rear extension and associated works and alterations	No Objection
55	18/02984/FUL	48 Tilstock Crescent, Shrewsbury, SY2 6HJ	Application under Section 73A of the Town and Country Planning Act 1990 the erection of a wooden gazebo (retrospective)	No Objection
56	18/03105/TCA	1 Saint Chad's Terrace, Shrewsbury, SY1 1JX	Lift off wall and cut back from corner of property by approx. 1m 1no Western Red Cedar and lift off wall by approx. 1m group of trees (See Plan) within Shrewsbury Conservation Area	No Comment as Shrewsbury Town Council is the applicant.
57	18/03037/TCA	Prospect House, Belle Vue Road, Shrewsbury, SY3 7NR	To Fell 30No Yew Trees within the Shrewsbury Conservation Area	Objection
58	18/03082/TPO	20 Kemps Eye Avenue, Shrewsbury, SY3 7QW	To raise crown over road to provide approx 5m clearance and approx 4m further round, reduce selective branches outside the uniformity of the canopy (by approx 2m) and remove dead ivy of 1No Larch tree protected by Shrewsbury and Atcham Borough Council (Kemps Eye Avenue, Belle Vue) Tree Preservation Order 1989	No Objection
59	18/03086/TPO	2 The Dell, Bicton Heath, Shrewsbury, SY3 5HG	To remove previously removed epicormics on stem above roof height, selectively reduce the lower section of the upper canopy (by approx 1.5-2m, approx. 20% of foliage) including those parts outside the uniformity of the canopy, and remove deadwood greater than approx 40mm diameter of 1No Oak tree protected by SABC (Land at and surrounding Bicton Heath South) TPO 2007.	No Objection

28.2 Schedule of Planning Decisions

aMembers noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 04 – 31 July 2018.