

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 28 August 2018

PRESENT – Councillors N Green (Chairman), J Dean, P Gillam, I Jones, A Phillips (substitute for P Nutting), K Roberts, H Taylor (part of the meeting) and R Wall.

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), George Brown (Aldi), Sarah Rhodes (The Harris Partnership), Joanna Gabrilatzou (JLL), Councillor Ms J Mackenzie and Cllr T Parsons.

APOLOGIES – Apologies were received from Councillors P Nutting.

29/18 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

Councillor N Green	<ul style="list-style-type: none">Declared a pecuniary interest in application 18/03467/FUL as the applicant is a family member and he left the meeting whilst this application was discussed.
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(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 H Taylor	<ul style="list-style-type: none">Declared a personal interest in application 18/03695/LBC as he lives opposite the site.
Councillor A Phillips	<ul style="list-style-type: none">Declared a personal interest in application 18/03161/TPO as he is a former student of the school.
Councillor J Dean	<ul style="list-style-type: none">Declared a personal interest in application 18/03712/FUL as his partner's Father lives opposite.

30/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 07 August 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 07 August 2018 be approved and signed as a correct record.

31/18 MATTERS ARISING

31.1 Reconsultation on Application 18/01379/FUL – 283 Monkmoor Road

The committee were asked to reconsider the above application due to amended plans received which showed a reduced extension compared to the original plans. Members raised no concerns to these amended plans.

RESOLVED:

That the Town Council raises no objections to the amended plans.

31.2 Reconsultation on Application 18/02421/FUL – 101 Oakfield Road

The committee were asked to reconsider the above application due to amended plans received. The committee recalled that they objected to the original application on the grounds that the proposed extension was disproportionately large compared to the existing size of the property. As the amended plans showed a reduced extension, members were happy to withdraw their objection.

RESOLVED:

That the Town Council withdraws its original objections to application 18/02421/FUL and raises no concerns to the amended plans.

31.3 Ref Min 24.1 Reconsultation on Application 18/02331/FUL – 8 South Hermitage

The Town Council reconsidered this application at the last meeting and remained against the proposals. Since this meeting, the Chairman of the Committee had been approached by the applicant wanting to discuss the application. The Chairman had advised because of his role both on this Committee and the Central Planning Committee it was inappropriate for him to meet the applicant but suggested that the applicant would be best addressing the full Planning Committee. A response had not yet been received.

31.4 Application 18/03166/EIA – Oxon Link Road

The Town Clerk has been approached by Mr Goddard, Managing Director of Oxon Touring and Holiday Home Park who has concerns for the future of the caravan park should the Oxon Link Road be constructed as per the latest plans.

The company want to support the Link Road proposals as they are not against the principle of this, or the North West Relief Road, being constructed but their concerns have been raised and ignored by Shropshire Council's Highway department leaving them only the option of objecting to the plans. Mr Goddard was seeking the support of the Town Council in helping to open up discussions.

The caravan park currently plays a big role in supporting tourism in Shrewsbury and provides customers to the Park and Ride service and also the local shopping centre. The caravan park had requested what they felt were reasonable mitigating measures including:

- A safe crossing or footbridge to be provided to ensure a safe access to the Oxon Park and Ride, local shops, take-away, pub etc. The current plans put pedestrians at risk and 400 people cross here daily.
- There is no sound bunding or fencing included in the plans to protect the caravan park despite numerous requests.
- During the stages of constructing the road, there is no promise of unhindered access to the park and services at all times and the impact of noise, dust etc during this time on the caravan park is unclear.

Members were sympathetic to Mr Goddard's concerns and supported the motion for the Town Clerk to raise these concerns with Shropshire Council's Head of Economic Growth and request Shropshire Highways Department to review the scheme.

RESOLVED:

That the Town Clerk writes to the Head of Economic Growth and Shropshire Highways to raise awareness of Mr Goddard's concerns.

31.5 Ref Min 28.1 Application 45 (18/03005/FUL) – 54 Monkmoor Road

The committee were asked to review their objection to the above application since it has been amended to exclude the detached garden building. As the amended plans were unavailable on ePortal, Members agreed to review this application at the next Planning Committee meeting.

RESOLVED:

That application 18/03005/FUL be reconsulted on at the next Planning Committee meeting.

32/18 PRESENTATION FROM ALDI

The meeting was joined by George Brown, Sarah Rhodes and Joanna Gabrilatzou who made a presentation on plans for a new Aldi store off Oteley Road. At the end of July they secured the 6-acre site in front of Percy Throwers Garden Centre; this site previously received planning permission for a larger Waitrose store. The site will be mixed use to include the Aldi supermarket and the other half will be for care and extra care facilities. A restrictive covenant on the site prevented other kind of facilities such as restaurants, cafes etc. Mr Brown explained how Aldi had explored alternative sites for their store including near to Dobbies, in place of Toys 'R Us on the Meole Brace retail park and the Pitch and Putt site. The operator of the care facilities is to be confirmed within the next few weeks.

The plans show a 1,350sq metre store with 161 parking spaces and will create over 40 jobs, the care homes hope to create around 100 jobs. Aldi hope to recruit local people who can preferably walk to the store and the recruitment process will proceed in the next few weeks. For comparison, the store at Battlefield is 1,080sq metres and has around 110 parking spaces. The plans also include retaining a green periphery of the site and a dock in the back of the building where delivery vehicles can go inside. The building will be made

from local brick, timber and cladding panels colour anthracite grey. The inside will have a spacious feel and the signage details are to be confirmed.

Shropshire Council's masterplan show this site as a local centre so Aldi hopes to provide a balance of providing for the local community without taking away trade from existing local businesses. The highways aspect of the application have been agreed in principle and with the Battlefield store over trading there is a clear demand for a store at this location. Mr Brown expects the two stores to settle to a similar level of sales once established.

Aldi will submit a hybrid application in early September 2018 for a mixed-use site to include a full application for the supermarket and outline for a care home with the Care home operator(s) submitting a reserved matters application in the New Year. Aldi hope consent will be granted around the end of the year so they can be trading within 12 months from now.

Mrs Gabrilatzou assured Members that 161 parking spaces would be sufficient for the predicted trade and as the average shopper is in the store for 25 minutes, there is a quick turnover of parked cars. This also helps the traffic flow.

Members supported the application and would await the formal application in due course. They thanked the team for attending the meeting.

George Brown, Sarah Rhodes, Joanna Gabrilatzou, Councillor Mrs J Mackenzie and one member of the public left the meeting.

33/18 HIGHWAY ORDERS

33.1 County-wide Off Street Car Parks

The committee reviewed a number of revisions to Shropshire Council's off-street car parking places Order and raised no concerns.

RESOLVED:

That the amendments to Shropshire Council's off-street car parking places Order in Shrewsbury be noted.

33.2 Various Settlements – Waiting Restrictions

The committee reviewed various changes to on-street parking restrictions in Shrewsbury and raised no concerns.

RESOLVED:

That the changes to Shropshire Council's on-street parking restrictions in Shrewsbury be noted.

34/18 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

35/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

36/18 PLANNING APPLICATIONS

36.1 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 01 – 21 August 2018.

RESOLVED:

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

1	18/03723/ADV	Arrow Point Retail Park, Unit G, Brixton Way, Shrewsbury, SY1 3GB	Erect and display Illuminated fascia sign front elevation and 2no non illuminated signs to rear elevation	No Objection
2	18/03728/FUL	14 West Hermitage, Shrewsbury, Shropshire, SY3 7JP	Demolish existing front boundary wall and replace with new boundary wall, add roof lights to rear elevation, add french doors to rear elevation and convert existing back door to window	No Objection
3	18/03695/LBC	14 College Hill, Shrewsbury, Shropshire, SY1 1LY	External refurbishment of property to include: roofing works; re-leading; replacement of two casement windows; installation of two rooflights; replacement of rainwater goods; repainting of front elevation affecting a Grade II Listed Building	Representation
4	18/03706/FUL	162A Ellesmere Road, Shrewsbury, SY1 2RQ	Erection of one dwelling with detached double garage following demolition of existing property (Revised Scheme)	Objection
5	18/03375/FUL	Land Adjacent Chronicle House, Chester St, Shrewsbury SY1 1NX	Application under Section 73A of the Town and Country Planning Act 1990 for erection of a conservatory with glazed balustrading	No Objection
6	18/03712/FUL	24 Vane Road, Shrewsbury, SY3 7HB	Erection of two storey side/rear extension	Objection

7	18/03820/TPO	3 Mayfield Gardens, Shrewsbury, Shropshire, SY2 6PZ	Fell 1no Black Pine (T1), reduce long lateral branches by up to 2m to suitable pruning points of 1no Cedar (T2), reduce over extended limbs by up to 2m to suitable pruning points of 1no Sequoia (T3) & trim by no more than 20% of overall crown 2no Yew (T4 & T5) protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (Ref: SA/47)	No Objection
8	18/03662/FUL	6 Mount Street, Shrewsbury, Shropshire, SY3 8QP	Demolition of outside w.c and coal store, construction of single storey rear extension and conversion of loft with new rear dormer window	No Objection
9	18/03663/FUL	South of, Millrace Cottage, Abbey Foregate, Shrewsbury, SY2 6NA	Erection of 1No split-level house with integral garaging and associated parking, served by an existing access and improved private drive	Objection
10	18/03684/FUL	20 Porthill Drive, Shrewsbury, Shropshire, SY3 8RS	Erection of ground and first floor extensions: attic conversion and change flat roofs to pitched	No Objection
11	18/03765/TCA	Greenhill East Copthorne Road, Shrewsbury, SY3 8NS	Removal of 2no Fruit trees within Shrewsbury Conservation Area	No Objection
12	18/03793/TCA	9 Kennedy Road, Shrewsbury SY3 7AD	Fell 1no Flowering Cherry within Shrewsbury Conservation Area	No Objection
13	18/03801/TPO	Land Off Florence Close Former Shelton Hospital Welshpool Road, Bicton Heath, Shrewsbury, SY3 8DN	Remove 1no Ash protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (Ref: SA/384)	Support with Comment

14	18/03644/FUL	1 Oakley Avenue, Shrewsbury, SY3 7LA	Erection of a two storey side and single storey rear extension	No Objection
15	18/03660/FUL	72 Grange Road, Shrewsbury, SY3 9DF	Conversion of loft into additional living accommodation	No Objection
16	18/03573/FUL	To the North of, Raby Crescent, Shrewsbury, SY3 7JN	Demolition of garage and link extension of existing house and erection of two storey dwelling; associated soft and hard landscaping; formation of vehicular access with parking spaces	Objection
17	18/03601/VAR	West of Oteley Island, Oteley Road, Shrewsbury, SY2 6QP	Removal of condition No 6 (Highways requirements) attached to planning permission 16/02636/FUL dated 07/09/2016	No Objection
18	18/03563/OUT	Land North of, Mousecroft Lane, Shrewsbury SY3 9DX	Outline application for residential development of circa 52 dwellings to include access	Objection
19	18/03559/FUL	4 Scott Street, Shrewsbury, Shropshire, SY3 7PX	Extension of roof to bring ridge to one level and incorporate flat roof section at rear with the installation of dormer window on the rear and Velux window on front and side and removal of current chimney	No Objection
20	18/03464/FUL	Shrewsbury Academy, Corndon Crescent, Shrewsbury SY1 4LL	Erection of 2No. single storey modular pre-fabricated buildings to accommodate 4No. classrooms, 2No. science laboratories and provision of toilets	No Objection
21	18/03467/FUL	15 Bishop Street, Shrewsbury SY2 5HA	Replacement of all windows to front elevation (Article 4)	No Objection
22	18/03474/ADV	Hartshorn Motors Ltd, Ainsdale Drive, Shrewsbury, SY1 3TL	Erect and display replacement illuminated and non-illuminated signage	No Objection

23	18/03532/VAR	9 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	Variation of Condition No.2 (approved plans) and Condition No.4 (materials) attached to permission 15/04374/FUL dated 27/07/2016	No Objection
24	18/03650/TCA	Shrewsbury Train Maintenance Depot, Abbey Foregate Sidings, Underdale Road, Shrewsbury	To carry out various works (see application form) to trees on the Underdale side of the railway line (adjacent to sports field) within Shrewsbury Conservation Area.	No Objection
25	18/03652/HHE	61 Carlton Close, Shrewsbury, Shropshire, SY3 5JA	Erection of a rear single storey extension to a terraced dwelling, dimensions 3.30 metres beyond rear wall, 3.70 metres maximum height, 2.50 metres high to eaves	No Objection
26	18/03653/TPO	Former Shelton Hospital, Chestnuts Courtyard, Welshpool Road, Bicton Heath, Shrewsbury	To remove 1No Giant Redwood and replace with 1No Western Red Cedar protected by Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004)	No Objection
27	18/03677/TCA	24 Havelock Road, Shrewsbury, Shropshire, SY3 7NE	Fell 1no Willow, crown reduce by 1-2m 1no Yew & crown reduce by 1m 1no Cherry within Belle Vue Conservation Area	No Objection
28	18/03694/TPO	Land Adjacent Lord Hills Column, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Crown lift branch tips to 2.5m all round of 3no London Plane protected by the Shropshire Council (Land at and adjacent to The Shirehall, Abbey Foregate, Shrewsbury) Tree Preservation Order 2013(Ref: SC/00172/13)	No Objection
29	18/03480/FUL	14 Coldridge Drive, Shrewsbury, Shropshire, SY1 3YT	Erection of single storey rear extension.	No Objection

30	18/03496/FUL	33 Hafren Road, Shrewsbury, Shropshire, SY3 8NG	Erection of a two storey side extension and single storey rear extension following removal of existing conservatory	No Objection
31	18/03272/FUL	102 Copthorne Road, Shrewsbury, SY3 8NA	Drop kerb to allow vehicle access to proposed parking area	No Objection
32	18/03393/FUL	215 Wenlock Road, Shrewsbury	Erection of single storey rear and side extension following demolition of existing rear extension	No Objection
33	18/03416/FUL	185 Abbey Foregate, Shrewsbury, SY2 6AH	Erection of part single and part two storey extension following demolition of existing	No Objection
34	18/03417/LBC	185 Abbey Foregate, Shrewsbury, SY2 6AH	Erection of part single and part two storey extension following demolition of existing affecting a grade II listed building	No Objection
35	18/03465/FUL	The Cottage, Oak Lane, Bicton Heath, Shrewsbury SY3 5BT	Erection of conservatory to front elevation	No Objection
36	18/03552/TCA	3 Lindley Street, Shrewsbury, Shropshire, SY1 2JZ	Prune by 1/3rd (maximum of 3m) 1no Ash and fell 1no Conifer & 1no Sycamore within Shrewsbury Conservation Area	Support with Comment
37	18/03576/TCA	2 South Hermitage, Shrewsbury, SY3 7JR	Fell 1no Scots Pine & 3no Silver Birch within Belle Vue Conservation Area	No Objection
38	18/03592/TPO	22 Underdale Road, Shrewsbury, Shropshire, SY2 5DW	Reduce crown by 10% of 1no Yew protected by the Shrewsbury and Atcham Borough Council (22 Underdale Road) Tree Preservation Order 1988 (ref: SA/160)	No Objection
39	18/03594/TPO	Overdale, 25 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AA	Works to trees (See Schedule) protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (Ref: SA/37)	No Objection

40	18/03206/FUL	Car Park, The Dana, Shrewsbury, Shropshire, SY1 2HP	Erection of new residential building providing 10No. apartments following demolition of existing prison reception building; formation of associated car parking, cycle parking and shared storage space; new landscaping to car parking area and to sloped garden leading down to river path and revised vehicle and pedestrian access	Objection
41	18/03327/FUL	57 Bridgeford Way, Shrewsbury, SY2 5XX	Erection of a single storey rear extension	No Objection
42	18/03378/FUL	11 Longden Road, Shrewsbury, Shropshire, SY3 7EY	The erection of two storey extensions; roof works; and elevational alterations to enable remodelling of the existing property	Objection
43	18/03406/FUL	7 Severn Bank, Shrewsbury, SY1 2JD	Formation of a new vehicle access and erection of a garage	No Objection
44	18/03411/FUL	82 Sundorne Road, Shrewsbury, Shropshire, SY1 4RS	Erection of a one single storey dwelling; formation of vehicular access (onto Lesley Owen Way); installation of roof mounted solar panels	No Objection
45	18/03548/TPO	38 Pensfold, Bicton Heath, Shrewsbury, Shropshire, SY3 5HF	Reduce to approx. 4m high stump one of the main stems of 1no Ash & remove 3 lowest branches, prune one branch by 3m and reduce upper canopy branch length by approx. 1.5m of 1no Oak (See Schedule) protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref: SA/456)	Support with Comment
46	18/02968/FUL	Ground Floor Right St James House Anchorage Avenue, Shrewsbury SY2 6LG	Relocate cycle shelter to the rear of the building; re align kerbs and reconfigure parking spaces	No Objection

47	18/03330/FUL	Arrow Point Retail Park Brixton Way, Shrewsbury SY1 3GB	Replacement of existing entrance canopies to retail units	No Objection
48	18/03332/FUL	14 Kenwood Road, Shrewsbury, Shropshire, SY3 8AH	Erection of single storey rear extension following demolition of existing monopitch utility room	No Objection
49	18/03357/ADV	arrow point retail park, Brixton Way, Shrewsbury, SY1 3GB	Erect and display externally illuminated Canopy signage over entrances to retail units	No Objection
50	18/03372/FUL	35 Six Acres, Shrewsbury, SY3 6AF	Erection of Two Storey Side Extension	No Objection
51	18/03374/LBC	15-16 Mardol, Shrewsbury, Shropshire, SY1 1PY	Erect and display 1No externally illuminated fascia sign and 1No externally illuminated hanging sign affecting a Grade II* Listed Building	No Objection
52	18/03520/TPO	2 The Redlands Laundry Lane, Shrewsbury, Shropshire, SY2 6ER	To reduce by 1-2m over adjacent property thin out canopy by approx. 15% 1No Maple tree protected by Shrewsbury & Atcham Borough Council (Laundry Lane) Tree Preservation Order 1983	No Objection
53	18/03521/HHE	47 Field Crescent, Shrewsbury, Shropshire, SY1 4PB	Erection of rear single storey conservatory to a terraced dwelling following demolition of existing lean to, dimensions 4.0 metres beyond rear wall, 3.450 metres maximum height, 2.30 metres high to eaves	No Objection
54	18/03525/HRM	Weir Hill Preston Street, Shrewsbury, Shropshire,	To remove 10, 1-3m in width of hedgerow and replant	A decision by Shropshire Council was made prior to the meeting.
55	18/03278/FUL	9 Lovat Close, Shrewsbury, SY2 5XE	Erection of single storey side extension following demolition of existing garage	No Objection

56	18/03161/TPO	Prestfelde Preparatory School, London Road, Shrewsbury, Shropshire, 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	No Comment
57	18/03129/TPO	Public Open Space adj. to, 22 Grangefields, Shrewsbury, Shropshire, 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 the Town Council is the applicant.
58	18/03105/TCA	1 Saint Chad's Terrace, Shrewsbury, Shropshire, 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 the Town Council is the applicant.

36.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 01 – 21 August 2018.