

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 18 September 2018

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

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk) and one member of the public.

APOLOGIES – Apologies were received from Councillors P Nutting.

37/18 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

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| 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. |
| Councillors N Green and P Gillam | <ul style="list-style-type: none">Declared a personal interest in application 18/03643/REM as they are former pupils of the Lancasterian School. |
| Councillor N Green | <ul style="list-style-type: none">Declared a personal interest in application 18/04189/TCA as the applicant is known to him. |
| Councillor A Phillips | <ul style="list-style-type: none">Declared a personal interest in application 18/03777/FUL as he is a former pupil of Shrewsbury School.Declared a personal interest in application 18/03833/FUL as the applicant is known to him. |

38/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 28 August 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 28 August 2018 be approved and signed as a correct record.

39/18 MATTERS ARISING

39.1 Reconsultation on Application 18/03005/FUL – 54 Monkmoor Road

The committee were asked to reconsider the above application due to amended plans received which showed a reduction of the rear extension. Whilst members were pleased to see the extension reduced their concerns about the impact this development will have on the neighbourhood still remained.

RESOLVED:

That the Town Council's objection still stands.

Councillor Vasmer left the meeting.

39.2 Reconsultation on Application 18/02331/FUL – 8 South Hermitage

The committee were asked to reconsider the above application due to comments received from the applicant. Having reviewed the latest scheme which has a reduced footprint and no balcony, Members were satisfied that the amendments went some way to addressing their concerns and were happy to withdraw their original objection.

RESOLVED:

That the Town Council withdraws its original objections to application 18/02331/FUL.

39.3 Ref Min 36.1 Application 18/03706/FUL – 162A Ellesmere Road

The committee reviewed the latest plans and responses from the applicant to their comments of objection. Providing that the new dwelling's height and width dimensions are no greater than 162B Ellesmere Road and that its design is mirrored, Members were happy to withdraw their objection.

RESOLVED:

That the Town Council withdraws its objections to application 18/03706/FUL.

39.4 Application 17/01697/OUT – Old Coleham

The Town Clerk clarified that the latest amendments to this application were circulated for comment to all Members of this committee prior to the meeting. The Ward Member was satisfied that the committee's concerns had been addressed and whilst the building remains four storey, the number of apartments and the impact on the area had been reduced. As the Town Clerk did not receive any further comments from Members, the following statement was logged:

'Further to the presentation of further amendments to this application, the Town Council is pleased to see that the applicant has addressed the Town Council's concerns about flooding, overbearing, height and carparking and consequently the Town Council is happy to withdraw its current objections to the scheme.'

Councillor Dean left the meeting.

40/18 RE-OPENING OF FRANKWELL POST OFFICE

Members welcomed the re-opening of Frankwell's Post Office on 28 September 2018. They noted the report and raised no concerns.

RESOLVED:

That the notice to re-open Frankwell Post Office be noted.

41/18 HIGHWAY ORDERS

There were no highway orders for consideration.

42/18 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

43/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

44/18 PLANNING APPLICATIONS

44.1 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 22 August – 11 September 2018.

RESOLVED:

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

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| 1 | 18/04068/FUL | 2 Old Mount Pleasant, Shrewsbury, SY1 3BW | Erection of a detached timber shed to rear and creation of adjacent hardstanding | No Objection |
| 2 | 18/03643/REM | Former Lancasterian School, Beacalls Lane, Shrewsbury, Shropshire, | Approval of reserved matters (access, appearance, layout and scale) for phase 1 pursuant to outline planning permission 17/05765/VAR (Variation of conditions attached to Planning Permission 17/02809/OUT for the re-development of the former prison into mixed use development) to include the conversion of the former Lancasterian School into 11 no. 1 and 2 bedroom residential apartments and erection of a new apartment | Representation |

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| | | | building to provide 8 No. 1 bedroom residential apartments at first and second floor and parking at ground floor following demolition of the existing school garage building. | |
| 3 | 18/04188/TCA | 2 South Hermitage, Shrewsbury, SY3 7JR | Remove 6no Yew within Belle Vue Conservation Area | Objection |
| 4 | 18/04189/TCA | 10 Holywell Terrace, Holywell Street, Shrewsbury, SY2 5DF | Fell 1no Ash within Shrewsbury Conservation Area | Support with Comment |
| 5 | 18/04169/TPO | Mytton Villa, Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XG | Selective crown reduction to 1no Giant Sequoia (See Schedule) protected by the Shrewsbury & Atcham Borough Council (Mytton Villa) Tree Preservation Order 1982 (Ref: SA/95) | No Objection |
| 6 | 18/04058/FUL | Unit 7, The Courtyard, Yeomanry Rd, Shrewsbury, SY1 3EH | Change of use from B1 office to D1 health medical | No Objection |
| 7 | 18/04146/TPO | 6 Milnthorpe Close, Shrewsbury, Shropshire, SY3 9QP | Crown & branch reduction of 1no Sycamore (See Schedule) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354) | No Objection |
| 8 | 18/04019/FUL | 39 Boscobel Drive , Shrewsbury, SY1 3DR | Erection of two storey side extension | No Objection |
| 9 | 18/04025/FUL | 3 Drayton Gardens , Shrewsbury, SY2 6HG | Erection of first floor extension, associated alterations and erection of front porch | No Objection |
| 10 | 18/04028/FUL | Land North Of Tennis Courts, Crescent Fields, Shrewsbury, | Installation of barrier/gate | Objection |
| 11 | 18/03777/FUL | Porters Lodge, Shrewsbury School, Ashton Road, Shrewsbury, SY3 7AR | Erection of extension and refurbishment of existing theatre; external landscaping and demolition of existing porters lodge | Objection |

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| 12 | 18/03984/ADV | 15 Pride Hill , Shrewsbury, SY1 1DQ | Erect and display internally illuminated replacement metal pan fascia sign | No Objection |
| 13 | 18/03996/COU | Listers (Uk) Limited, Unit 1C, Foxhall Trade Park, Knights Way, Shrewsbury, SY1 3FF | Change of use from Class B to Class D2 for the provision of health, fitness, and physiotherapy services. | No Objection |
| 14 | 18/03445/FUL | Crescent Lodge, 21A Town Walls , Shrewsbury, Shropshire, SY1 1TN | Erection of garden store/bin store; alterations to access and garage; conversion of first floor of coach house to create ancillary accomodation, replace existing door to underground tunnel and utilise as a wine cellar and associated alterations | Representation |
| 15 | 18/03857/FUL | Proposed Units, Longden Road, Shrewsbury, Shropshire, | Erection of building (comprising of 3No. separate units) for flexible B1, B2 and B8 use including all associated external works to form car parking and yard areas; formation of access | Representation |
| 16 | 18/03867/FUL | Building 4 Unit 1B, Sundorne Retail Park, Arlington Way Shrewsbury, SY1 4YA | Installation of mezzanine floorspace | No Objection |
| 17 | 18/03886/FUL | 129 Highfields Shrewsbury, SY2 5PJ | Two storey side extension and relevant alterations | No Objection |
| 18 | 18/03951/FUL | 15 Sutton Grove, Shrewsbury, Shropshire, SY2 6DN | Erection of single storey side and rear extension to include an integral porch following removal of existing pre-fab garage | No Objection |
| 19 | 18/04047/TPO | Oaklands, Laundry Lane , Shrewsbury, Shropshire, SY2 6ER | Works to 1no Oak (See Schedule) protected by the Shropshire Council (Land at or adjacent to Oaklands and Abbotsfield Drive) TPO 2012 (Ref: SC/00111/12) | No Objection |
| 20 | 18/04082/TCA | Land At Albert Street, Shrewsbury, Shropshire, SY1 2HT | Reduce branches to acheive approx. 2m clearance from neighbouring buildings of 2no Cherry within Shrewsbury Conservation Area | No Objection |
| 21 | 18/04084/TPO | Land Adjacent 1 Leighton Park, Bicton Heath , Shrewsbury, Shropshire, | Remove branches overhanging property & raise crown up to 3.5m of 1no Fir protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree | No Objection |

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| | | SY3 5FS | Preservation Order 2003 (Ref: SA/384) | |
| 22 | 18/03862/LBC | 8 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW | Internal works to include installation of facilities and room re-configuration (Amendment to Listed Building Consent 18/01659/LBC) - layout amended to third floor | No Objection |
| 23 | 18/03868/FUL | Pendizzard, Bryn Road, Shrewsbury, SY3 8PQ | Conversion of loft space to create two bedrooms at first floor level | No Objection |
| 24 | 18/03891/FUL | 16 Granville Street, Shrewsbury, Shropshire, SY3 8NE | Erection of two storey and single storey extensions; internal alterations: new boundary walling and replacement gates to east boundary and additional parking and access | Objection |
| 25 | 18/03893/FUL | 20 Pengwern Road, Shrewsbury, SY3 8JB | Erection of extensions and detached garage with associated alterations | No Objection |
| 26 | 18/03900/FUL | 3 Oakley Street, Shrewsbury, SY3 7JU | Erection of a single storey extension and alterations following demolition of existing conservatory. | No Objection |
| 27 | 18/03985/TPO | Unit C, 11 Longbow Close, Shrewsbury, Shropshire, SY1 3GZ | Crown reduce via thinning to remove 25% of crown volume, cutting back to previous pruning points of 1no Oak protected by the SABC (Battlefield Way & Harlescott Lane, Shrewsbury) TPO 2006 (Ref: SA/425) | No Objection |
| 28 | 18/03637/REM | Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ | Approval of reserved matters (appearance, layout, scale and landscaping) pursuant to the Outline Permission 16/04228/OUT for the erection of 218 no. dwellings (conditions 15 and 17 amended and 25 removed by 18/01826/AMP) | Deferred |
| 29 | 18/03781/FUL | Shrewsbury Sports Village, Sundorne Road, Shrewsbury, Shropshire, SY1 4RQ | Refurbishment of existing Artificial Grass Pitch (AGP); Replacement and extension high level fence enclosure; Installation of new hard standing areas adjoining the AGP perimeter complete with associated porous asphalt surfacing (replacing previous surplus areas of artificial grass); Refurbishment of | No Objection |

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| | | | existing floodlight system with sixteen new luminaires mounted onto eight existing (and retained) floodlight masts and Installation of new maintenance equipment store | |
| 30 | 18/03833/FUL | Land Adj Meole Brace Hall , Church Road, Shrewsbury, SY3 9HF | Erection of 4 detached dwellings | Objection |
| 31 | 18/03941/TCA | Acton House , 35 Kennedy Road, Shrewsbury, SY3 7AA | Crown reduce by up to 1.5m 1no Yew within Shrewsbury Conservation Area | No Objection |
| 32 | 18/03953/TCA | 129B Abbey Foregate, Shrewsbury, SY2 6AX | Fell 1no Cherry within Shrewsbury Conservation Area | No Objection |
| 33 | 18/03972/TCA | Netherscot, Church Row, Shrewsbury, SY3 9EY | Fell 1no Conifer within Meole Brace Conservation Area | No Objection |
| 34 | 18/03974/TCA | 4 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN | Fell 1no Lawson Cypress, 1no Amalanchier, 1no Silver Birch & 1no Laburnum within Shrewsbury Conservation Area | No Objection |
| 35 | 18/03824/FUL | 33 Belle Vue Gardens, Shrewsbury, SY3 7JH | Loft conversion works including formation of dormer and rooflight in roof covering | No Objection |
| 36 | 18/03831/FUL | Lancaster House, Lancaster Road, Shrewsbury, Shropshire, SY1 3LG | Erection of extension to existing warehouse and extension to existing corridor that currently joins the two buildings together and change of use to Sui Generis for the display and sale of all bathroom and plumbing products | No Objection |
| 37 | 18/03930/TCA | 26 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD | Remove some lower branches and crown reduce by approx. 1-1.5m of 1no Golden Rain Tree within Shrewsbury Conservation Area | No Objection |
| 38 | 18/03732/FUL | Belmore House, 78 Wenlock Road, Shrewsbury, SY2 6JT | Erection of single storey extension to existing utility room, internal utility kitchen refit and inclusion of 2 new rooflights | No Objection |

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| 39 | 18/03748/FUL | 112 Underdale Road, Shrewsbury, SY2 5EF | Erection of a one and a half storey rear extension | No Objection |
| 40 | 18/03752/FUL | 2 Alton Terrace, Belle Vue Road, Shrewsbury, SY3 7LW | Creation of a parking area to the front of the property | No Objection |
| 41 | 18/03754/FUL | 1 Grange Road, Shrewsbury, SY3 9DA | Replace existing garden shed with enlarged garden store | No Objection |
| 42 | 18/03760/FUL | 34A Belle Vue Road, Shrewsbury, SY3 7LL | Installation of replacement front door and two front windows (Article 4) | No Objection |
| 43 | 18/03772/FUL | Boots The Chemist, 7 - 9 Pride Hill , Shrewsbury, SY1 1DD | Installation of external transparent roller shutters to store entrance | No Objection |
| 44 | 18/03774/LBC | Boots The Chemist, 7 - 9 Pride Hill , Shrewsbury, SY1 1DD | Installation of external transparent roller shutters to store entrance affecting a Grade II Listed Building | No Objection |
| 45 | 18/03823/FUL | 41 Canon Street, Shrewsbury, SY2 5HQ | Erection of single storey extension and associated alterations | No Objection |
| 46 | 18/03860/TCA | 13 Peace Cottages , Old Coleham, Shrewsbury, SY3 7BT | Fell 1no Acer within Belle Vue Conservation Area | No Objection |

44.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 22 August – 11 September 2018.