

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 09 October 2018

PRESENT – Councillors N Green (Chairman), J Dean, P Gillam, I Jones, K Roberts and R Wall.

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Stephen Shields (Tree Officer - Shropshire Council), Daniel Wilson (Senior Planner - Barton Willmore), Chris O'Hanlon (Planning Manager - Bellway Homes) and one member of the press.

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

45/18 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 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 K Roberts	<ul style="list-style-type: none">Declared a personal interest in application 18/04252/FUL as the applicant is known to him.

46/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 18 September 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 18 September 2018 be approved and signed as a correct record.

47/18 MATTERS ARISING

47.1 Reconsultation on Application 18/03662/FUL – 6 Mount Street

The committee were asked to reconsider the above application due to amended plans received which showed a reduction in the size of the dormer window. The committee raised no concerns to this application.

RESOLVED:

That the Town Council raises no objections to this application.

47.2 Reconsultation on Application 18/03378/FUL – 11 Longden Road

The committee were asked to reconsider the above application in light of minor changes to the plans. These changes did not address members' concerns about the loss of the privacy for the neighbouring properties created by the use of a roof terrace and therefore their objection remains relevant.

RESOLVED:

That the Town Council's objection still stands.

47.3 Reconsultation on Application 18/03375/FUL – Land adjacent to Chronicle House

The committee were asked to reconsider the above application in light of an amended description on the application. Members raised no concerns to this application.

RESOLVED:

That the Town Council raises no objections to this application.

48/18 COPTHORNE BARRACKS

The meeting was joined by Chris O'Hanlon and Daniel Wilson who presented the latest site plan for the development off Copthorne Road on the site of the Barracks. Outline planning consent was granted for 228 dwellings in 2017 when the Ministry of Defence were the land owners. The latest plans are for 218 one, two, three and four-bed dwellings and includes a 20% provision of affordable housing, public open space, emergency and pedestrian access onto Barracks Lane and landscaping.

Due to the contamination of the site, there is a requirement to provide a 600mm clean cap across the site and this level raising will result in all existing trees on the North boundary of the site to be felled. They will be replaced with appropriate mixed species; fruit, native and flowering trees specifically chosen for their location and avoiding over shadowing the houses or each other. This will provide a green corridor for wildlife, twice the length of the existing vegetation.

The other main changes to the plans were:

- the garage of plot 83 has been moved which significantly impacts on the drainage strategy as the existing foul sewer can now be accessed which will serve an additional 60 plots.
- Not all surface water drainage will be directed to Copthorne Road due to this change in the drainage plan
- The overall level drop will now measure 1.5m, half of what was originally planned
- The 3m high wall proposed for the northern boundary has now largely been eliminated from the plans

These revisions will be submitted next week.

Mr O'Hanlon agreed to consider screening between the SW development of affordable homes and the TA centre which can be noisy. Councillor Jones expressed his disappointment that the parade ground will be removed which is sacred to those who trained there. Mr O'Hanlon explained that the public open space has been positioned as close to the original parade ground as possible and will display public art and a plaque to reflect the history of the site.

Highways are yet to comment on the access to the South West site of affordable housing but due to the type of housing, car usage is expected to be significantly less than if they were private dwellings.

The plans show different coloured road surfaces at the junctions which will not be raised plateaus but are designed to raise awareness to motorists of the impending junction. The road layout has been designed to fit a 20 mph speed limit.

Only one pedestrian access onto Barracks Lane is shown on the plans, at the centre of the northern boundary. Members would like to have seen another in the north west corner.

Mr O'Hanlon agreed to investigate the whereabouts of the Queen Mother's Gate which used to be on the site near plot 64.

The committee thanked Mr O'Hanlon and Mr Wilson for attending the meeting.

Chris O'Hanlon and Daniel Wilson left the meeting.

RESOLVED:

That the Town Council does not object to this application but makes the following representations:

- **Members would like to see the history of the site remembered, particularly at the site of the parade ground.**
- **Members requested that a second pedestrian access onto Barracks Lane in the NE corner be considered.**
- **Members requested that the boundary between the SW plot and the TA centre be developed to protect the privacy and noise levels for the residents.**
- **Whilst Members note some affordable housing on the main site, they would prefer to see it all integrated and not segregated out on the SW plot.**
- **Members respectfully request that the site be visited by Shropshire Council's Tree Officer to ensure that all significant trees are being protected where possible.**
- **Members wish to be assured by Highways that the road layout is effective for the safety of the users and would like to know how a 20mph limit will be enforced.**

49/18 TREE STOCK PRESENTATION

The meeting was joined by Stephen Shields, Shropshire Council's Tree Officer who gave a presentation on how trees are protected and preserved in Shrewsbury.

Trees are either protected by Tree Preservation Orders (TPO) or are located within a conservation area. To warrant a TPO, the tree must provide public amenity value, be expected to last at least a further 10 years and not be impacting on residential amenity. A TPO cannot be issued unless this criterion is met.

If a tree requires work within a conservation area the applicant must submit a planning application before work takes place. This will either be granted permission or if refused a TPO may be applied if the tree in question meets the criteria.

Mr Shields explained that there are times when healthy trees require felling in order to manage the tree stock with a long-term vision. Following research conducted 4 years ago, Mr Shields confirmed that majority of the current tree stock will not be present in 30-40 years' time. It is important to replenish stock with younger trees gradually to ensure a healthy tree stock for generations to come. This can only be achieved by losing some mature, healthy specimens. A mix of ages and species also helps manage unexpected threats i.e. Ash die back and unpredictable climate changes.

Councillor Dean questioned how the tree stock is managed on mass as the tools discussed focus on individual trees. Mr Shields admits that it is difficult but is supported by the Town and Country Act 1947, Public Open Space Matters and the Planning Policy Framework. Interestingly there is a visible difference in the quality of trees and their canopy cover prior to 1947 compared to since 1990. The latter of which is poorer quality as often they are the wrong species in the wrong places.

Mr Shields explained how a threatened species of tree is managed. A tree will not be felled because it is at risk of disease but various factors will be taken into consideration i.e. it's expected lifespan, whether it is infected, it's context and neighbouring trees.

Mr Shields advised Members who to contact in the event of an issue with a tree in Shrewsbury. He welcomes the comments of the Committee on planning applications concerning tree works which can, and has, influenced his decision.

The committee thanked Mr Shields for his attendance.

Mr Shields left the meeting.

50/18 SUTTON FARM POST OFFICE

The committee noted the proposed move of Sutton Farm Post Office 0.1 mile walk from it's current location to the Midcounties Co-op. Members are pleased that the Post Office service is being retained in the area and raised no concerns.

RESOLVED:

That the Town Council notes the changes to the Sutton Farm Post Office and raises no concerns.

51/18 HIGHWAY ORDERS

There were no highway orders for consideration.

52/18 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

53/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

54/18 PLANNING APPLICATIONS

54.1 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 12 September – 02 October 2018.

RESOLVED:

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

1	18/04428/VAR	Hencote Farm, Cross Hill, Shrewsbury, Shropshire,	Variation of Condition No. 8 attached to Planning Permission 17/04363/FUL dated 19 January 2018	No Objection
2	18/04499/TPO	9 Swift Close, Shrewsbury, Shropshire, SY1 4UQ	To crown reduce by 15% and remove deadwood 4No Oak trees protected by Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983.	No Objection
3	18/04500/TPO	1 The Lees, Bicton Heath, Shrewsbury, Shropshire, SY3 5BD	To carry out works (see schedule) to 2No Oak trees protected by Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983	No Objection
4	18/04501/TCA	2 Swan Hill Gardens, Shrewsbury, Shropshire, SY1 1NT	To crown reduce by 30% slight crown lift and crown thin by 10% 1No Birch tree, crown reduce by 50% 1No Laurel and crown reduce by 1m to reshape 1No Cherry tree within Shrewsbury conservation area.	No Objection

5	18/04503/TPO	137 & 139 Wenlock Road, Shrewsbury, Shropshire, SY2 6JZ	To crown lift over garden of 112B London Road by 1-2m removing secondary branches only and to prune back overlong side branches by 1-2m (extending and encroaching) protected by Shrewsbury and Atcham Borough Council (London Road and Wenlock Road, Shrewsbury) Tree Preservation Order 1997	No Objection
6	18/04405/FUL	1 Kenwood Drive, Shrewsbury, Shropshire, SY3 8TA	Erection of single storey extension to side and rear following demolition of existing conservatory and stores	No Objection
7	18/04472/TCA	33 Canon Street, Shrewsbury, Shropshire, SY2 5HQ	Fell 1no Eucalyptus tree within Shrewsbury Conservation Area	Representation
8	18/04216/FUL	53 Mardol, Shrewsbury, Shropshire,	Works to facilitate the installation of replacement shop front; reinstate four windows along Phoenix Passage; internal alterations	No Objection
9	18/04217/LBC	53 Mardol, Shrewsbury, Shropshire,	Works to facilitate the installation of replacement shop front; reinstate 4No. glass shop windows along Phoenix Passage and change and addition of stud walls affecting a Grade II Listed Building	No Objection
10	18/04430/TPO	49 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA	Reduce crown by 10% - 15% of 1no Horse Chestnut and fell 1no Sycamore protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	No Objection
11	18/04458/TPO	48 Berwick Road, Shrewsbury, Shropshire, SY1 2NA	Reduce branches overhanging adjacent property of 1no Corsican Pine protected by The Borough of Shrewsbury (Berwick Mount) Tree Preservation Order 1967 (Ref: SA/24)	No Objection
12	18/04290/P3JPA	27/28 Castle Street, Shrewsbury, Shropshire,	Notification of Prior Approval for a Proposed Change of Use of a building from Office Use	No Objection

		SY1 2BQ	(Class B1(a) to residential (Class C3)	
13	18/04355/FUL	Ty Derwen, 92 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XD	Erection of single storey extensions and associated alterations; formation of new access from highway including associated works	No Objection
14	18/04373/FUL	7 Barker Street, Shrewsbury, Shropshire, SY1 1QJ	External alterations to shopfront including replacing tiles to pilasters and stallriser; re- decoration; replacing door furniture; re-tiling tiled external entrance.	No Objection
15	18/04374/ADV	7 Barker Street, Shrewsbury, Shropshire, SY1 1QJ	Replacement of fascia panels; installation of illuminated signage	No Objection
16	18/04390/FUL	20 Underdale Avenue, Shrewsbury, Shropshire, SY2 5DY	Erection of single storey extension to rear following removal of existing utility; render rear elevation of house	No Objection
17	18/04442/TPO	15 Robinsford Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5HN	Crown reduce by 5m 2no Sycamore protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref: SA/456)	No Objection
18	18/04392/TCA	The Gables , 14 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To reduce height of three tall (approx 20m) conifers (T1, T2 and T3) by about 6m located beside our garage which faces on to Greville Road within Shrewsbury Conservation Area.	No Objection
19	18/04422/TCA	111 Harlescott Lane, Shrewsbury, Shropshire, SY1 3AR	To fell 1No Pine tree within Harlescott Conservation Area.	No Objection
20	18/04094/FUL	31 Copthorne Park, Shrewsbury, Shropshire, SY3 8TH	Erection of side and rear single storey extensions	No Objection
21	18/04402/TPO	On Land Near 9-10 Sparrow Lane, Shrewsbury, Shropshire,	To fell 1No Sycamore tree protected by Shrewsbury and Atcham Borough Council (Sparrow Lane, Abbey Foregate) Tree Preservation Order 1990	No Objection

		SY2 5EP		
22	18/03904/FUL	4 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Removal of existing rockery and over grown shrubs to front of property, replace with hardstanding landscaping	No Objection
23	18/04031/FUL	21 Hafren Road, Shrewsbury, Shropshire, SY3 8NG	Erection of single storey rear extension and single storey side extension following demolition of existing garage	No Objection
24	18/04205/FUL	5 Victoria Road, Shrewsbury, Shropshire, SY3 9HX	Erection of single storey rear extension	No Objection
25	18/04369/HHE	10 Hinton Drive, Shrewsbury, Shropshire, SY2 5LB	Erection of a rear single storey extension to semi-detached dwelling, dimensions 4.0 metres beyond rear wall, 3.6 metres maximum height, 2.4 metres high to eaves	No Objection
26	18/04200/FUL	7 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Erection of a single storey rear extension	No Objection
27	18/04274/FUL	1 Grantley Avenue, Shrewsbury, Shropshire, SY3 5LA	Erection of side porch extension and associated alterations	No Objection
28	18/04322/TPO	16 Elstree Close, Shrewsbury, Shropshire, SY3 9QF	To crown reduce by 30% and crown thin by 15% 1No Prunus piscardii tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
29	18/04321/TPO	1 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	To crown lift 1No Spruce tree to approx. 3.6m above ground level including trimming back lightly, several over extending branches to re-shape and balance tree, slight trimming of side of tree extending towards Fairlawn Avenue protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order	No Objection

			2002.	
30	18/04312/TCA	14 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	To fell 1No Gleditsia Sunburst tree and fell 1No dead Hawthorne tree within Shrewsbury Conservation Area	No comment as a decision by Shropshire Council was made prior to this meeting.
31	18/04252/FUL	17 Ebnal Road, Shrewsbury, Shropshire, SY2 6PW	Erection of replacement dwelling with detached garage	No Objection
32	18/03731/FUL	1 Whitchurch Road, Shrewsbury, Shropshire, SY1 4DN	Alterations, extensions and part demolition in association with conversion of existing building to create 10 dwellings	No Objection
33	18/04160/VAR	Relate, 53 Mardol, Shrewsbury, Shropshire, SY1 1PP	Variation of condition 5 (hours) and removal of condition 3 (noise assessment) attached to planning permission reference 18/01280/FUL dated 22/05/2018	Objection
34	18/04194/FUL	Land South Of Oteley Road, Shrewsbury, Shropshire,	A hybrid application comprising A) full planning for the erection of a new foodstore (Use Class A1), access and associated car parking and landscaping B) outline planning (all matters reserved) for a care facility (Use Class C2)	No Objection
35	18/04209/FUL	21 Montague Place, Shrewsbury, Shropshire, SY3 7NF	Erection of 2-storey extension, garage and covered area/car-port (re-submission of earlier approved scheme)	No Objection
36	18/04242/TPO	3 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	Reduce crown by 10% with branches no bigger than 60mm of 2no Oak protected by the Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006 (Ref: SA/436)	No Objection
37	18/04292/TPO	Prestfelde Preparatory School, London Road, Shrewsbury,	Reduce branches overhanging properties to suitable pruning point and other maintenance works (See Schedule) to 1no Horse Chestnut protected	No Objection

		Shropshire, SY2 6NZ	by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969 (Ref: SA/51)	
38	18/03837/ADV	Unit 13, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display 3No. fascia signs and 2No. other signs (illuminated and non-illuminated)	No Objection
39	18/04141/PSPPA	Market Hall, Shoplatch, Shrewsbury, Shropshire, SY1 1HQ	Installation of a roof mounted solar panel array (100-150m2)	No Objection
40	18/04224/TCA	St Julians Centre, St Alkmonds Square, Shrewsbury, Shropshire, SY1 1UH	To fell 1No Ash tree and prune back off building by 1m 1No Holly tree within Shrewsbury Conservation Area.	No comment as a decision by Shropshire Council was made prior to this meeting.

54.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 12 September – 02 October 2018.