

## SHREWSBURY TOWN COUNCIL

### Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR  
At 6.00pm on Tuesday 30 October 2018

**PRESENT** – Councillors N Green (Chairman), P Gillam, I Jones, A Phillips (substituting for Councillor Nutting), K Roberts, H Taylor and D Vasmer.

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

**APOLOGIES** – Apologies were received from Councillors P Nutting, J Dean and Mrs R Wall.

### 55/18 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
Councillors N Green, A Phillips, K Roberts and D Vasmer.	<ul style="list-style-type: none"><li>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.</li></ul>
Councillor I Jones	<ul style="list-style-type: none"><li>Declared a personal interest in applications 18/04309/FUL and 18/04310/LBC as he is a customer at this establishment.</li></ul>
Councillor A Phillips	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/04592/FUL as he is an ex-pupil of Shrewsbury School.</li></ul>
Councillor H Taylor	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/04577/FUL as the applicant is known to him as the husband of a party member.</li></ul>
Councillor N Green	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/04419/REM as the applicant is known to him.</li></ul>
Councillor K Roberts	<ul style="list-style-type: none"><li>Declared a personal interest in application 18/04640/HHE as the applicant is known to him.</li></ul>

## **56/18 MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 09 October 2018 were submitted as circulated and read.

### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 09 October 2018 be approved and signed as a correct record.**

## **57/18 MATTERS ARISING**

### **57.1 Reconsultation on Application 17/06157/FUL - Proposed Commercial Development Land To The South Of Thieves Lane**

After reconsidering the latest developments on the above application, members were supportive of the principle of the scheme but had discussions over boundary treatments, storm filtration tanks, noise mitigation from the A5 and associated landscaping.

### **RESOLVED:**

**That the Town Council raises no objections to this application but makes the following comments:**

- **That assurance is given that any noise mitigation measures from the A5 are done so sensitively and that appropriate soft landscaping is incorporated;**
- **That all storm tanks are built to accommodate a 1:100 year flood episode;**
- **That any boundary treatments are reflective of the site's visual prominence off the A5.**

### **57.2 Update regarding Application 18/03378/FUL - 11 Longden Road**

The Ward Member, Councillor Taylor provided the committee with the latest developments on the above application. Previously the Town Council had objected to the installation of a roof terrace over the whole of the roof. It was reported that part of the roof has an existing permission for a roof terrace. Therefore the applicant has withdrawn proposals for a roof terrace across the whole roof, but still wishes to retain the glass and steel balustrading around the perimeter of the whole roof for safety reasons during any maintenance. Members felt this was neither necessary nor appropriate and wished to see the balustrade restricted to the roof terrace area only.

### **RESOLVED:**

**That further to recent objections to this application, the Town Council notes that the proposed roof terrace has been reduced to the extent of an existing permission. Any balustrading should be limited solely to this area and not the whole of the roof surfacing.**

## **58/18 HIGHWAY ORDERS**

There were no highway orders for consideration.

## 59/18 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

## 60/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 61/18 PLANNING APPLICATIONS

### 61.1 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 03 - 23 October 2018.

#### RESOLVED:

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

1	18/04425/FUL	22 Ebnal Road, Shrewsbury, SY2 6PW	Erection of a single storey flat roof extension following demolition of existing single storey kitchen	No Objection
2	18/04752/FUL	24 Vane Road, Shrewsbury, SY3 7HB	Erection of two storey side/rear extension	No Objection
3	18/04769/FUL	6 Weston Drive, Shrewsbury, SY1 3BU	Erection of a two storey extension to side elevation	No Objection
4	18/04513/FUL	15 Hills Lane, Shrewsbury, SY1 1QU	Internal works to widen existing doorway and room re-configuration	No Objection
5	18/04726/FUL	43 Portland Crescent, Shrewsbury, SY2 5NJ	Erection of single storey extensions to side and rear elevations	No Objection
6	18/04729/OUT	Land To The South Of 3 Gregson Close, Shrewsbury, SY2 5EJ	Outline application for the erection of a single dwelling to include access, layout and scale.	Objection
7	18/04309/FUL	The Shrewsbury Hotel, Mardol, Shrewsbury, SY1 1PU	Erection of two storey extension to provide 23 additional guestrooms; internal and external works	Objection
8	18/04310/LBC	The Shrewsbury Hotel, Mardol, Shropshire, SY1 1PU	Erection of two storey extension to provide 23 additional guestrooms; internal and external works affecting a grade II listed building	Objection

<b>9</b>	18/04514/LBC	15 Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Works to widen existing doorway from hallway to proposed reception and partition of room on ground floor back room to form w.c. affecting a Grade II Listed Building	No Objection
<b>10</b>	18/04665/FUL	39 Aysgarth Road, Shrewsbury, SY3 8TW	Erection of a rear lean-to extension	No Objection
<b>11</b>	18/04789/TCA	3 Meole Hall Gardens, Church Lane, Shrewsbury, SY3 9JS	Fell 1no Larch within Meole Brace Conservation Area	No Objection
<b>12</b>	18/04793/HHE	18 Sundorne Road , Shrewsbury, SY1 4RZ	Erection of Single Storey Extension, Dimensions 5m Beyond the Rear Wall, 3.8m Max Height & 2.4m High To Eaves	No Objection
<b>13</b>	18/04772/TCA	7 Woodlands Park, Shrewsbury, SY2 6JN	To fell 2No Lawson Cypress trees within Shrewsbury Conservation Area.	No Objection
<b>14</b>	18/04620/FUL	43 And 45 Oak Street, Shrewsbury, SY3 7RQ	Erection of single storey rear extension including insertion of external bifold doors, rooflight and repositioned existing window to opposite elevation	No Objection
<b>15</b>	18/04626/FUL	16 Clifford Street , Shrewsbury, SY2 5EU	Erection of single storey rear extension	No Objection
<b>16</b>	18/04372/FUL	Beacon Hotel, 156 Copthorne Road, Shrewsbury, Shropshire, SY3 8LP	Installation of raised timber decking areas complete with balustrading and steps and erection of covered pergola structure with timber frame and polycarbonate roof	Objection
<b>17</b>	18/04386/FUL	Meeting Room, 17 Betton Street, Shrewsbury,	Mixed residential development of seven dwellings following demolition of all buildings on site; alterations to existing vehicular access; formation of driveway and parking areas	Objection
<b>18</b>	18/04537/ADV	Proposed Concierge Glamping Site, At Hencote Farm, Cross Hill, Shrewsbury	Erect and display 2No. illuminated roadside feature display entrance name signs	Objection
<b>19</b>	18/04592/FUL	Shrewsbury School, Ashton Road, Shrewsbury,	Removal of damaged brick wall, stabilisation of existing ground and installation of new fence	No Objection

		SY3 7BA		
<b>20</b>	18/04610/FUL	97 Longden Coleham, Shrewsbury, SY3 7DX	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of external decking and steps, part replacement (retrospective)	No Objection
<b>21</b>	18/04690/TCA	35 Hawthorn Road, Shrewsbury, SY3 7NB	Works to trees (See Schedule) within Belle Vue Conservation Area	No Objection
<b>22</b>	18/03128/TCA	25 Hunter Street, Shrewsbury, SY3 8QN	To reduce canopy by 20% of 1no Rowan within Shrewsbury Conservation Area	No Objection
<b>23</b>	18/04104/LBC	Cardington House, 21 Dogpole, Shrewsbury, SY1 1ES	Internal alterations to attic level for installation of bathroom	No Objection
<b>24</b>	18/04459/FUL	84 Mytton Oak Road, Shrewsbury, SY3 8UH	Erection of two-storey side extension	No Objection
<b>25</b>	18/04471/LBC	53 Mardol, Shrewsbury, SY1 1PP	Works to reinstate 4No. glass shop windows along Phoenix Passage and change and addition of stud walls affecting a Grade II Listed Building	No Objection
<b>26</b>	18/04536/FUL	46 Canon Street, Shrewsbury, SY2 5HQ	Re-roof property including replacement of existing skylights and addition of small dormer to allow creation of top floor bathroom, internal and external alterations including take down unsafe rear chimney, replacement of windows and doors on rear elevation, install bi-fold doors and erection of replacement outhouse.	No Objection
<b>27</b>	18/04570/FUL	22 Ebury Avenue, Shrewsbury, SY1 4PZ	Erection of single storey side extension following demolition of existing	No Objection
<b>28</b>	18/04577/FUL	5 Pengrove, Shrewsbury, SY3 7LE	Conversion of existing integral garage to studio and bathroom and replacement of existing windows and external doors, with some altered openings	No Objection

<b>29</b>	18/04596/LBC	76 Coton Hill, Shrewsbury, SY1 2DP	Internal alterations to include erection of a stud partition wall to create an essential decontamination area and provide an additional surgery, installation of air conditioning and central heating system and widening of door way into reception/ waiting room to aid patient access, to help patient flow and to allow supervision of patients treated under anaesthetic	No Objection
<b>30</b>	18/04631/TCA	59 Underdale Road, Shrewsbury, SY2 5DX	To remove a Juniper Hedge (G1) and cut regrowth to previous pruning points Ash and Willow Pollards on the river bank (G2) within Underdale Conservation area.	No Objection
<b>31</b>	18/04635/TCA	Freemasons Hall, Crewe Street, Shrewsbury, SY1 2HQ	To Remove 3no Redwood trees within Shrewsbury Conservation Area	Representation
<b>32</b>	18/04637/TCA	Quarry View House, 34 New Street, Shrewsbury, SY3 8JQ	To carry out works to 1No Copper Beech and 1No Magnolia (as per schedule) within Shrewsbury Conservation Area.	No Objection
<b>33</b>	18/04640/HHE	3 Grangefields Road, Shrewsbury, SY3 9DD	Erection of a rear single storey extension to semi-detached dwelling, dimensions 3.80 metres beyond rear wall, 3.13 metres maximum height, 2.13 metres high to eaves	No Objection
<b>34</b>	18/04667/TCA	County Recreation Ground, Frankwell, Shrewsbury, SY3 8LG	Cut back to appropriate pruning points branches over fishing pegs (No's 22,23,25&27) and fell 1no Ash within Shrewsbury Conservation Area	No Comment as the Town Council is the applicant.
<b>35</b>	18/04669/TCA	The Limes, 146 Longden Road, Shrewsbury, SY3 7HT	Crown reduction of 2-5m & crown lift by up to 2m of 1no Silver Birch within Shrewsbury Conservation Area	No Objection
<b>36</b>	18/04671/TCA	Florence House, 16 West Hermitage, Shrewsbury, SY3 7JP	Reduce crown by approx. 25% to include reduction in height between 2.4m-3m of 1no Magnolia within Belle Vue Conservation Area	No Objection
<b>37</b>	18/04473/FUL	32A Comet Drive, Shrewsbury, SY1 4AX	Erection of single storey extension to side of existing detached bungalow	No Objection
<b>38</b>	18/04530/OUT	Land Adj 2 Mount Pleasant Road,	Outline application for the erection of one detached dwelling to include access	No Objection

		Shrewsbury, SY1 3BQ		
39	18/04533/FUL	6 Westbury Road, Shrewsbury, SY1 3HF	Erection of a single storey rear extension and two storey side extension following removal of existing conservatory and garage, removal of existing timber cladding to front elevation and replace with UPVC cladding	No Objection
40	18/04419/REM	Proposed Dwelling East Of Creden, Oteley Road, Shrewsbury, Shropshire	Reserved matters pursuant to Outline application ref 17/02751/OUT for the erection of a dwelling to include appearance, layout, scale and landscaping	No Objection
41	18/04426/FUL	Development Land At Plots 29 And 30, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury	Erection of a single storey restaurant building and associated ground works, parking and landscaping	No Objection
42	18/04469/VAR	The Priory School , Longden Road, Shrewsbury, SY3 9EE	Variation of Condition 1 of planning permission CC2008/0020 to allow for the retention of the demountable accommodation for a further temporary period of ten years	No Objection
43	18/04551/TPO	12 Meole Crescent, Shrewsbury, SY3 9ET	Crown lift by 2-3m, thin by 15% and reduce overlong side limbs by 1-2m of 1no Sycamore protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (Ref: SA/70)	No Objection
44	18/04553/TPO	14 Pendle Way, Shrewsbury, SY3 9QH	Cut back branches overhanging driveway and reduce height by 20% of 1no Variegated Maple protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection
45	18/04575/TCA	21 Burton Street, Shrewsbury, SY1 2JW	Reduce height of 1no Beech (See Photo) within Shrewsbury Conservation Area	No Objection
46	18/04527/HHE	12 Rothley Close, Shrewsbury, SY3 6AN	Erection of a rear single storey extension to detached dwelling, dimensions 5.0 metres beyond rear wall, 3.934 metres maximum height, 2.632 metres high to eaves	No Objection

## **61.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 03 - 23 October 2018.