

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 20 November 2018

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, I Jones, Mrs P Moseley, K Pardy, A Phillips (substituting for Councillor Nutting), K Roberts and D Vasmer.

IN ATTENDANCE

Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Helen Howie (Planning Consultant – Berrys), Steve Swann (Development Manager – Wrekin Housing Trust), Colin Sutton (Architect), Jon Taylor (Head of Estates – Shrewsbury School) and two members of the public.

APOLOGIES

Apologies were received from Councillors P Nutting, H Taylor and Mrs R Wall.

62/18 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, K Roberts and D Vasmer.	<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 A Phillips	<ul style="list-style-type: none">Declared a personal interest in item 67/18 as he is a former pupil of Shrewsbury School.Declared a personal interest in application 18/04964/FUL as he is a shareholder of Furrows Holdings Ltd.Declared a personal interest in application 18/04925/TCA as his son is a pupil

63/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 30 October 2018 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 30 October 2018 be approved and signed as a correct record.

64/18 MATTERS ARISING

64.1 Reconsultation on Application 18/03833/FUL - Proposed Residential Development Land West Of Burnside Gardens

After reconsidering the latest developments which propose a reduction in the number of dwellings on this site, Members were supportive of the scheme and were happy to withdraw their original objection.

RESOLVED:

That the Town Council raises no objections to this application and is happy to withdraw their original objection.

64.2 Reconsultation on Applications 18/03417/LBC and 18/03416/FUL - 185 Abbey Foregate Shrewsbury SY2 6AH

Members reconsidered the amended plans, which show hipped roofs replacing the pitched roofs. Members raised no concerns to the new plans and remain supportive of the scheme.

RESOLVED:

That the Town Council raises no objections to this application.

65/18 PRESENTATION ON APPLICATION 18/04674/REM - DEVELOPMENT OFF LESLEY OWEN WAY

Steve Swann (Wrekin Housing Trust) and Colin Sutton (Architect) joined the meeting. They made a presentation on a proposed development off Lesley Owen Way for 40 new affordable homes to include 24 x 2-bed semi-detached houses, 10 x 3-bed houses, 4 x 2-bed bungalows that have attracted a lot of interest and 2 x 3-bed wheelchair standard bungalows. The bungalows are positioned to the north of the site and all properties will be largely finished in brick and render with some horizontal cladding. Meetings with the Council and Occupational Therapists to discuss specific requirements of tenants identified for the wheelchair bungalows will be organised.

Outline planning approval was granted for 29 dwellings. Whilst the number of dwellings in this recent application has been increased significantly, Mr Swann explained that the actual bedrooms had only increased by 17%, the number of persons catered for has increased by 20% and the parking has seen a 16% increase. The area of development remains the same as the original application as does the allocation of public open space. He could not confirm the increase in square footage.

The affordable rent homes will be let at 80% of the market rent for a minimum of 5 years to allow the tenants to save for a deposit. The rent to buy properties will be allocated to people in employment who want to buy but are unable to save for a deposit. Tenants will also have the option of entering a Shared Ownership agreement. Shropshire Council is supportive of, and is part funding this scheme.

The Town Clerk read out concerns raised by the Heathgates Allotment holders. The allotments are prone to flooding and a ditch between the site and the allotments is essential for managing this excess water. The allotment holders want to be assured that the ditch will be retained and maintained. Mr Swann explained the flooding issues will be improved by the development as more water will be removed from the site and the ditch will be managed as part of the Public Open Space scheme.

Concerns about preserving wildlife on what has been a haven for a variety of creatures were raised and how the hedgerow line will be maintained. Mr Swann will be meeting with the Shropshire Wildlife Trust to discuss the best ways of preserving the wildlife on this site. He also agreed to meet the allotment holders to discuss their concerns further.

Councillor Pardy, local member outlined his support for the development of affordable housing schemes within his ward, but expressed his disappointment at the way this application had been prepared without public consultation or contact with the ward member. The new plans resemble nothing of the outline planning application granted, the footprint of development has increased and with oversubscribed local schools and traffic problems, he considers 40 dwellings too many for the site.

He had concerns about the positioning of the houses so close to the boundary, a matter which is also shared by the allotment holders and Town Council. He wished to see traffic-calming measures included in the plans.

RESOLVED:

(i) That the Town Council makes the following OBJECTION to the application:

The Town Council reluctantly accepts the principle of development on this site as per the approval of outline for 29 dwellings. It therefore considers the erection of 40 dwellings as a

significant over-development of the site and certainly not within the sentiment of the existing outline permission.

The layout of these properties is too close to existing boundary measures and is one that is likely to undermine existing local neighbouring uses.

Such an increase in dwellings will have too much a strain on the local infrastructure which cannot cope with the existing development pressures, particularly around traffic and access through Lesley Owen Way to the Highways network and the impact on local services such as schools.

There has been very little consideration to the existing environmental benefit to this site and the effect such a development will have on the flora and fauna with the applicant accepting that no work had been done to communicate with statutory bodies like the Shropshire Wildlife Trust to preserve wildlife.

Members wish to understand more about the boundary treatments, particularly the retention of the existing hedgerow and adjacent ditch to ensure good management of water flow within the site resulting in no flood impact in the neighbouring allotment site.

(ii) That Mr Swann arranges a meeting with the allotment holders to discuss their concerns;

(iii) That Mr Swann confirms the square footage of the proposed development.

Mr Swann and Mr Sutton left the meeting.

66/18 LOCAL PLAN REVIEW - SHELTON HEATH, HOLYHEAD ROAD

The meeting was joined by Helen Howie from Berrys who presented a Masterplan for a development of 300 houses, over three phases, off Holyhead Road. The land is owned by Morris Properties and forms part of the Berrick Estate. It sits next to the Shrewsbury West Sustainable Urban Extension (SW SUE).

The use of the site will predominantly be residential but will also include the provision of health and care and employment. The site overlaps into Bickton Parish Council who are supportive of the proposals. The site will be more densely populated in Phase 1 (nearest to town) at the south of the site. There will be two access points and commercial provisions are provided in the SW SUE but can be incorporated into the scheme if required.

The site benefits from mature woodland on three of its boundaries, which will be retained along with all public rights of ways, including Shropshire Way. These are currently well used and many will be improved as cycle and pedestrian routes. The paths will link together, make circular walks and may expand into the surrounding woodland (outside of the red boundary line). Where public rights of way have to cross a road, suitable pedestrian crossings will be installed. It is proposed that the speed of the B4380 be reduced to 30mph in the interest of the public's safety and Mrs Howie agreed to consider road traffic calming measures and 20mph limits. These details will be agreed at the Reserved Matters stage of the application.

The plans have been drawn up with consideration to the Oxon Link Road and North West Relief Road which if they went ahead will use some of the allocated public open space. In line with the Big Town Plan, the river corridor will be retained.

A full SUDs drainage scheme will be submitted as part of the planning application and the site will contain lots of soakaways across the site and large surface water attenuation tanks buried at the North of the site.

A full tree survey will be carried out on site and all trees categorised, therefore preserving all valuable specimens. Once identified no building work will be carried out in the root protection zones although these spaces could be driveways.

If the site is accepted as part of the Local Plan Review, a planning application will be submitted at this point. Then it is hoped that Phase 1 will start in 2021, Phase 2 in 2023 and Phase 3 in 2025 for completion by 2027. The Local Plan Review runs from end of November 2018 to the end of January 2019.

RESOLVED:

- (i) That the presentation be noted;**
- (ii) That the process for evaluating the preferred options for the Local Plan Review be agreed, including formulating the official response at the Planning Committee meeting on 08 January 2019 for ratification by Full Council on 21 January 2019.**

Mrs Howie, one member of the public and Councillor Phillips left the meeting.

67/18 SHREWSBURY SCHOOL NEW THEATRE

Jon Taylor, Head of Estates at Shrewsbury School joined the meeting. He spoke about application 18/03777/FUL for the erection of an extension and refurbishment of the existing theatre. The extension will require demolition of the Porters Lodge and include external landscaping. The Town Council previously objected to this application as members thought the design of the theatre neither enhanced or complimented the area, it did not reference adjacent buildings and had a negative impact on the setting of a listed building.

Mr Taylor explained how they had arrived at this design and how the current facilities lack practice studios, foyer space, suitable changing facilities, a costume store and the current entrance is hidden around the back of other buildings. The new facilities would address all these issues and he feels would appeal to and excite the students using the facilities.

The design is the result of two years of work which started with 15 design options. Consultations have been held with the planning team, Governors and Glenn Hale Architects. They aimed to create a building that was as light and transparent as possible which is connected to the outside and will glow in the evenings. The development line will match the positioning of Porters Lodge with just the overhang protruding further.

Following the Town Council's comments, amendments had been made to the exterior design with some vertical steel fins have been removed from the sides of the building, to increase its transparency further. They also proposed to pedestrianize the area outside the building to form a square and the soft landscaping will open the area up. The materials and colours had not yet been decided but will be carefully considered and thought to be of bronze tones to help it blend into its surroundings.

Members recognised the choice of colours and materials will be crucial and requested that samples be brought back to the committee. Providing this and the soft landscaping can be agreed, Members were happy to withdraw their objection.

RESOLVED:

Further to the Town Council's recent objection, it has been noted that the external design has been amended to reflect member concerns. Members also noted the plans for the development of an external open space and the use of landscaping to soften the impact of the building.

The Town Council is therefore minded to withdraw its objection on the condition that the choice of materials and the landscaping plans for the area once considered are presented to the Town Council.

Mr Taylor left the meeting and Councillor Phillips re-joined the meeting.

68/18 SUTTON FARM POST OFFICE

Members noted the final decision to move Sutton Farm Post Office to Midcounties Co-op at Sutton Road, as per the public consultation, and raised no concerns.

RESOLVED:

That the Town Council noted the opening of the Sutton Farm Post Office in Midcounties Co-op.

69/18 HIGHWAY ORDERS

69.1 Street Naming Proposals – Development between Preston Street and London Road

Members supported the proposals to name the streets within the development between Preston Street and London Road after local women, and other prominent names of women, who campaigned for the Representation of the People Act 1918.

RECOMMENDED:

That the Town Council supports the proposed street names for the above development.

70/18 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

71/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

72/18 PLANNING APPLICATIONS

72.1 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 24 October – 13 November 2018.

RESOLVED:

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

1	18/04997/HHE	5 Sandiway, Shrewsbury, Shropshire, SY3 9BP	Erection of a rear single storey rear extension to garage of detached dwelling, dimensions 6.0 metres beyond rear wall, 2.60 metres maximum height, 2.60 metres high to eaves	No Objection
2	18/05018/ADV	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	Erect and display 7No. advertising signs on existing building	No Objection
3	18/05121/FUL	182 Monkmoor Road, Shrewsbury, Shropshire, SY2 5BH	Alterations to existing retail unit to form a hot food premises & takeaway premises including flue & ventilation system to include change of use	Objection

The Town Council does not object to the opening of the hot food premises but has concerns about the impact this will have on the parking arrangements. Parking is already a problem here as there is an insufficient allocation of spaces, and although it is well lit at night, the location is close to a bend. Many motorists already abandon their vehicles on the pavement and currently the parking spaces of the tile shop are used by customers visiting the Tandoori next door which will effectively be lost by opening a hot food establishment. This application will only exacerbate these parking problems.

Councillors Mrs P Moseley and K Pardy left the meeting.

4	18/04830/ADV	Arrow Point Retail Park, Unit G , Brixton Way, Shrewsbury, Shropshire, SY1 3GB	Erect and display 1No. illuminated fascia sign to front elevation	No Objection
5	18/05115/FUL	2 The Old School, Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Replace existing roof and remove existing dormer with a cat slide roofed dormer window and add additional cat slide roofed dormer windows.	No Objection
6	18/04932/FUL	84 Belle Vue Road , Shrewsbury, Shropshire, SY3 7NH	Erection of two storey rear extension after partial demolition of ground floor extension, erection of detached garage with a home office over	No Objection
7	18/05089/FUL	53 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LN	Erection of part two storey and part single storey rear extension and balcony to existing dwelling house	No Objection
8	18/05093/VAR	Toys R Us, Meole Brace Retail Park , Shrewsbury, Shropshire, SY3 9NB	Variation of Condition No. XI attached to planning permission SA/88/0580	No Objection
9	18/05054/FUL	9 Greenhill Avenue, Shrewsbury, Shropshire, SY3 8NR	Erection of two storey front and single storey side extensions together with associated internal alterations	No Objection
10	18/05064/FUL	7 Willington Close, Shrewsbury, Shropshire, SY1 3RH	Erection of detached replacement garage	No Objection
11	18/05101/TPO	15 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To fell 1No Ash (T1) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	Representation

Members wish to be assured that in light of Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.

12	18/05103/TPO	47 Oakley Street, Shrewsbury, Shropshire, SY3 7JX	To crown thin by approximately 30% 1No Cedar (T1) protected by Shrewsbury and Atcham Borough Council (47 Oakley Street, Shrewsbury) Tree Preservation Order 2002.	No Objection
13	18/05124/TCA	27 Havelock Road, Shrewsbury, Shropshire, SY3 7ND	To pollard 1No Ash tree (T1) to approximately 7 to 8 feet from the ground and retain in the hedge as a feature, reduce crown by 10% undertake suitable pruning and remove dead wood 1No Cherry tree and remove 1No Ash (T2) tree within Belle Vue Conservation Area.	Representation

Members wish to be assured that in light of Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.

14	18/05138/TPO	29A Trinity Street, Shrewsbury, Shropshire, SY3 7PF	To crown lift 1No Horse Chestnut over driveway protected by Shrewsbury & Atcham Borough Council (Land forming part of 30 Trinity Street, Belle Vue, Shrewsbury) Tree Preservation Order 1996	No Objection
15	18/05139/TCA	29A Trinity Street, Shrewsbury, Shropshire, SY3 7PF	To re-pollard to height of house 3No Sycamore trees and remove 1 lower (drooping) branch of 1No Alnus glutinosa tree within Belle Vue Conservation Area.	No Objection
16	18/04964/FUL	Proposed Dwelling West Of Montpelier House, Alton Terrace, Belle Vue Road, Shrewsbury	Erection of a new dwelling following demolition of workshop; incorporating existing brick vaults with associated landscaping	Representation

The Town Council would be supportive of these proposals if the Highways Department are satisfied that access and egress can be conducted safely. As yet comments from Highways have not yet been received.

17	18/05009/FUL	7 Kingswood Crescent , Shrewsbury, Shropshire, SY3 8UU	Erection of two storey side and rear extensions, single storey front extensions, alterations and improvements to existing dwelling including formation of dormers to front elevation	No Objection
18	18/05106/HHE	32 Eskdale Road , Shrewsbury, Shropshire, SY2 5UE	Erection of a rear single storey sunroom to semi detached dwelling following demolition of existing conservatory, dimensions 3.6 metres beyond rear wall, 3.8 metres maximum height, 2.4 metres high to eaves	No Objection
19	18/04559/FUL	82C Roman Road, Shrewsbury, Shropshire, SY3 9AN	Erection of extensions; replacement double garage with storage above; a front projecting gable bay extension, conversion of roof void into a second floor and add a flat roof dormer extension to this area.	Objection

The Town Council objects to this application as it considers these extensions to be an overdevelopment of the site.

20	18/04929/FUL	Proposed Development, Land Between Preston Street And, London Road, Shrewsbury	Formation of temporary access to proposed sales area, sales cabin and associated boundary fencing
21	18/04938/FUL	15 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Change of use from A1 to both A1 and A3; installation of new shop front and entrance

22	18/04939/LBC	15 Castle Street, Shrewsbury, Shropshire, SY1 2BB	External works including installation of replacement shop front with ramped lobby entrance; pilasters and fascia clad in decorated timber with fielded panels
23	18/04957/FUL	Petrol Filling Station, Asda Stores, Old Potts Way, Shrewsbury, Shropshire,	Change of use of 9No parking spaces to hand car wash and valeting operation including the installation of an cabin and erection of a canopy

The Town Council does not object to the principle of having a hand car wash at this site but wishes to be assured that environmental concerns have been addressed. For instance, how will polluted water be disposed of safely? Will jet washers be used? What water usage will be used in delivering this service?

24	18/04958/ADV	Petrol Filling Station, Asda Stores, Old Potts Way, Shrewsbury, Shropshire,	Erect and display 4No fascia and 6No other non-illuminated signs	No Objection
25	18/05062/TCA	The Dingle, The Quarry, Shrewsbury, Shropshire,	Reduce canopy by around 2-3m to approximate growth points of 1no Beech within Shrewsbury Conservation Area	No Comment as the Town Council is the applicant.
26	18/05086/TCA	22 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Crown reduce by 30% 2no Yew, 1no Maple, 1no Crab Apple & 1no Conifer and cut back broken branches and those overhanging the road of 1no Walnut within Shrewsbury Conservation Area	No Objection
27	18/04962/FUL	119 Boscobel Drive, Shrewsbury, Shropshire, SY1 3HR	Erection of single storey side extension and alterations	No Objection
28	18/05029/TPO	3 Carlton Close, Shrewsbury, Shropshire, SY3 5JA	Reduce crown by up to 2 metres to suitable pruning points as part of regular maintenance of 1no Birch protected by the SABC (Land at and surrounding Bowbrook) TPO 2008 (Ref: SA/462)	No Objection

29	18/05036/TPO	1 Adswood Grove, Shrewsbury, Shropshire, SY3 9QG	Fell 1no Silver Birch protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection
30	18/04918/TCA	20 West Hermitage, Shrewsbury, Shropshire, SY3 7JP	Reduce in height by 2.5m and reduce width by 1.2m so it no longer overhangs pavement 1no Holly and reduce in height by 1m and thin without impacting on shape and size 1no Rowan within Belle Vue Conservation Area	No Objection
31	18/04933/FUL	39 Upper Road, Shrewsbury, Shropshire, SY3 9JP	Construction of a combined rear and side extension following demolition of a brick outhouse	No Objection
32	18/05022/TPO	16 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	To remove 1No Oak Tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005	No Objection
33	18/04674/REM	Development Land To The West Of, Lesley Owen Way, Shrewsbury, Shropshire,	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to 16/00476/OUT for mixed residential development of 40 dwellings to include affordable houses; formation of vehicular access (from Lesley Owen Way) and estate roads	Objection

The Town Council agrees in principle to a development on this site but consider 40 dwellings to be too high to cope with the local infrastructure. Such a development will impact on existing traffic problems and oversubscribed local schools. They wish to see the allotment holder's concerns addressed including the preservation of wildlife on this site, maintenance of the hedgerow line, maintenance of the ditch to manage the floodwater and to reconsider the layout to move houses away from the boundary with the allotments.

34	18/04833/FUL	Meole Brace CE Primary School And Nursery , Church Road, Shrewsbury, Shropshire, SY3 9HG	Erection of extension for an additional 2 classrooms, corridor and canopy	No Objection
35	18/04888/FUL	12 Longden Road, Shrewsbury, Shropshire, SY3 7EY	Erection of first floor extension and alterations; roofworks to porch	No Objection
36	18/04911/FUL	20 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Erection of two storey extension and remodelling; new detached garage; detached garden room	No Objection
37	18/04919/FUL	20 The Parks, Shrewsbury, Shropshire, SY1 4TJ	Erection of single storey extension to side	No Objection
38	18/04995/HHE	61 Porthill Drive, Shrewsbury, Shropshire, SY3 8RT	Erection of a rear single storey extension to semi detached dwelling, dimensions 4.0 metres beyond rear wall, 3.340 metres maximum height, 3.340 metres high to eaves	No Objection
39	18/04837/FUL	Abbey Court Guest House 134 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	Change of use from Guest House to 3 residential dwellings	No Objection
40	18/04838/LBC	Abbey Court Guest House 134 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	Change of use from Guest House to 3 residential dwellings	No Objection

41	18/04930/TPO	21 Squinter Pip Way, Shrewsbury, Shropshire, SY5 8PX	Fell group of Willow (See Report) and remove deadwood from 1no Oak protected by the Shrewsbury & Atcham Borough Council (Falcons Way) Tree Preservation Order 2002 (Ref: SA/371)	No Objection
42	18/04972/TPO	The Woodlands, Abbey Foregate, Shrewsbury, Shropshire, SY2 6LT	Reduce by 1-2m over property 1no Holly & fell 1no Elm protected by The Shrewsbury Borough Council (Woodlands Park) Tree Preservation Order 1969 (Ref: SA/49)	No Objection
43	18/04973/TCA	Land At Longmeadow Drive, Shrewsbury, Shropshire,	Fell 1no Beech, crown lift by approx. 1-2m and thin by 15% 1no Copper Beech, fell 1no Yew & reduce by and crown lift by approx. 1-2m 1no Birch within Shrewsbury Conservation Area	No Objection
44	18/04975/TCA	24 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Remove 1no Yew within Shrewsbury Conservation Area	No Objection
45	18/04976/TCA	66 North Street, Shrewsbury, Shropshire, SY1 2JL	To re-pollard once a year for a period of five years (See Schedule) of 1no Corkscrew Willow within Shrewsbury Conservation Area	No Objection
46	18/04096/TCA	29 Moreton Crescent, Shrewsbury, Shropshire, SY3 7BY	Cut below height of house 1no Magnolia within Belle Vue Conservation Area	No Objection
47	18/04948/TPO	29 Moreton Crescent, Shrewsbury, Shropshire, SY3 7BY	Reduce the crown/height by 3 metres of 1no Robinia protected by the Shrewsbury & Atcham Borough Council (Moreton Crescent 2003) Tree Preservation Order 2003 (Ref: SA/385)	No Objection

48	18/04717/FUL	Gwenern, 20 Westlands Road, Shrewsbury, Shropshire, SY3 8UR	Application under Section 73A of the town and country planning act 1990 for the erection of single storey rear extension and works to create loft conversion	No Objection
49	18/04783/FUL	27 Castle Foregate, Shrewsbury, Shropshire, SY1 2EE	Change of use of the existing Comet Cars building (classification B1) into a fast food establishment (classification A5)	Representation

Whilst the Town Council does not object to the details of this application, it is concerned about the cumulative effect of yet another fast food outlet in an area already saturated by this type of business.

50	18/04800/FUL	9 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN	Erection of extension to enlarge existing garage	No Objection
51	18/04925/TCA	St Winifreds RC Independent School, Belmont, Shrewsbury, Shropshire, SY1 1TE	Height reduction of 30% of 3no Cypress, fell small group of young Sycamore & crown reduce by 30% and crown thin by 15% 1no Wild Cherry within Shrewsbury Conservation Area	No Objection
52	18/04801/OUT	Proposed Dwelling North East Of Waters Edge Mill Road, Meole Brace, Shrewsbury	The erection of one detached dwelling house including appearance, access, layout and scale with all other matters reserved.	Objection

The Town Council objects to this application as it considers this to be an overdevelopment of the site. Members sympathise with the neighbours who would be overlooked and experience a loss of privacy and light. The Town Council wishes to see these concerns addressed.

53	18/04895/TPO	Land At The Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury	To carry out a 30% reduction of 1No Ash tree (T9) protected by Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004)	No Objection
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54	18/04898/TCA	Coleham Row, Longden Coleham, Shrewsbury, Shropshire, SY3 7EQ	To fell 1No Rowan and 1No Whitebeam and crown reduce by approx 1m maintaining smaller crown within Shrewsbury Conservation Area.	No Objection
55	18/04900/TPO	1 Huxley Close, Shrewsbury, Shropshire, SY2 6JQ	To fell 1No Cypress tree and prune 1No Purple Beech tree protected by Shrewsbury and Atcham Borough Council (Springfield Hotel, Wenlock Road, Shrewsbury) Tree Preservation Order 1993	No Objection
56	18/04864/TPO	Sharrow, Mytton Oak Road, Shrewsbury, Shropshire, SY3 5BS	To fell 1No Lime (T11 on plan) protected by Shrewsbury & Atcham Borough Council (Land at and surrounding Bowbrook Grange) TPO 2008	No Objection

72.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 24 October – 13 November 2018.