

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR

At 6.00pm on Tuesday 11 December 2018

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk) and Rebecca Oliver (Committee Clerk).

APOLOGIES

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

73/18 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 K Roberts	<ul style="list-style-type: none">Declared a personal interest in application 18/05187/FUL as the applicant is known to him.
Councillor N Green	<ul style="list-style-type: none">Declared a personal interest in application 18/05384/TCA as the applicant is known to him through the Coton Crescent Residents Association.

74/18 MINUTES OF THE LAST MEETING

There was one amendment to the minutes of the Planning Committee meeting held on 20 November 2018. Councillor A Phillip's declaration of interest now reads "Declared a personal interest in application 18/04964/FUL as the Local Conservative Association Chair is a shareholder of Furrows Holdings Ltd." The minutes were amended as mentioned and then submitted and circulated as read.

RESOLVED:

That upon the amendment of the declaration of Cllr Phillip's interest, the minutes of the Planning Committee meeting held on 20 November 2018 be approved and signed as a correct record.

75/18 MATTERS ARISING

75.1 Reconsultation Application 18/02393/FUL – 3 Hermitage Walk

Members reconsidered the amended plans for the above application and raised no concerns.

RESOLVED:

That the Town Council raises no concerns to this application.

75.2 Reconsultation Application 18/04620/FUL – 43 Oak Street

Members were informed that the consultation period for this application had ended.

75.3 Reconsultation Application 18/04626/FUL – 16 Clifford Street

Members reconsidered the amended plans for the above application and raised no concerns.

RESOLVED:

That the Town Council raises no concerns to this application.

76/18 HIGHWAY ORDERS

76.1 Off-Street Car Parks Final Order

Members noted the Off-Street Parking Places Order 2011 (Amendment No. 2 2018) and raised no concerns.

RESOLVED:

That the Town Council notes the Off-Street Parking Places Order 2011 (Amendment No. 2 2018) with no further comment.

77/18 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

78/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

79/18 PLANNING APPLICATIONS

79.1 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 14 November – 04 December 2018.

RESOLVED:

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

1	18/05351/FUL	10 Mount Street, Shrewsbury, Shropshire, SY3 8QP	Application under Article 4 direction to replace existing damaged single glazed, aluminium frame, top opening windows with upvc double glazed wood effect window units	No Objection
2	18/05429/FUL	Rendizzard Bryn Road, Shrewsbury, Shropshire, SY3 8PQ	Erection of detached annex building	Representation

The Town Council has no objections to this application but requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

3	18/05412/FUL	3 Bagley Drive, Shrewsbury, Shropshire, SY1 3BX	Erection of single storey rear extension and associated works and alterations including garage conversion to further living accommodation	No Objection
4	18/05387/REM	Proposed Dwelling To The West Of, Raby Crescent, Shrewsbury, Shropshire,	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to 17/05948/OUT for the erection of one dwelling	No Objection
5	18/05384/TCA	34 Coton Crescent, Shrewsbury, Shropshire, SY1 2NZ	To Pollard from 10 metres to 4-5 metres 2no Poplar trees within Shrewsbury Conservation Area	No Objection
6	18/05476/TPO	11 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	To reduce new growth back to previous points in conjunction with a light crown thin 1No mature Acer tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
7	18/05232/REM	Development Land To The South Of, Oteley Road, Shrewsbury, Shropshire,	Approval of Reserved Matters layout and access pursuant to outline permission 14/04428/OUT for the construction of an access road into the Western Development Area	No Objection

Councillor D Vasmer joined the meeting.

8	18/05355/VAR	Dorset Farm Queen Street, Shrewsbury, Dorset, SY1 2JS	Variation of Condition no. 2 (drawings) attached to planning permission ref 17/04269/FUL to include parcel of land within the application area to be used as a playground	Representation
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The Town Council does not object to this proposal but wishes to be assured that the location of this play area complies with the separation distances to the nearest residential dwelling of 50 meters as defined by the ROSPA 6-acre standard.

9	18/05356/FUL	44 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Erection of a garden room following demolition of existing	No Objection
10	18/05442/TCA	1 Victoria Street, Shrewsbury, Shropshire, SY1 2HS	To fell 1No Victoria plum (T1) and fell 1No Lilac (T2) within Shrewsbury Conservation Area	No Objection

11	18/05445/TPO	Lauriston 5 Ashton Road, Shrewsbury, Shropshire, SY3 7AN	End reduction of approximately 2m to the limb overhanging the dwelling (see photo detail), remove subsiding limb back to the stem and remove the partially torn out limb over the footpath 1No Austrian Pine (T1) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	No Objection
12	18/05458/TCA	37 Wenlock Road, Shrewsbury, Shropshire, SY2 6JR	To reduce the limbs above the topping point by 10% to improve the crown profile and relieve loading stress 1No Leyland Cypress (T4), remove 1No Yew and remove internal hedges H1-H5 within Shrewsbury Conservation Area.	No Objection
13	18/05440/TCA	5 The Hawthorns, Shrewsbury, Shropshire, SY3 7NA	Removal of 1no Pear, crown reduce by 2m and remove dead branches of 1no Apple & coppice 1no Hazel within Belle Vue Conservation Area	No Objection
14	18/05396/TCA	Land Adjacent 6 & 11 Longden Coleham, Shrewsbury, Shropshire, SY3 7DB	Reduce branch ends back to previous reduction points of 1no Sycamore & reduce soft branch growth surrounding BT line of 1no Cherry within Belle Vue Conservation Area	No Objection
15	18/05170/FUL	6 Toronto Terrace, Lime Street, Shrewsbury, Shropshire, SY3 7ED	Erection of single storey rear extension following demolition of existing: minor internal alterations; replacement windows and removal of existing boundary fence to create of gravel driveway	No Objection
16	18/05257/REM	Proposed Development Land Between Preston Street And London Road, Shrewsbury, Shropshire,	Reserved matters pursuant to 17/01612/OUT for the access link road only	No Objection
17	18/05122/ADV	182 Monkmoor Road, Shrewsbury, Shropshire, SY2 5BH	Erect and display 1no internally illuminated fascia sign	No Objection

18	18/05215/FUL	27 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AU	Erection of 2No dwellings, formation of vehicular access, a single detached garage and associated works	Representation
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Members do not object to the principle of developing this site, as they believe it will greatly enhance the plot, but have concerns about construction vehicles using the unadopted road. The Town Council therefore requests that a Construction Management Plan is put in place before any works commence, hereby ensuring the road is maintained to an acceptable standard.

19	18/05284/TCA	5 Oak Street, Shrewsbury, Shropshire, SY3 7RH	Reduce by a 1/3rd 1no Lime and line of conifers within Belle Vue Conservation Area	No Objection
20	18/04959/FUL	26 St Johns Hill, Shrewsbury, Shropshire, SY1 1JJ	Erection of extension to rear following demolition of existing kitchen; internal re-ordering of existing dwelling; erection of garden shed	No Objection
21	18/04960/LBC	26 St Johns Hill , Shrewsbury, Shropshire, SY1 1JJ	Erection of extension to rear following demolition of existing kitchen; internal re-ordering of existing dwelling; erection of garden shed affecting a Grade II Listed Building	No Objection
22	18/05148/FUL	28 Longden Road, Shrewsbury, Shropshire, SY3 7EZ	Erection of single storey and two storey side extension, new garage, loft conversion and associated works	No Objection
23	18/05207/FUL	Netherscot, Church Row , Shrewsbury, Shropshire, SY3 9EY	Erection of single storey extensions and alterations to access	No Objection
24	18/05211/FUL	26 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Erection of extension, internal remodelling and driveway alterations	No Objection
25	18/05081/FUL	Toys R Us, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Alterations to existing retail unit (Class A1) and car park including new shopfront and customer entrance lobby, sub-station, plant enclosure, trolley bay and associated works	No Objection
26	18/05164/LBC	3 Severn Street, Shrewsbury, Shropshire, SY1 2JA	Refurbishment and repair of dwelling as per schedule of works affecting a Grade II Listed Building	No Objection

27	18/05176/FUL	72 King Street, Shrewsbury, Shropshire, SY2 5ET	Erection of a two storey rear extension	No Objection
28	18/05187/FUL	4 Tresta Close, Shrewsbury, Shropshire, SY3 6AJ	Erection of first floor extension and associated alterations	No Objection
29	18/05256/TCA	Allotments Adjacent Town Walls Tennis Club, Town Walls, Shrewsbury, Shropshire,	Fell to ground level Multi-Stem Holly within Shrewsbury Conservation Area	No Objection

79.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 14 November – 04 December 2018.