

## SHREWSBURY TOWN COUNCIL

### Planning Committee

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

At 6.00pm on Tuesday 08 January 2019

#### PRESENT

Councillors I Jones (Vice Chairman), J Dean, P Gillam, K Roberts and D Vasmer.

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillors N Green, P Nutting and A Phillips.

#### 80/18 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"><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 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>  |
| All Councillors                     | <ul style="list-style-type: none"><li>Declared a personal interest in application 18/05630/FUL as the applicant is known to them.</li></ul>  |
| Councillor K Roberts                | <ul style="list-style-type: none"><li>Declared a personal interest in application 18/05584/FUL as the applicant is known to him.</li><li>Declared a personal interest in application 18/05697/FUL as the applicant is known to him.</li><li>Declared a personal interest in application 18/05764/TCA and 18/05765/TPO as the applicant is known to him.</li><li>Declared a personal interest in application 18/05646/FUL as the applicant is known to him.</li></ul> |
| Councillor J Dean                   | <ul style="list-style-type: none"><li>Declared a personal interest in application 18/05584/FUL as he lives close by.</li></ul>   |

#### 81/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 11 December 2018 were submitted as circulated and read.

**RESOLVED:**

**That the minutes of the Planning Committee meeting held on 11 December 2018 be approved and signed as a correct record.**

**82/18 MATTERS ARISING**

**82.1 Reconsultation Application 17/06096/OUT – Bowbridge House**

Members reconsidered the amended plans for the above application, which now includes the retention of the existing dwelling and raised no concerns.

**RESOLVED:**

**That the Town Council raises no concerns to this application.**

**82.2 Reconsultation Application 18/03891/FUL – 16 Granville Street**

After considering the amended plans which propose a reduction in the extension, Members considered this went some way to addressing their concerns and agreed to withdraw their original objection.

**RESOLVED:**

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

**83/18 BIG TOWN PLAN**

The Town Clerk circulated the final version of the Big Town Plan, which has been officially adopted by Shropshire Council and is available to the public online. This document now forms material considerations, which can be referred to when making comments on Planning Applications. The Town Clerk confirmed that this could cover windfall sites and she explained how this might work.

Councillor Dean informed Members that following the success of the first, a second 'Shrewsbury Going Forward' conference will be held on 19 January 2019. All Members should have received invitations.

Members discussed green corridors and creating green networks between development sites. They expressed their desires for developers to provide *quality* green open spaces suitable for older children to kick a football around, not just provide odd bits of land that are unsuitable for building on.

The Town Clerk agreed to create an aide memoir of the material considerations from the Big Town Plan for use by the committee when considering planning applications.

**RESOLVED:**

**That the Town Clerk provides a handout for the committee of the material considerations from the Big Town Plan.**

**84/18 APPEALS**

Members noted the appeals against 17/05587/FUL (land at Meole Retail Park) and 18/00641/FUL (1 Snowdrop Close) and agreed that their objectionable comments already submitted sufficed and that no further action be taken.

**RESOLVED:**

**That the Town Council noted the appeals against applications 17/05587/FUL and 18/00641/FUL and agreed that no further action be taken.**

**85/18 LOCAL PLAN REVIEW**

Following the presentation to Full Council by Eddie West (Senior Planner – Shropshire Council), on the Local Plan Preferred Options, and the presentation from Helen Howie (Berrys) about a development site in the Bicton Parish, the committee were asked to provide formal comments for the consultation which is due to close at the end of January. Prior to the meeting the Town Clerk circulated the maps.

Some of the proposed sites overlap into Uffington, Bicton and Great Hanwood Parish Councils. The Town Clerk has contacted each one to gather their views and their responses were read out. On these overlapping sites, the dwellers will inevitably consider themselves as Shrewsbury residents and yet will be on a different parish council's land. This would complicate the allocation of work and finances and it is feared such issues could cause tension between the Town Council and neighbouring Parish Councils. Members felt there was a need for a review of the parish boundaries to avoid this situation.

Following a discussion, Members raised the following points:

- How are the strategic objectives working and are there any missing?
- There is confusion and inconsistencies in the sustainability appraisal and how it goes from the sustainability objectives to the criteria.
- How were the plots of land allocated that rated as 'poor'?
- Members are insistent of the need to review the parish and town council boundaries
- How are windfall sites allocated? Members expect them to be small with little impact on the community and request that the local residents are consulted with as early as possible.
- Members felt 'heavy industry employment use' of site SHR166 as inappropriate for this location so close to the River. Members requested a footbridge be considered to provide access to this site.
- The allocation of the proposed open space on site SHR216 seems inappropriate if the North West Relief Road came to fruition.
- There are many concerns about the allocation of open space and question if the growth direction is right.

The Town Clerk agreed to contact the Chief Executive about the Council boundaries review and seek answers to some of these points from Eddie West ahead of the Full Council meeting.

**RESOLVED:**

- (i) That the Town Clerk seeks answers to the points raised and presents her findings to the Full Council meeting on 21 January 2019;
- (ii) That Full Council considers making representations to Shropshire Council regarding the potential for a review of Parish Council Boundaries.

**86/18 HIGHWAY ORDERS**

There were no Highway Orders for consideration.

**87/18 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**88/18 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

**89/18 PLANNING APPLICATIONS**

**89.1 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 05 - 20 December 2018.

**RESOLVED:**

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

|   |              |   |   |              |
|---|--------------|---|---|--------------|
| 1 | 18/05829/TCA | In Verge<br>Outside 4 & 6<br>Lime Street,<br>Shrewsbury | Remove branch in contact with<br>BT line of 1no Golden Rain Tree<br>within Belle Vue Conservation<br>Area | No Objection |
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| 2 | 18/05819/TCA | 42 Havelock Road,<br>Shrewsbury,<br>Shropshire, SY3 7NE | To reduce the crown by 30% and maintain at this volume by regular maintenance over the next 5 years 1no Ash within Belle Vue Conservation Area | Support with comment |
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The Town Council has no objection to the proposed tree works but would 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.

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| 3 | 18/05809/TPO | 9 Kennedy Road,<br>Shrewsbury,<br>Shropshire, SY3 7AD                 | To remove the lower branch (See Photo) of 1no Cherry tree protected by the Shropshire Council (Land at 9 Kennedy Road, Shrewsbury) TPO 2018 (Ref: SC/00323/18)   | No Objection |
| 4 | 18/05805/TCA | The Vicarage,<br>Vicarage Road,<br>Shrewsbury,<br>Shropshire, SY3 9EZ | To carry out remedial works (see schedule of works) to 1No Sweet Chestnut tree (T2) and 2No Black Pine trees (T3 and T4) within Shrewsbury Conservation Area   | No Objection |
| 5 | 18/05774/TCA | The Lilacs, 110 Abbey Foregate,<br>Shrewsbury,<br>Shropshire, SY2 6BA | To fell 2No Norway Spruce (T1), crown reduce by 0.5 metres and remove several over extended limbs by 1metre 1No Yew tree (T2) and reduce by 6 metres back to previous pruning points (approximately 2 metres high) 1No Leylandii hedge (H1). | No Objection |
| 6 | 18/05733/FUL | 11 Lindley Street,<br>Shrewsbury,<br>Shropshire, SY1 2JZ              | Erection of single storey extension to rear and replacement windows in rear and replacement windows and door to front  | No Objection |
| 7 | 18/05717/FUL | 24 Oakley Street,<br>Shrewsbury,<br>SY3 7JY                           | Erection of a two- storey side extension   | Objection    |

The Town Council considers this proposal provides a design that it is out-of-keeping with the existing property, the neighbourhood and neither preserves nor enhances the conservation area.

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| <b>8</b> | 18/05713/FUL | Plot 5 The Mount,<br>Shrewsbury, SY3 8EJ | Erection of garden room set within a sunken terrace area | Objection |
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That Shrewsbury Town Council objects to this application on the grounds that this plot looks onto land perceived as part of the green corridor adjacent to the River Severn. This green space which envelopes the river should be preserved and Members are concerned that this application, if approved could set a precedence, which would reduce the area's amenity value to visitors and detract from the value of the Conservation area.

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| <b>9</b>  | 18/05642/FUL | 95 Highfields,<br>Shrewsbury, SY2 5PJ                 | Erection of single storey office accommodation   | No Objection |
| <b>10</b> | 18/05584/FUL | 41 Wood Street,<br>Shrewsbury,<br>Shropshire, SY1 2PN | Change of use from off-license (A1) to takeaway restaurant (A5). Minor internal alterations, including new partition wall and fitting associated with new kitchen areas. 2No windows to be removed and blocked with new extractor fan ventilation, and new stack vent fixed to adjoining property which is also owned by the client. 1No. window is to be enlarged and window onto Ellesmere Road it to be replaced with new main doors to proposed restaurant | Objection    |

The Town Council objects to this application as they consider a takeaway will have a detrimental impact on the neighbouring residential properties by causing additional noise disturbance until midnight every day, including Sundays and Bank Holidays. Members also have concerns about the parking arrangements. Wood Street is already congested with parked vehicles and with no off - street parking available, this takeaway restaurant will only exacerbate the problem. The committee also considers the large, unsightly ventilation stack which will be clearly visible from the road will have a detrimental impact on the street scene.

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| <b>11</b> | 18/05697/FUL | 106 St Michaels Street,<br>Shrewsbury, SY1 2EU     | Erection of single storey rear extension  | No Objection         |
| <b>12</b> | 18/05762/TPO | 34 Pendle Way,<br>Shrewsbury, SY3 9QH              | Fell 1no Hornbeam protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354) | No Objection         |
| <b>13</b> | 18/05764/TCA | The Gables 14 Kennedy Road,<br>Shrewsbury, SY3 7AB | Crown reduce to approx. 2m 1no Ash within Shrewsbury Conservation Area  | Support with comment |

The Town Council has no objection to the proposed tree works but would 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.

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| <b>14</b> | 18/05765/TPO | The Gables 14<br>Kennedy Road,<br>Shrewsbury,<br>Shropshire, SY3<br>7AB | Reduce length of limbs<br>overhanging neighbour and public<br>pavement (See Schedule) of 1no<br>Plane Tree protected by The<br>Borough of Shrewsbury (Kingsland<br>No 2) Tree Preservation Order<br>1969 (Ref: SA/34)   | No Objection |
| <b>15</b> | 18/05652/FUL | 1 Mcgredy<br>Drive,<br>Shrewsbury,<br>SY2 5NF                           | Erection of extensions with<br>associated internal and external<br>alterations  | No Objection |
| <b>16</b> | 18/05678/FUL | 69 Portland<br>Crescent,<br>Shrewsbury,<br>Shropshire, SY2<br>5NL       | two storey side extension and<br>single storey rear extension to<br>provide improved disabled access<br>and ground floor disabled<br>accommodation  | No Objection |
| <b>17</b> | 18/05703/TPO | Drive, Leading<br>To Shelton Hall<br>Gardens,<br>Shrewsbury,<br>SY3 8BS | Major deadwood removed and a<br>10% crown lift of branches no<br>greater than 35cm in diameter of<br>10no Oaks protected by the<br>Shrewsbury and Atcham Borough<br>Council (Land Along the entrance<br>drive to Shelton Hall Hotel) Tree<br>Preservation Order 1995 (Ref:<br>SA/281) | No Objection |

***Councillor Dean left the meeting.***

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| <b>18</b> | 18/05704/TCA | Pengwern Boat<br>Club Porthill<br>Road,<br>Shrewsbury,<br>SY3 7BD | Fell 1no Oak & 2no Spruce within<br>Shrewsbury Conservation Area  | No Objection |
| <b>19</b> | 18/05731/TPO | Pengwern Boat<br>Club Porthill<br>Road,<br>Shrewsbury,<br>SY3 7BD | Fell 1no Acacia protected by The<br>Shrewsbury Borough Council<br>(Kingsland No 1) Tree Preservation<br>Order 1966 (Ref: SA/20)   | No Objection |
| <b>20</b> | 18/05556/LBC | 7 Ashton Road,<br>Shrewsbury, SY3<br>7AN                          | Alterations in connection with the<br>conversion of a basement into 2<br>residential apartments for use by<br>teachers of the school affecting a<br>Grade II Listed Building. | No Objection |
| <b>21</b> | 18/05622/FUL | 3 Castle Gates,<br>Shrewsbury, SY1<br>2AQ                         | Change of use of ground floor to<br>mixed use restaurant/takeaway<br>(A3/A5)  | No Objection |
| <b>22</b> | 18/05628/FUL | 47 Shelton Road,<br>Shrewsbury, SY3<br>8SU                        | Construction of a detached single<br>storey garage with adjoining<br>summer house   | No Objection |
| <b>23</b> | 18/05630/FUL | 5 Westhope<br>Avenue,<br>Shrewsbury, SY3<br>8UY                   | Replacement enclosed front porch<br>and enlarged room over  | No Objection |

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| <b>24</b> | 18/05646/FUL | 9 Earls Hill, View Bicton Heath, Shrewsbury, SY3 5HA                | Erection of single storey side and rear extension  | No Objection                                  |
| <b>25</b> | 18/05663/TCA | 3 The Old School St Georges Court, Frankwell, Shrewsbury, SY3 8BG   | To fell 1No Silver Birch tree within Shrewsbury Conservation Area.   | No Objection                                  |
| <b>26</b> | 18/05664/TCA | 28 Queen Street, Shrewsbury, SY1 2JX                                | To crown reduce removing 15ft from height and 5ft from spread<br>1No Sycamore (T1) and remove 1 stem with weak union and lower overhanging branches of 1No multistemmed Sycamore (T2) within Shrewsbury Cons Area. | No Objection                                  |
| <b>27</b> | 18/05679/TCA | The Red Barn 108 Longden Road, Shrewsbury, SY3 7HS                  | To remove 4No Leyland Cypress (G14) within Shrewsbury Conservation Area  | No Objection                                  |
| <b>28</b> | 18/05692/TPO | 3 Mayland Court Gains Park Way, Bicton Heath, Shrewsbury, SY3 8DB   | To carry out remedial work to windblown branch, to crown reduce and crown lift to balance<br>1No Ornamental Pear tree protected by SABC (Land at and surrounding Bowbrook Grange) TPO 2008                         | No Objection                                  |
| <b>29</b> | 18/05694/TPO | Shropshire Council the Shirehall Abbey Foregate Shrewsbury, SY2 6ND | To carry out various works to trees (see report) protected by Shropshire Council (Land at and adjacent to The Shirehall, Abbey Foregate, Shrewsbury) Tree Preservation Order 2013                                  | No comment as decision made prior to meeting. |
| <b>30</b> | 18/05565/FUL | 43 Oakley Street, Shrewsbury, SY3 7JX                               | Erection of Single Storey Rear Extension   | No Objection                                  |
| <b>31</b> | 18/05576/COU | First Floor Flat 55 Monkmoor Road, Shrewsbury, SY2 5AS              | Change of use of first floor flat and associated ground floor entrance area from C3 (Dwelling) to A1 (Dry Cleaners)  | No Objection                                  |
| <b>32</b> | 18/05634/TCA | 22 The Crescent, Town Walls, Shrewsbury, SY1 1TH                    | Works to 1no Willow (See Schedule) within Shrewsbury Conservation Area   | No Objection                                  |



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| <b>33</b> | 18/05639/TPO | 48 Berwick Road,<br>Shrewsbury,<br>SY1 2NA                    | Prune back branches up to 2m (See Plan) of 1no Pine protected by The Borough of Shrewsbury (Berwick Mount) Tree Preservation Order 1967 (Ref: SA/24)  | No comment as decision made prior to meeting. |
| <b>34</b> | 18/05640/TCA | 27 Belle Vue Gardens,<br>Shrewsbury, SY3 7JH                  | Trim branches and reduce in height (See Plan) 2no Holly within Belle Vue Conservation Area  | No Objection                                  |
| <b>35</b> | 18/05521/TCA | 27 Underdale Road,<br>Shrewsbury,<br>SY2 5DW                  | Fell 2no Lawson Cypress within Shrewsbury Conservation Area   | No Objection                                  |
| <b>36</b> | 18/05539/TCA | 15 Kennedy Road,<br>Shrewsbury,<br>SY3 7AB                    | Fell 3no Sycamore within Shrewsbury Conservation Area   | No Objection                                  |
| <b>37</b> | 18/05546/FUL | 30 Primrose Terrace St<br>Michaels St,<br>Shrewsbury, SY1 2EY | Erection of a single storey rear infill extension   | No Objection                                  |
| <b>38</b> | 18/05599/TCA | 5 & 6 Alton Terrace Belle Vue Road,<br>Shrewsbury,<br>SY3 7LW | Reduce by approx. 50% 1no Sycamore and 1 other tree (see plan) within Belle Vue Conservation Area   | No Objection                                  |
| <b>39</b> | 18/05613/TCA | Sandringham Court Pengwern Rd, Shrewsbury,<br>SY3 8LL         | Works to trees (See Schedule) within Shrewsbury Conservation Area   | No Objection                                  |
| <b>40</b> | 18/05617/TPO | 27 Kennedy Road,<br>Shrewsbury,<br>SY3 7AB                    | Reduce crown (See Report) of 1no Robinia protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref:SA/34)   | No Objection                                  |
| <b>41</b> | 18/05618/TCA | 27 Kennedy Road,<br>Shrewsbury,<br>SY3 7AB                    | Works to trees (See Report) within Shrewsbury Conservation Area   | No Objection                                  |
| <b>42</b> | 18/05157/LBC | Flax Mill, St Michaels Gate,<br>Shrewsbury, SY1 2SZ           | Alterations to previously approved 16/02873/LBC to include new steps and raised sections of the west boundary wall; demolition of a section of the east boundary wall and replacement with new railings; a timber clad bin store adjacent to the Apprentice House; demolition of the Warehouse elevator tower and Kiln masonry partitions and plant; repair of Dye House, Warehouse, Cross Mill | No Objection                                  |

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|           |                |   | fenestration and RWGs;<br>installation of high quality<br>partitions to the Main Mill<br>first and second floors.  |              |
| <b>43</b> | 18/05527/FUL   | 42 Canon St,<br>Shrewsbury,<br>SY2 5HQ                                | Erection of single storey rear<br>extension and alterations to<br>existing rear elevation  | No Objection |
| <b>44</b> | 18/05536/FUL   | 22 Kenwood<br>Drive,<br>Shrewsbury,<br>SY3 8SY                        | Erection of two storey side<br>extension and single storey rear<br>extension and porch   | No Objection |
| <b>45</b> | 18/05507/P3JPA | Office Gains<br>Lodge West<br>Gains Avenue,<br>Shrewsbury, SY3<br>5AN | Application for prior approval<br>under Part 3, Class O of the Town<br>& Country Planning (General<br>Permitted Development)<br>(England) Order 2015 change of<br>use of building from office use to<br>dwelling | No Objection |

## 89.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 05 – 20 December 2018.