

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 29 January 2019

PRESENT

Councillors N Green (Chairman), P Gillam, I Jones, Mrs P Moseley (part of meeting), A Phillips (substituting for Councillor Nutting), K Roberts, H Taylor (arrived late) and D Vasmer (arrived late).

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor P Nutting and Mrs R Wall.

90/18 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.• All twin-hatted members declared a personal interest in application 18/05560/COU due to Shropshire Council's involvement.
Councillors N Green, Mrs P Moseley, 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.
All Councillors	<ul style="list-style-type: none">• Declared a personal interest in application 19/00199/FUL as the applicant is known to them.

91/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 08 January 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 08 January 2019 be approved and signed as a correct record.

92/18 MATTERS ARISING

92.1 Reconsultation Application 18/05215/FUL - 27 Harlescott Crescent

Members reconsidered the amended plans for the above application, which now includes the construction of a single dwelling only. Members supported this application retaining their original comments regarding the maintenance of the access road to be used by construction vehicles as they feel this is still relevant.

RESOLVED:

That the Town Council notes the changes to application 18/05215/FUL and raises no further comments.

92.2 Reconsultation Application 18/04386/FUL – Meeting Room, 17 Betton Street

Members noted the change in layout of this application but considering the density remains as per the original plans they still considered it to be overdevelopment of the site. They were disappointed that the new layout takes the development (plot 7) even closer to the site boundary impacting on the existing dwellings which will experience a loss of privacy.

RESOLVED:

That the Town Council remains against this application and their original objection remains relevant.

92.3 Reconsultation Application 18/04957/FUL & 18/04958/ADV – Petrol Filling Station, ASDA store.

Members noted the amendment to the above applications and raised no concerns over reducing the extent of the advertising.

RESOLVED:

That the Town Council notes the changes to applications 18/04957/FUL & 18/04958/ADV and raises no further comments.

93/18 HIGHWAY ORDERS

93.1 Street Naming - Former Copthorne Barracks

Members considered proposals to name the streets on the former Copthorne Barracks site after former military personnel that have local connections. Whilst the thoughts of Street Naming was to use their surnames as road names members suggested their full names needed to be used in order to identify the individuals. In addition they expressed a dislike to the suggestion of 'Poppy' but would like to see some reference to Bligny Battle/Bligny Ridge or Lieutenant Geoff Bright, given this battle was one of the most intensely fought by the KSLI.

They noted a request from the public to include female personnel and the Town Council has requested suggestions of any female who had a distinguished role at Copthorne Barracks.

RESOLVED:

That the Town Council supports the proposal to name the streets on the former Copthorne Barracks site after former military personnel and that their additional comments be forwarded to Shropshire Council.

94/18 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

95/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

Councillor D Vasmer joined the meeting.

96/18 PLANNING APPLICATIONS

96.1 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 21 December 2018 – 22 January 2019.

RESOLVED:

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

1	19/00297/TCA	23 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	To crown reduce by approximately 1.5-2m all over 1No Magnolia (T1) within Shrewsbury Conservation Area	No Objection
2	19/00215/TCA	Coleham County Primary School, Greyfriars Road, Shrewsbury, Shropshire, SY3 7EN	To cut 1 intersecting branch of 1No Holly tree to remove much of the height touching neighbouring property within Shrewsbury Conservation area	No Objection
3	19/00149/FUL	62 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SY	Erection of a two storey side extension	No Objection
4	19/00246/TCA	49 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	Reduction and re-shaping by approx 2.5m of 1no Walnut, reduction of height by approx 2.5m back to where previously reduced of 3no Silver Birches, reduce height by approx 2.5m of 1no Hawthorn, reduce height by approx 3m and remove overhanging branches of 1no Hazlenut and prune 6no Fruit trees within Belle Vue Conservation Area	No Objection

The Committee Clerk left the meeting as she is the applicant of the following application.

5	19/00199/FUL	50 Longden Road, Shrewsbury, Shropshire, SY3 7HG	Erection of a single storey rear extension, first-floor rear extension, hip to dormer loft conversion with dormer window to rear and internal alterations	No Objection
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The Committee Clerk re-joined the meeting.

6	19/00191/FUL	46 Larkhill Road, Shrewsbury, Shropshire, SY3 8XA	Extension and installation of a dormer window to side roofline to create habitable space	No Objection
7	19/00048/REM	Development Land To The South Of, Oteley Road, Shrewsbury, Shropshire,	Approval of reserved matters (appearance, landscaping, layout, scale) pursuant of 14/04428/OUT for the erection of 49 dwellings (Development Zone W) and formation of Public Open Space (Development Zone V)	Representation

A decision from the committee was deferred until the developer could be invited to the next committee meeting to talk through the reasons behind the site layout. The Town Council is particularly concerned about the safety and usability of the Public Open Space, which they consider, is not well placed.

8	19/00074/LBC	15 Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Internal works to create downstairs toilet facilities	No Objection
9	19/00174/COU	138 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Change of use from existing office use to an art and tattoo studio	No Objection
10	19/00235/TCA	120 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AZ	Reduce bay tree in height and spread by 2-3ft within Shrewsbury Conservation Area	No Objection
11	19/00137/FUL	28 Broadway Close, Shrewsbury, Shropshire, SY2 6HY	Erection of two storey side and single storey rear extensions	Objection

The Town Council objects to this application as they consider the extension to be overdevelopment of the site. Extensions should remain subservient to the existing property rather than the dominating effect this extension has.

12	19/00211/TCA	1 Montague Place, Shrewsbury, Shropshire, SY3 7NF	To fell 6No Conifer trees, 2No Dawson Leylandii trees, 1No Gingko Bilbao tree and crown reduce by a maximum of 1metre (to previous pruning points) 2No Beech trees (to be maintained in perpetuity for a 5 year period) within Shrewsbury Conservation Area.	No Objection
13	19/00070/FUL	The Red Barn 108 Longden Road, Shrewsbury, SY3 7HS	Creation of three additional parking spaces	Objection

The Town Council objects to the principle of developing green space, which is of amenity value to the patrons of the Red Barn.

14	19/00076/FUL	32 Avondale Drive, Shrewsbury, Shropshire, SY1 2UA	Erection of single storey extension to rear elevation; alterations to front elevation	No Objection
15	19/00101/FUL	Apartment 2 8 - 16 Castle Foregate, Shrewsbury, SY1 2EE	Erection of second floor extension to form 2no apartments	Representation

The Town Council does not object to developing this building but has concerns over the safety of its residents in the event of an evacuation and questions if the escape route is adequate.

16	19/00128/TCA	13 Betton Street, Shrewsbury, Shropshire, SY3 7NY	Fell 1no Cherry within Belle Vue Conservation Area	No Objection
17	18/05813/FUL	Halls Holdings House , Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR	Erection of store building for the use of Auction Department	No Objection

Councillor H Taylor joined the meeting

18	18/05560/COU	Crowmoor House , Frith Close, Shrewsbury, Shropshire, SY2 5XW	Change of use from C2 Residential Institutions to C4 House in Multiple Occupation	Representation
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The Town Council seeks clarification on the detail of this application and questions if the description is accurate as it is not believed to be a House in Multiple Occupation (HMO). Members consider that no more than 10 units should be considered as any more will have a detrimental impact on the neighbouring residents. It will also have a negative impact on the already problematic traffic, highway and parking problems in the area.

Councillor P Moseley left the meeting.

19	18/05857/FUL	Land To Rear Of Sutton Farm Shopping Centre, Tilstock Crescent, Shrewsbury, Shropshire,	Erection of 6no dwellings with provision of onsite parking	Objection
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The Town Council objects to this proposed development as it will result in a considerable loss of car parking spaces, which at peak times are fully utilised; serving customers and residents

20	18/05856/REM	Proposed Dwelling Adjacent , 146 Whitchurch Road, Shrewsbury, Shropshire,	Approval of Reserved Matters (appearance, scale and landscaping) pursuant of 15/00921/OUT for the erection of a detached dwelling to include means of access and layout (amended description)	No Objection
21	19/00035/FUL	Proposed Dwelling To The West Of 30 Havelock Road, Shrewsbury,	Erection of detached dwelling and associated infrastructure	Objection

The Town Council objects to this application due to the design and scale of the elevations, which are not in keeping with the adjacent properties. Being mindful of the fact that it is set in a prominent location within the Conservation Area, the style chosen neither enhances nor preserves the area. The site is densely populated with mature trees, which contribute to the street scene, and members have concerns that if such

a permission was granted, these trees are at risk of being felled either now or in the future. The impact on the area will be significant and Members have concerns over the shading of the resident at number 30. Members respectfully request that this planning application is considered by the Central Planning Committee.

22	19/00079/TCA	River Thai Restaurant & Bar Smithfield Road, Shrewsbury, SY1 1PG	To remove 1No Lime tree stump within Shrewsbury Conservation Area.	No Objection
23	19/00080/TCA	20 Tankerville Street, Shrewsbury, Shropshire, SY2 5DJ	To remove a twin-stemmed Cedar tree within Shrewsbury Conservation Area.	No Objection
24	19/00107/TCA	53 The Mount, Shrewsbury, Shropshire, SY3 8PP	Remove 1no Photinia, 1no Walnut, 1no Conifer, 1no Christmas tree, 1no Ginko Biloba, 1no Sycamore, 1no Crab Apple & 1no Blue Spruce within Shrewsbury Conservation Area	No Objection
25	19/00112/TCA	82 Trinity Street, Shrewsbury, Shropshire, SY3 7PD	Remove 1no Western Red Cedar within Belle Vue Conservation Area	No Objection
26	19/00114/TPO	16 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Reduce single branch overhanging drive from 1no Silver Birch protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (Ref: SA/47)	No Objection
27	18/05460/COU	69 Wyle Cop, Shrewsbury, Shropshire, SY1 1UX	Application under section 73a of the Town and Country Planning Act 1990 for the change of use of second floor from staff room and office/store rooms to residential accommodation	No Objection
28	18/05881/FUL	Oxley Cottage Nobold Lane, Shrewsbury, Shropshire, SY5 8NP	Erection of extensions and roofworks including insertion of rooflights	No Objection
29	18/05883/VAR	3 Coton Hill, Shrewsbury, Shropshire, SY1 2DZ	Variation of Condition No.2 (approved plans) attached to permission 18/01727/FUL dated 11/07/2018	No Objection
30	18/05752/FUL	135 Copthorne Road, Shrewsbury, Shropshire, SY3 8NA	Formation of a dropped kerb	No Objection

31	18/05864/FUL	42 Old Coleham, Shrewsbury, Shropshire, SY3 7BU	Demolition of existing redundant commercial unit; Erection of 5 dwellings with off road car parking spaces	No Objection
32	18/05871/FUL	12 Darfield, Shrewsbury, Shropshire, SY1 3XS	Erection of single storey rear extension following removal of part of existing conservatory	No Objection
33	19/00025/TCA	Churchyard St Giles Church Wenlock Road, Shrewsbury, Shropshire,	Fell 2no self-set trees and remove lower branches to height of 3.5m of 1no Sycamore within Shrewsbury Conservation Area	No Comment as STC are the applicant.
34	19/00026/TCA	25A Underdale Road, Shrewsbury, SY2 5DW	Selectively reduce side limbs by approximately 1m of 5no Birch within Shrewsbury Conservation Area	No Objection
35	19/00027/TCA	Land Adjacent New Park Close, Shrewsbury, Shropshire, SY1 2SQ	Crown lift by approx. 2m and reduce side limbs of 1no Ash, fell 1no Ash and reduce to fence height group of Conifers 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.

36	18/05789/FUL	12 Grangefields Road, Shrewsbury, SY3 9DB	Proposed single storey and two storey extensions with balcony to rear	No Objection
37	18/05823/FUL	1 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	Erection of extension at basement level with two bay garage over and formation of new vehicular and pedestrian access	No Objection
38	18/05837/FUL	36 Sundorne Road, Shrewsbury, SY1 4RZ	Erection of annexe extension to existing dwelling	Representation

The Town Council has no objections per se 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.

39	18/05787/FUL	35 Hills Lane, (1st And 2nd Floor), Shrewsbury, SY1 1QU	Conversion of upper floors (1st, 2nd and 3rd) to form four apartments to include necessary internal and external repairs	No Objection
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96.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 21 December 2018 – 22 January 2019.

97/18 ASSETS OF COMMUNITY VALUE

97.1 Belvidere Pub

The Town Council had been notified of the intention of the landowner to dispose of the Belvidere Pub. This building had been added to the Asset of Community Value Register and as such any proposal to dispose triggers an initial 6week moratorium to express an interest in bidding for the property and where an interest is registered a further 6mths to prepare a bid. As part of this process the community group which requested the Asset of Community Value Registration will have been notified.

97.2 Meole Golf Course

Members noted the removal of the Meole Golf Course from the Register of Assets of Community Value due to the 5-year period of listing having expired.

RESOLVED:

That the Council notes actions in relation to the Assets of Community Value Register and no further action be taken.