

## SHREWSBURY TOWN COUNCIL

### Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR  
At 6.00pm on Tuesday 19 February 2019

#### PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, I Jones, P Nutting, A Phillips, K Roberts, Mrs R

#### Wall. IN ATTENDANCE

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer), Louise Dwyer from Galliers Homes and Helen Howie from Berrys.

#### APOLOGIES

Apologies were received from Councillor H Taylor.

#### 98/18 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

##### (i) Declarations of Pecuniary Interest

Councillor Nutting declared a pecuniary interest in the re-consultation of his application (18/05630/FUL). He advised that the application has already been determined and he is in receipt of a Decision Notice.

##### (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, and K Roberts.	<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>

#### 99/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 29 January 2019 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 29 January 2019 be approved and signed as a correct record.**

## **100/18 PRESENTATION ON APPLICATION 19/00048/REM – Development Land South of Oteley Road**

Members had deferred a decision on this application from the previous meeting, having requested representatives from the developers attend and explain the siting of the Public Open Space in more detail.

Helen Howie from Berrys provided a detailed explanation of the site and the proposals for the SUE Extension, the positioning of the access road and addressed the concerns from Members of the apparent disjointed nature of the application.

Members discussed the future maintenance of the various areas of Public Open Space, with SIC taking over the management of the play area, whilst a private management company will be responsible for the area fronting the development on Oteley Road.

Members raised concerns over the siting of the play area and the community centre in relation to the A5, but were advised that these had been positioned on the advice of Shropshire Council. Members were assured that an acoustic barrier would be in place to mitigate any traffic issues from this major arterial route.

Members felt that the proposals for this site had been clarified and confirmed that they raise no objections to this planning application.

### **RESOLVED:**

**That the Town Council raises no objections to this planning application and notifies Shropshire Council of their decision.**

*The Chairman thanked Louise Dwyer and Helen Howie for attending and they left the meeting.*

## **101/18 MATTERS ARISING**

### **101.1 Reconsultation Application 18/04964/FUL – Proposed Dwelling West of Montpelier House**

Members reconsidered the amended plans for the above application having access to comments from the Highways Department. Members were happy with the amended plans and expressed a wish to remove their previous concerns for this application.

### **RESOLVED:**

**That the Town Council notes the changes to application 18/04964/FUL and amends its comments to remove its concerns.**

### **101.2 Reconsultation Application 18/04559/FUL – 82C Roman Road**

Members noted the amended plans for the above application and are pleased to see that previously stated concerns on the scale of the proposals have been addressed.

#### **RESOLVED:**

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

### **101.3 Reconsultation Application 18/05630/FUL – 5 Westhope Avenue**

Members were advised that this application had been granted planning permission on 15 February and that no further action was necessary.

### **101.4 Reconsultation Application 18/05018/ADV – Former Copthorne Barracks**

Members were advised that this application had been granted planning permission on 15 February and that no further action was necessary.

### **101.5 Reconsultation Application 17/05538/FUL – The Stew**

Members considered the Viability Assessments received at the request of Shropshire Council Planning Department and noted their contents. Members felt that their original objections to this planning application were still valid.

#### **RESOLVED:**

**That the Town Council maintains its objections to the latest proposals for this application.**

### **101.6 Reconsultation Application 18/05857/FUL – Development at rear of Sutton Farm Shopping Centre**

Members noted the comments received from the Planning Enforcement Officer and whilst they are saddened by the loss of parking space at this development, they accepted that the principle of development has already been established and agreed to remove their original objections.

#### **RESOLVED:**

**That the Town Council removes its objections for this application; regardless of vitality the scale and design is wholly out of keeping with the area.**

### **101.7 Reconsultation Application 18/05560/COU – Crowmoor House**

Members considered a request from Councillor P Moseley to revisit this planning application in light of clarification on the number of units proposed for this site.

Members were satisfied with the confirmation that no more than ten units will be installed and were happy to amend their original comments.

#### **RESOLVED:**

**That the Town Council amends its comments for this application and raises no objections.**

### **102/18 HIGHWAY ORDERS**

There were no Highways Orders for consideration.

### **103/18 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

### **104/18 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

### **105/18 ASSETS OF COMMUNITY VALUE**

Members noted the removal of Bear Steps, St Alkmunds Place 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.**

### **106/18 PLANNING APPLICATIONS**

#### **106.1 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 23 January – 12 February 2019.

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

1	19/00581/FUL	Strathearn Belle Vue Road, Shrewsbury, Shropshire, SY3 7NJ	Erection of single storey garden room and entrance porch to rear of main house, demolition of existing conservatory to rear of coach house and erection of single storey garden room	No Objection
2	19/00396/FUL	Albion Inn , 12 Castle Foregate, Shrewsbury, Shropshire, SY1 2DJ	Demolition of existing single storey addition and the erection of a rear extension, together with internal and external alterations to facilitate the change of use of existing public house with guest house to create a mixed use premises (public house and guest house with managers apartment)	No Objection
3	19/00580/LBC	60 Wyle Cop, Shrewsbury, Shropshire, SY1 1UX	To reinstate and fill in doorway; installation of pipework from basement to reinstate toilet closet and sink. To connect to existing soil pipe using traditional cast iron pipe to reinstate partition walls in plasterboard as a cubicle to house toilet and sink. Possible removal of false ceilings in front and back of premises	No Objection
4	19/00587/FUL	Beacon Hotel 156 Copthorne Road, Shrewsbury, Shropshire, SY3 8LP	Extension of existing pub car park into current yard area, including demolition of existing detached garage, removal of decommissioned sunken oil tank, re-surfacing of car park and yard and re-lining of new car park.	No Objection
5	19/00595/FUL	25 Abingdon Road, Shrewsbury, Shropshire, SY2 5XF	Erection of single storey conservatory to side elevation	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.

6	19/00617/TCA	16 Betton Street, Shrewsbury, Shropshire, SY3 7NY	Pollard with final cuts to be 15cm above previous ones 1no Ash within Belle Vue 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.

<b>7</b>	19/00500/ADV	The Grapes, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5BH	Erect and display 1 X externally illuminated roundal; 1 X set of individual externally illuminated letters; 1 X set of non-illuminated letters; 1 X lantern and 1 X illuminated post mounted sign	No Objection
<b>8</b>	19/00398/VAR	Canal Tavern , New Park Road, Shrewsbury, Shropshire, SY1 2RS	Removal of Condition 4 of 18/01998/FUL (There are no invasive species on site this condition is not applicable)	No Objection
<b>9</b>	19/00529/FUL	The Maltings Salon 92 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	Erection of a two storey rear extension and change of use of first floor from Sui Generis (Beauty Salon) to one residential dwelling	No Objection
<b>10</b>	19/00534/FUL	23 Sutton Grove, Shrewsbury, Shropshire, SY2 6DN	Erection of a two storey side extension following demolition of existing garage	No Objection
<b>11</b>	19/00567/FUL	64 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SY	Erection of a two storey extension	No Objection
<b>12</b>	19/00598/TCA	9 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN	Fell 1no Goat Willow within Shrewsbury Conservation Area	No Objection
<b>13</b>	19/00158/COU	Plas Newydd 34 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7RD	Change of use from Class C3(b) to Residential C3	No Objection
<b>14</b>	19/00499/FUL	22 Whitchurch Road, Shrewsbury, Shropshire, SY1 4DW	Formation of a vehicular access	No Objection
<b>15</b>	19/00516/ADV	Sundorne Retail Park, Building 4 Unit 1 Arlington Way Shrewsbury, Shropshire, SY1 4YA	Erect and display 1no internally illuminated fascia sign	No Objection
<b>16</b>	19/00539/ADV	Meole Retail Park, Shrewsbury, Shropshire,	Erect and display 2 illuminated replacement freestanding signs	No Objection

<b>17</b>	19/00495/FUL	Chester House Chester Street, Shrewsbury, Shropshire,	Application under Section 73A of the Town and Country Planning Act 1990 for erection of a sixth floor to provide a roof top conservatory with glazed balustrading	Objection
-----------	--------------	--	---	-----------

The Town Council objects to this planning application on the grounds that it is not in keeping with the surrounding properties in the Conservation Area. Members feel that the proposals are out of proportion to the Listed buildings in the vicinity, creating a dominant feature that would detract from the existing skyline. Members feel that the plans do not enhance one of the major gateways in the town centre.

<b>18</b>	19/00558/TPO	Land At Radbrook Hall Court, Shrewsbury, Shropshire,	To crown reduce by 15-20% of branches overhanging rear of garden of 1 Wildon Way and minor crown thin to include reshaping and balancing 1No Oak tree protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005	No Objection
<b>19</b>	19/00419/FUL	43 Hill Crescent, Shrewsbury, Shropshire, SY3 7RW	Erection of front porch with hipped tiled roof	No Objection
<b>20</b>	19/00440/FUL	Shrewsbury Muslim Centre Column Lodge Preston Street, Shrewsbury, Shropshire, SY2 5NY	Erection of extensions and associated alterations and improvements to facilities	No Objection
<b>21</b>	19/00446/TPO	33 Radbrook Road, Shrewsbury, Shropshire, SY3 9BD	To crown reduce by up to 2m and crown lift by up to 3m and reshape over all the crown 1no Cherry tree protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (Ref: SA/37)	No Objection
<b>22</b>	19/00447/LBC	19 Belmont, Shrewsbury, Shropshire, SY1 1TE	Installation of railings to the rear of property	No Objection
<b>23</b>	19/00506/TPO	Woodlands Kingsland Road, Shrewsbury, Shropshire, SY3 7AF	Fell 2no Poplars protected by the Shrewsbury & Atcham Borough Council (Woodlands, Kingsland Road) Tree Preservation Order 2005 (Ref: SA/413)	No Objection
<b>24</b>	19/00511/TCA	3 South Hermitage, Shrewsbury, Shropshire, SY3 7JR	Reduce crown by 20% of 1no Silver Birch within Belle Vue Conservation Area	No Objection

<b>25</b>	19/00350/FUL	River Thai Restaurant & Bar Smithfield Road, Shrewsbury, Shropshire, SY1 1PG	Application under section 73a of the Town and Country Planning Act 1990 for timber decking; Gabion Walls; landscaping and general improvements of the ascetics (part retrospective)	Support with Comment
-----------	--------------	---	---	----------------------

Whilst the Town Council has no objections to this planning application, Members feel that the poor quality of the plans submitted are not helpful in the decision-making process.

<b>26</b>	19/00414/FUL	6 Woodvine Road, Shrewsbury, Shropshire, SY1 4NQ	Erection of a single storey rear and side extension	No Objection
<b>27</b>	19/00313/FUL	14 Meole Crescent, Shrewsbury, Shropshire, SY3 9ET	Erection of single storey rear extension; installation of dormer windows to front and rear roofline to facilitate loft conversion	No Objection
<b>28</b>	19/00118/FUL	19 Oriel Way, Shrewsbury, Shropshire, SY3 6AS	Erection of two storey extension and porch following demolition of garage	No Objection
<b>29</b>	19/00354/FUL	70 Longden Coleham, Shrewsbury, Shropshire, SY3 7EF	Erection of dormer window in rear roofline; removal of chimney stack	No Objection
<b>30</b>	19/00365/FUL	42 Bishop Street, Shrewsbury, Shropshire, SY2 5HB	Single storey rear extension to dwelling	No Objection
<b>31</b>	19/00418/TCA	67 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BG	To fell 1No Leylandii tree within Shrewsbury Conservation Area.	No Objection
<b>32</b>	19/00318/FUL	53 Carlton Close, Shrewsbury, Shropshire, SY3 5JA	Erection of two storey side and single storey rear extension with porch and carport	No Objection
<b>33</b>	19/00336/LBC	7-9 Pride Hill, Shrewsbury, Shropshire, SY1 1DD	Installation of external transparent roller shutters to recessed store entrance affecting a Grade II Listed Building	No Objection
<b>34</b>	19/00402/HHE	2 South Close, Shrewsbury, Shropshire, SY3 7HP	Erection of a Single Storey Rear Extension to a Semi-Detached Dwelling, Dimensions 5 Metres Beyond the Rear Wall, 3.2 Metres Maximum Height and 2.7 Metres High to Eaves	No Objection



35	19/00227/FUL	9 Mytton Grove, Shrewsbury, Shropshire, SY3 8UF	Erection of single storey link extension to incorporate existing outbuildings; conversion of outbuilding to workshop	No Objection
36	19/00287/FUL	14 Victoria Street, Shrewsbury, Shropshire, SY1 2HS	Replacement of defective bay window and small casement window to rear elevation (Article 4 Direction)	No Objection
37	19/00162/FUL	1 Shelton Road, Shrewsbury, Shropshire, SY3 8ST	Erection of single storey side extension	No Objection
38	19/00269/FUL	6 Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ	Erection of a two storey extension to side	No Objection
39	19/00322/TCA	Christian Science Society 6A Greyfriars Bridge, Shrewsbury, Shropshire, SY3 7DS	To cut to near ground level small woody re-growth of G1 (on plan), remove smallest stems of a group of Sycamore (G2) and reduce 1No Cherry tree by approx 1.5-2m within Shrewsbury Conservation Area.	No Objection
40	19/00323/TCA	29 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	To fell 2No Holly trees and cut back and sever ivy on 1No Laburnum tree within Shrewsbury Conservation Area	No Objection
41	19/00324/TCA	Greenhill Copthorne Road, Shrewsbury, Shropshire, SY3 8NS	To crown reduce by approx. 2-2.5m all over 1No Oak tree within Shrewsbury Conservation Area	No Objection
42	19/00326/TCA	On Strip Of Land Adj 100 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	To carry out overhanging pruning work to 3No Sycamore trees within Shrewsbury Conservation Area	No Objection

## 106.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 23 January – 12 February 2019.