

SHREWSBURY TOWN COUNCIL

Planning Committee

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

At 6.00pm on Tuesday 12 March 2019

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, I Jones, A Phillips and K Roberts.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors P Nutting and Mrs R Wall. The committee were informed of Councillor H Taylor's resignation as a Town Councillor.

107/18 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, and K Roberts.	<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 N Green	<ul style="list-style-type: none">Declared a personal interest in application 19/01000/TCA as the applicant is known to him.Declared a personal interest in application 19/00335/FUL as the applicant is known to him.
Councillor J Dean	<ul style="list-style-type: none">Declared a personal interest in application 19/01000/TCA as the applicant is known to him.Declared a personal interest in application 19/00754/FUL as the applicant is known to him.

108/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 19 February 2019 were submitted as circulated and read.

Councillor Phillips reported on a discussion he had had with the other Group Leaders. It had been agreed that following the resignation of Councillor Taylor from Council and Councillor Jones becoming a non-affiliated Independent Member, no changes would be made to this committee before the new municipal year.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 February 2019 be approved and signed as a correct record.

109/18 MATTERS ARISING

109.1 Reconsultation on Application 18/05207/FUL - Erection of single storey extensions and alterations to access at Netherscot , Church Row, Shrewsbury, SY3 9EY.

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

RESOLVED:

That the Town Council remains supportive of this application.

109.2 Reconsultation on Application 18/04386/FUL – Mixed residential development of seven dwellings at Meeting Room, 17 Betton Street

Members reconsidered the amended plans for the above application which saw a new layout more similar to the original one submitted. Members still considered the proposals to be overdevelopment of the site, which would have a detrimental effect to the public and visual amenity value of the site due to the massing of these properties. The amended plans did not address the other concerns previously raised by the committee including traffic congestion, loss of trees and the loss of light and privacy to the neighbours. Members felt that their original objections to this planning application were therefore, still valid.

RESOLVED:

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

110/18 HIGHWAY ORDERS

110.1 Street Naming – New Residential Development at Chaddeslode House, 130 Abbey Foregate

Members considered the request to name the main street in the above development as Chaddeslode Gardens and raised no concerns.

RESOLVED:

That the Town Council supports the proposal to name the street on the development at Chaddeslode House, off Abbey Foregate as Chaddeslode Gardens.

111/18 TREE PRESERVATION ORDERS

111.1 Lime Tree – Greenfields Recreation Ground

Members noted that Shropshire Council has granted a Tree Preservation Order on a Lime Tree on land adjacent to the Greenfields Recreation Ground. A utility company has raised concerns claiming that the tree is affecting a substation.

112/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

113/18 PLANNING APPLICATIONS

113.1 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 13 February – 05 March 2019.

RESOLVED:

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

1	19/00958/FUL	9 Copthorne Drive, Shrewsbury, SY3 8RY	Erection of single storey extension to side and rear	No Objection
2	19/00952/TPO	Crossing Cottage, Harlescott Crossing, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AN	Fell 1no Silver Birch, reduce fractured branches over highway and balance 1no Ash & crown reduce by maximum of 2 metres 2no Oak protected by the Shrewsbury & Atcham Borough Council (Harlescott Lane & Vanguard Way) Tree Preservation Order 2006 (Ref: SA/418)	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.

3	19/00862/FUL	2 Darwin Gardens, Shrewsbury, SY3 8QB	Erection of single storey extension to rear to include internal alterations to existing garage/utility; alterations to existing driveway	No Objection
4	19/00831/LBC	22 Watergate Mansions, St Marys Place, Shrewsbury, SY1 1DW	Replace 3 sets of sash lights to the rear elevation of the building	No Objection
5	19/00819/FUL	5 Claremont Buildings Claremont Bank, Shrewsbury	Conversion of lower ground floor and ground floor to four residential apartments	Representation

The Town Council does not object to the conversion of these buildings into residential apartments but wishes to be assured that the parking provision is sufficient.

6	19/00820/LBC	5 Claremont Buildings Claremont Bank, Shrewsbury	Internal works to facilitate the conversion of lower ground floor & ground floor to four residential apartments affecting a Grade II Listed Building	Representation
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The Town Council does not object to the conversion of these buildings into residential apartments but wishes to be assured that the parking provision is sufficient.

7	19/01000/TCA	1 Chatsworth Gardens, Shrewsbury, SY3 7BG	Prune back overhanging branches up to boundary of 2no Hawthorn & 1no Damson within Belle Vue Conservation Area	No Objection
8	19/00939/FUL	51-52 Wyle Cop, Shrewsbury, SY1 1XJ	Change of use to ground floors only of 51 & 52 Wyle Cop, from A1 retail to Class C1 hotel & A4 drinking establishment	No Objection
9	19/00940/LBC	51-52 Wyle Cop, Shrewsbury, SY1 1XJ	Works to facilitate the change of use of ground floors only from A1 (retail) to Class C1 (hotel) & A4 (drinking establishment); for use by 50 Wyle Cop affecting a Grade II Listed Building	No Objection
10	19/00951/FUL	Fairhill 25 Roman Road, Shrewsbury, SY3 9AR	Erection of first floor extension with juliet balcony	No Objection

11	19/00930/TPO	1 Ambleside, Shrewsbury, SY1 4ET	Fell 1no Silver Maple protected by the Shrewsbury & Atcham Borough Council (Land adjacent to former MAFF site, Harlescott, No 2) TPO 2003 (Ref: SA/377)	No Objection
12	19/00917/FUL	29 Grangefields Road, Shrewsbury, SY3 9DD	Erection of single storey rear extension	No Objection
13	19/00956/TPO	Kingsland Bank Kingsland Rd, Shrewsbury, SY3 7AF	Fell 2no Sycamore protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	No Objection
14	19/00709/COU	10 St Johns Hill, Shrewsbury , Shropshire, SY1 1JD	Change the use class from A1 to multiple uses D1 and Suis generis (retail/studio and tattoo studio) affecting a grade II listed building	No Objection
15	19/00891/FUL	27 Rothley Close, Shrewsbury, SY3 6AN	Erection of two storey rear extension following removal of existing single storey extension & single storey front extension	No Objection
16	19/00849/ADV	Aldi Oteley Road, Shrewsbury	Erect and display 4 fascia signs, 2 totems and 1 postercase	No Objection
17	19/00868/FUL	Mereside CE Primary School And Nursery Wenlock Rd, Shrewsbury, SY2 6LE	Erection of two single storey extensions to the main school building to create additional classroom accommodation	No Objection
18	19/00914/TCA	2 Linden Gardens, Shrewsbury, SY3 7PH	To fell 1No Cedar tree within Shrewsbury Conservation Area	No Objection
19	19/00722/FUL	Shenandoah , Sparrow Lane, Shrewsbury, Shropshire, SY2 5EP	Change of use of existing HMO (8 bed house of multiple occupancy) into 4no two bedroom flats and erection of first floor rear extension	Objection

The Town Council considers these proposals provide a design that it is out-of-keeping with the existing property, the neighbourhood and neither preserves nor enhances the conservation area. Members are not opposed to the principle of changing the use of this building providing it is done sympathetically.

20	19/00824/FUL	128 Wenlock Road, Shrewsbury, SY2 6JY	Erection of single storey rear extension	No Objection
21	19/00829/FUL	Land to Rear 98 London Rd Shrewsbury,	Erection of detached dwelling and garage following demolition of existing garage	Objection

Members consider these plans very similar to the original plans submitted in 2015 to which they objected. The proposals still constitute backland development, which harms the setting and context of existing properties, as well as the proposed dwelling, both of which will have reduced amenity value. Developing this land will have a detrimental impact on the character and appearance of the locality as well as impacting the neighbouring properties in terms of their rights to privacy.

22	19/00835/FUL	Proposed Dwelling Adjacent 84 Comet Drive, Shrewsbury	Proposed 2 no. two bedroom semi detached dwellings including parking area	Objection
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Whilst the Town Council supported the original application for one dwelling, they consider two properties to be overdevelopment of the site.

23	19/00351/LBC	63A Wyle Cop, Shrewsbury, SY1 1UX	Works to replace two windows, general repair and maintenance	No Objection
24	19/00335/FUL	Residential Development Land Adjacent Chronicle House, Chester Street, Shrewsbury	Variation of approved internal layout to provide two additional residential units	No Objection
25	19/00366/FUL	151A Belle Vue Road, Shrewsbury , SY3 7NN	Conversion of former take- away shop to form two ground floor residential apartments	No Objection
26	19/00814/FUL	10 Newfield Drive, Shrewsbury, SY1 2SJ	Ground floor extension to front elevation	No Objection
27	19/00817/VAR	New Dwelling Adjacent 34 Dale Road, Shrewsbury , SY2 5TE	Variation of Condition No.2 (approved plans) planning permission 18/00892/FUL (23/04/2018) To work in accordance with revised drawings, to allow a change to the external appearance of the proposed dwellings following rearrangement of	No Objection

			the internal layouts. To work in accordance with revised drawings	
28	19/00754/FUL	3 St Julians Crescent, Shrewsbury, SY1 1UD	Erection of a window awning	No Objection
29	19/00858/TPO	48 Carlton Close, Shrewsbury, SY3 5JA	Crown reduction by 2.5-3m of 1no Oak protected by the SABC (Land at and surrounding Bowbrook) TPO 2008 (Ref: SA/462)	No Objection
30	19/00841/TCA	39 The Mount, Shrewsbury, SY3 8PR	Fell 1no Silver Birch within Shrewsbury Conservation Area	No Objection
31	19/00842/TCA	Swan Hill Court, Shrewsbury, SY1 1NP	Works to trees (See Schedule) within Shrewsbury Conservation Area	No Objection
32	19/00843/TPO	Swan Hill Court, Shrewsbury, SY1 1NP	Trim back overhang by 1m of 1no Lime protected by The Borough of Shrewsbury (Swan Hill House) Tree Preservation Order 1966 (Ref: SA/21)	No Objection
33	19/00745/LBC	14 College Hill, Shrewsbury, Shropshire, SY1 1LY	Works to facilitate rewiring; installation of wet gas central heating; installation of bathroom; new kitchen; create a washroom; remove non-load bearing wall; formation of partitioning to create en-suite; removal of outside toilet and installation of patio throughout external courtyard; removal of side window and replace with larger casement window (reinstating an opening which was previously blocked up); repair brickwork to gable end; repair both entrance doors and repaint; removal of first floor window in east elevation and installation of patio doors and Juliet balcony	No Objection

34	19/00748/FUL	Spel Products Factory And Premises Lancaster Road, Shrewsbury, SY1 3NQ	Erection of first floor extension to existing offices including external fire escape and ground floor modifications	No Objection
35	19/00764/LBC	7 Marine Terrace, Shrewsbury, SY1 1XQ	Listed Building consent for the replacement of 2 dormer windows at rear of property	No Objection
36	19/00718/FUL	4 Alberbury Drive, Shrewsbury, SY1 4TA	Erection of single storey extension to rear of existing garage	No Objection
37	19/00749/TCA	33 Montague Place, Shrewsbury, SY3 7NF	To fell 2No (Maple or Ash previously pollarded) trees within Belle Vue Conservation Area	Representation

The Town Council raised concerns to the proposed tree works as it is considered these trees to have been badly managed by first pollarding them and now proposing to fell them. In light of the number of Ash trees lost to Ash dieback recently, the council feels all healthy specimens should be preserved where possible. If the works are granted, Members 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.

38	19/00753/FUL	118 Battlefield Road, Shrewsbury, SY1 4AQ	Erection of a shed to front of property	Objection
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Battlefield Road is an arterial road into the town and acts as a significant gateway from the north. The erection of a shed with the proportions mirroring more a garage at the front of the property fronting the road, despite proposed screening of conifers will have a detrimental effect on the street scene which serves as a main gateway into town.

39	19/00762/TPO	35 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Reduce length of overhanging limbs by 15% of 1no Turkey Oak & maintenance of 1no Sycamore (See Report) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection
40	19/00096/FUL	151 Wenlock Road, Shrewsbury, Shropshire, SY2 6JZ	Creation of a vehicular access	No Objection

41	19/00682/TCA	Dorset Farm Queen Street, Shrewsbury, SY1 2JS	Crown reduce by 70% removing overlong hazard limbs but retaining lower safe crown of 1no Ash within Shrewsbury 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.

42	19/00654/FUL	61 Porthill Drive, Shrewsbury, SY3 8RT	Erection of two-storey and part single storey extension	No Objection
43	19/00659/FUL	41 Westlands Road, Shrewsbury, SY3 8UT	Erection of first floor and ground floor extensions, alterations and improvements including lantern in existing single storey part at rear	No Objection
44	19/00660/FUL	80 Upper Road, Shrewsbury , SY3 9JP	Erection of first floor extension to side over existing garage, alterations to window material to side and rear elevations, addition of dormer window to rear elevation	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. The extension will be partly visible from the road which will have a detrimental effect on the street scene. They also consider the choice of materials to be unsympathetic with the existing stonework of the main property. For these reasons, the Town Council objects to this application.

45	19/00483/FUL	1 Hardwick Drive, Shrewsbury, SY3 8UZ	Erection of first floor side extension	No Comment as Permission was Granted prior to the meeting.
46	19/00648/ADV	53-54 Wyle Cop, Shrewsbury, SY1 1XJ	Erect and display 1 illuminated wall sign, 1 illuminated projection sign and 3 sets of acrylic signs on locators	No Objection

113.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 13 February – 05 March.