

**SHREWSBURY TOWN COUNCIL**

**Planning Committee**

**Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR  
At 6.00pm on Tuesday 02 April 2019**

**PRESENT**

Councillors N Green (Chairman), P Gillam, I Jones, P Nutting and K Roberts.

**IN ATTENDANCE**

Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Mr Goode (Applicant), Mr Andy Williams (Agent), Mr Chris Pugh (Applicant) and his agent, Mr Andrew Arrol (Principal Architect from Arrol and Snell), Mr Dale Sager (resident of Belmont Bank House) and one member of the press.

**APOLOGIES**

There were no apologies.

**114/18 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	Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillors N Green and K Roberts.	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 P Nutting	Declared a personal interest in agenda item 1 16.1 - Reconsultation on Application 18/04386/FUL and did not participate in the discussion.
Councillor P Gillam	Declared a personal interest in agenda item 116.1 - Reconsultation on Application 18/04386/FUL and did not participate in the discussion.
Councillor I Jones	Declared a personal interest in application 19/01011/FUL as the applicant is known to him.

**115/18 MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 12 March 2019 were submitted as circulated and read.

**RESOLVED:**

That the minutes of the Planning Committee meeting held on 12 March 2019 be approved and signed as a correct record.

## **116/18 MATTERS ARISING**

### **116.1 Reconsultation on Application 18/04386/FUL — Meeting Room, 17 Betton Street**

Mixed residential development of seven dwellings following demolition of all buildings on site. Members reconsidered the amended plans for the above application and considered their comments previously stated remained relevant. No further comments were made.

#### **RESOLVED:**

That the Town Council makes no further comments to this application as it considers the Council's original comments still remain relevant.

### **116.2 Reconsultation on Application 191005951FUL — 25 Abington Road**

Members reconsidered the amended plans for the above application and considered their comments previously stated remained relevant. No further comments were made.

#### **RESOLVED:**

That the Town Council makes no further comments to this application as it considers the Council's original comments still remain relevant.

### **116.3 Reconsultation on Application 181057891FUL — 12 Grangefields Road**

The committee made no further comment as permission had been granted by Shropshire Council prior to this meeting.

## **117/18 APPLICATION**

### **117.1 Application 19/01060/FUL Land SW Of Millrace Cottage Longmeadow Drive**

Applicant, Mr Goode and his agent, Mr Williams, presented the above application for one split-level house with integrated garaging and associated parking. The sloping site is situated adjacent to plot 1 that received planning permission in 2018 for a similar dwelling. It is located in the garden of Millrace Cottage which is largely screened by vegetation. No existing trees will be lost, besides two fruit trees, and the plans include additional planting. The site is not visible from any angle, even in the Winter months.

Pre-application discussions have received supportive responses from Shropshire Council, the Tree Officer, the Highways Agency and the Ecologist and all recommendations have been actioned. The Planning Inspector preferred the split level design of the house which respects the sensitivity of the site.

Members noted the application details and raised no concerns.

**RESOLVED:**

That the Town Council raises no concerns to this application.

Mr Goode and Mr Williams left the meeting.

**117.2 Application 19/01241/FUL 169 Wenlock Road**

Mr Pugh, applicant and owner of the above property, joined the meeting. He proposed to extend the dwelling with a two-storey side and rear extension to include a full width balcony and integral garage following demolition of the existing garage.

Due to its orientation, there will be no loss of light to the neighbours and their privacy would be improved. Mr Pugh intended to finish the building with an off-white render to reflect the light. One of the neighbours was satisfied with the revised plans but the other neighbour had lodged his objections with Shropshire Council.

Members considered the application details and raised no objections. **RESOLVED:**

That the Town Council raise no concerns to this application.

Mr Pugh and his agent left the meeting.

**118/18 PRESENTATION ON PROPOSED DEVELOPMENT TO REAR OF BELMONT BANK HOUSE**

Mr Arrol (Principal Architect) and Mr Sager (resident of Belmont Bank House) joined the meeting. They presented plans for a proposed development to the rear of Belmont Bank House. The official planning application is due to be submitted imminently.

Mr Arrol provided some background information to the site. The derelict and collapsing Billiard Hall will be demolished and permission has been granted for this work. This will enable 4 Belmont House to be returned to a residential dwelling, gain a garden and garage.

Access to the site will be via the existing entrance which serves the car park off Belmont Bank. The car park has space for 15 cars which will be lost but the plans include 9 garages making an overall reduction of 6 parking spaces. Mr Arrol did not see this would cause problems as there will be a reduction in movement of vehicles and on-street parking is available nearby.

The garages, which will be rented out to provide an income to Mr Sager, will house a separate apartment on top and the second block of garages will have a sedum roof. Having drawn up a full transport plan, Mr Arrol assured members that the access will be suitable for the construction traffic.

The final part of the plans include a new contemporary home, which Mr Sager intends to live in. This is set in the corner of the site and is angled so it is not overlooking the neighbouring residents. This building, designed by Mr Sager, will be clad in a self-oxidising steel, render and glass. It sits lower than adjacent buildings including The Hive.

Members were generally supportive of the scheme but reserved making formal comment until such time as a formal application is received and considered.

Mr Arrol, Mr Sager and one member of the press left the meeting.

### **119/18 HIGHWAY ORDERS**

There were no Highway Orders for consideration.

### **120/18 TREE PRESERVATION ORDERS**

Members noted a Tree Preservation Order for one Prunus Cerasifera Nigra (purple leaved plum tree) at 9 Kennedy Road and raised no concerns.

#### **RESOLVED:**

That the Tree Preservation Order on one Prunus Cerasifera Nigra at 9 Kennedy Road be noted.

### **121/18 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

### **122/18**

#### **PLANNING APPLICATIONS**

##### 122.1 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 06 — 26 March 2019.

#### **RESOLVED:**

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

1	19/01061/FUL	2 Sweetlake, Longden Road, Shrewsbury, SY5 8NH	Erection of two storey side and single storey rear extension	No Objection
2	19/01290/FUL	Royal Shrewsbury Hospital NoNh, Mytton Oak Road, Shrewsbury, SY3 8XQ	Erection of single storey side extension	No Objection
3	19/01008/LBC	68 Mardol, Shrewsbury, SY1 IPZ	Insertion of sash window to the northeast rear elevation affecting a Grade II Listed	No Objection

4	19/01318/FUL	4 Brook Street, Shrewsbury, SY3 7QR	Erection of a two storey rear extension	No Objection
	19/01331/FUL	27 Victoria Road, Shrewsbury, SY3 9HX	Erection of replacement garden room and internal alterations	No Objection
6	19/01250/FUL	Lauriston 5 Ashton Road, Shrewsbury, Shropshire, SY3 7AN	Erection of 2No single storey extensions and internal alterations following removal of existing conservatory and front wall	No Objection
7	19/01269/FUL	6 Montgomery way, Shrewsbury, Shropshire, SY1 4SW	Erection of single storey extension with associated roof remodelling and internal alterations	No Objection
8	19/01311/TCA	12 Longden Gardens, Shrewsbury, SY3 7EG	Fell 2no Whitebeam within Shrewsbury Conservation Area	Representation

Members did not oppose the felling of the two Whitebeam trees but requested that the applicant take advice from the Tree Officer as to the chosen replacement.

9	19/01238/LBC	Flat 3 4 Quarry Place, Shrewsbury, SY1 1JN	Consent for internal alterations to include: removal of partition walls; and bathroom fittings; installation of partition walls to reconfigure rooms to create second bedroom; creation of mezzanine level; re- openings of doorways	No Objection
10	19/01241/FUL	169 Wenlock Road, Shrewsbury, SY2 6LB	Erection of two storey side and rear extension to include balcony and integral garage following demolition of existing garage	No Objection

11 19/01218/FUL	Superstore And Premises Old Potts Way, Shrewsbury, SY3 7ET	Proposed canopy extension to provide a marshalling area	No Objection
12 19/01188/COU	Royal Mail Shrewsbury Mail Centre Shrewsbury Delivery Office Castle Foregate,	Change of use for use as Mail Centre and Independent Vehicle Servicing Centre	No Objection
13 19/01224/FUL	35 Aysgarth Road, Shrewsbury, SY3 BTW	Erection of a single storey side and rear extension	No Objection
14 19/01193/FUL	39 The Mount, Shrewsbury, SY3 8PR	Garage conversion and rear extension to include a roof top garden	
15 19/01131/FUL	65 & 66 North Street, Shrewsbury, SY1 2JL	Installation of like for like replacement of timber box sash windows	No Objection
16 19/01181/FUL	The Orchard 174 London Rd Shrewsbury, SY2 6PS	Erection of rear extension and internal remodelling	No Objection
17 19/01169/VRW106	Proposed Residential Development Opposite 41 , Hawthorn Road, Shrewsbury,	Variation of Section 106 for planning application number 15/00547/OUT and 18/00240/REM to reduce the level of affordable housing contribution	Objection

The Town Council is against the principle of reducing affordable housing contribution by amending S 106 agreements and therefore objects to this application.

18	19/01118/LBC	10 College Hill, Shrewsbury, SY1 1LZ	Works to gate pier including replacement of the whole original pier cap with new stone to match and refacing the entire plinth course to match affecting a Grade II Listed	No Objection
19	19/01162/FUL	19 Whitehall Street, Shrewsbury, SY2 5AD	Change of use from part commercial and part residential to solely residential to form 2No. separate dwellings; erection of part two-storey and part single store extension following demolition of existing to storey rear extension	No Objection
20	19/01172/FUL	42 Woodfield Avenue, Shrewsbury, SY3 BHT	Erection of single storey rear and side extension	No Objection
21	19/01211/TCA	Land To The Rear Of Belgravia Court, Abbey Foregate, Shrewsbury SY2 6BW	Works to trees (See Schedule) within Shrewsbury Conservation Area	No Objection
22	19/00809/REM	Proposed Dwelling To The South Of, Gregson Close, Shrewsbury,	Approval of reserved matters (landscaping, appearance) pursuant of 18104729100T for the erection of one house (access, scale and layout previously approved)	No Objection

23	19/01187/TCA	Prince Of Wales Bowling Club , St Julian's Friars, Shrewsbury, SY1 IXR	Fell 14no Cypress, 12no Sycamore, Ino Holly, Ino Beech & Ino Elder within Shrewsbury Conservation Area	No Objection
24	19/01186/TCA	Lime Street, Shrewsbury,	Works to trees (See Report) within Belle Vue Conservation Area	No Objection
25	19/01 161/FUL	4 Sutton Grove, Shrewsbury, SY2 6DN	Erection of single storey rear extension and associated alterations including new roof covering to existing single storey part	No Objection

26 19/01153/FUL 3 Porthill Close, Shrewsbury, SY3 8RR  
Erection of a two storey side extension, single storey rear extension and attached garage to the side after demolition of existing and removal of existing detached garage

27	19/01048/FUL	35 Torrin Drive, Shrewsbury, SY3 6AW	No Objection
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Councillor I Jones left the meeting

28	19/0101 1/FUL	Proposed Residential Development South Of, Old Heath, Shrewsbury,	Erection of a pair of semi-detached dwellings	No Objection
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Councillor I Jones re-joined the meeting.



29	19/00857/VAR	9 Whitehall Street, Shrewsbury, SY2 5AD	Variation of condition 2 16/05882/FUL (24/02/2017) to allow for the construction of 1.8m brick boundary wall instead of timber fence	No Objection
30	19/01101/1 OOIFUL	9 Woodlands Park, Shrewsbury, SY2 6JN	Erection of single storey kitchen extension	No Objection
31	19/01101/FUL	170 Copthorne Road, Shrewsbury, SY3 UP	Erection of two storey side extension	No Objection
32	19/01111/FUL	62 Copthorne Drive, Shrewsbury, SY3 8RX	Erection of single storey rear extension and associated alterations	No Objection
33	19/01122/FUL	19 Pendle Way, Shrewsbury, SY3 9QH	Erection of first floor bedroom extension and side porch extension to existing dwelling	No Objection
34	19/01132/FUL	Maesbrook Nursing Home Church Road, Shrewsbury, SY3 9HQ	Erection of first floor extensions to north east part of main building to create additional bedrooms; link corridor to additional bedrooms in roofspace with increase in height of roof & insertion of rooflights (revised scheme to include raise ridge height on approved extension to annex roof with fire escape from new first floor link bridge together with zinc roof line raised)	Objection

The Town Council objects to this application on the following grounds:

Being mindful of the fact that the Nursing Home is set in a prominent location within the Meole Brace Conservation Area, the style chosen neither enhances nor preserves the area.

The building is of particular historical importance and the Council regards the link building is of an unsympathetic design within its context and is not in-keeping with the existing building and its historical context.

Members consider the proposed extensions overdevelopment of the site and the overlooking windows impact on the privacy of the neighbouring properties.

Increasing the capacity of the Nursing Home will exacerbate the current traffic problems particularly congestion around the narrow streets of Church Road.

Members request that it be investigated as to whether the planning conditions set by Shropshire Council within previous applications have been met; particularly conditions regarding scale of the facility and bed numbers, extraction from the laundry and treatment of sewage.

The Town Council requests that the Central Planning Committee consider this application.

35	19/01096/TPO	236 Monkmoor Road, Shrewsbury, SY2 5SP	To carry out a 30% reduction & lower limb deadwood Ino Lime (T2) protected by SABC (236 Monkmoor Rd) Tree Preservation Order 2002 (Ref: SA/365)	No Objection
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Councillor P Nutting left the meeting.

36	19/01083/REM	Land Off Greenfields Recreation Ground Falstaff Street, Shrewsbury, ,	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission 12/00620/OUT for the erection of 8 no. dwellings to include allotment space and means of access	Representation
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The Town Council notes the many comments regarding this application, particularly around suggestions of development on the Greenfields Recreation Ground and wishes to clarify that this is on land adjacent to the existing Open Space.

The Town Council has no objections to the Reserved Matters

Councillor P Nutting re-joined the meeting.

37	19/101104/FUL	23 Porthill Gardens, Shrewsbury, SY3 8SB	Erection of a single storey side utility extension	No Objection
38	19/01086/FUL	Fairview Racecourse  Shrewsbury, SY3 5BJ	Erection of two storey extension with alterations to existing conservatory	No Objection
39	19/01085/FUL	6 Tenbury Drive, Shrewsbury, SY2 5YB	Erection of single storey side extension, garage conversion and associated works and rear sunroom	No Objection
40	19/01095/TCA	The Cedars, Shrewsbury, SY2 6BY	Works to trees (See Report) within Shrewsbury Conservation Area	No comment as permission was granted prior to this meeting.
41	19/01060/FUL	Proposed Dwelling SW Of Millrace Cottage, Longmeadow Drive, Shrewsbury	Erection of one splitlevel house with integral garaging and associated parking, served by an existing access and improved private drive	No Objection

42	19/00990/FUL	27 Bromley Road, Bicton Heath, Shrewsbury, SY3 5AZ	Erection of single storey extension to existing conservatory; elevational alterations
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43	19/00966/FUL	10 Shoplatch, Shrewsbury, SY1 II-IL	Variation Condition No.3 of permission 09/03354/COU to allow for extended opening hours & installation of ventilation grills on front & rear elevations	Objection
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Whilst the Town Council does not object to the installation of ventilation grills, members are concerned about the disturbance to residents living nearby and would like to see the closing hours changed from 3am Sunday — Thursdays to a more appropriate time and akin to neighbouring establishments in this area. Members are happy for the closing time on Fridays, Saturdays and Bank Holidays to remain as stated.

44	19/01051/FUL	10 North Hermitage, Shrewsbury, SY3 7JW	Widening of existing drive	No Objection
45	19/01050/TCA	20 Belle Vue Gardens, Shrewsbury, SY3 7JH	To fell INO Apple Tree within Shrewsbury Conservation Area.	No Objection
46	19/01017/FUL	14 Corner Lane, Bicton Heath, Shrewsbury, SY3 5BZ	Erection of first floor rear extension and associated alterations and improvements	No Objection
47	19101002/FUL	4 Severn Bank, Shrewsbury, SY1 2JD	Removal of existing rockery and over grown shrubs to front of property, replace with hardstanding terraced landscaping (revised scheme)	No Objection
48	19/00981/FUL	Pengwern Boat Club, Porthill Rd, Shrewsbury, SY3 7BD	Creation of a hard standing and erection of boat racking on the lawn adjacent to the boat house	No Objection
49	19/00962/FUL	Proposed Dwelling South Of 41, Torrin Drive, Shrewsbury,	Erection of a single detached dwelling; alterations to garage of no.41 and creation of vehicular access	No Objection

## 122.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 06 — 26 March 2019.