

SHREWSBURY TOWN COUNCIL

Planning Committee

**Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 4 June 2019**

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, I Jones, Mrs K Halliday, P Nutting, K Pardy and K Roberts. **IN ATTENDANCE**

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer), Carl Huntley and Jonathan Davies from Base Architects, Steve Pummell from Morris & Co and two members of the public.

APOLOGIES

There were no apologies received.

01/19 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 J Dean, N Green 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.

02/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 14 May 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 14 May 2019 be approved and signed as a correct record.

03/19 MATTERS ARISING

3.1 Application 19/01782/FUL – Former Oteley Bungalow, Sutton Grange Drive

Members received a presentation from Base Architects for this application, having requested further details at their last meeting.

The proposals will have two 3¹/₂ storey blocks, set back from Oteley Road and will provide a total of 45 apartments (9 affordable 2-bed, 24 market-based and 9 3-bed properties) with 58 car parking spaces. All apartments will be built to meet the M2 Accessibility Standards to provide independent living for a wheelchair user.

The roofline has been articulated to remove the “block line” format and replicate the style of buildings in Shrewsbury as requested by Shropshire Council’s Conservation Officer.

A planning application will be submitted for a public house and a lodge adjacent to this application site, and has been accounted for within the plans for the residential properties.

Members expressed concerns over the height of the buildings in relation to the existing residential properties opposite and felt that the trees in the winter months would not provide the screening advocated by the architects.

The buildings will have a sprinkler system installed and each block is subject to a 1-hour fire protected zone.

Members would like to see PV panels installed within the scheme and measures initiated to address the potential parking problems for both the public house and lodge as well as match-day parking issues, which affects local residential areas.

RESOLVED:

That the Town Council raises no objections to this application per se but would wish to see renewable energy PV panels within the scheme and measures introduced to alleviate parking problems for residents, particularly on football match days.

The Chairman thanked representatives from Base Architects and Morris & Co for attending and they duly left the meeting at 18.25.

04/19 HIGHWAY ORDERS

There were no Highway Orders for consideration.

05/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

06/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

07/19 PLANNING APPLICATIONS

7.1 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 08 – 24 May 2019.

RESOLVED:

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

1	19/02146/FUL	21 Hill Crescent, Shrewsbury, Shropshire, SY3 7RW	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a single storey rear extension	No Objection
2	19/02122/FUL	26 Primrose Drive, Shrewsbury, SY3 7TP	Erection of single storey extension to front elevation with roof works	No Objection
3	19/02073/TCA	W R R Pugh And Son , 133 Longden Coleham, Shrewsbury, SY3 7DN	Cut to ground level 2no Lawson Cypress (T1 & T2) and reduce back to pruning points (See Picture) of 1no Willow (T3) within Shrewsbury Conservation Area	Representation

Whilst Members are mindful of the overall view along the riverbank and the need to prune the Willow tree, they respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

4	19/02325/TCA	1 Roman Road, Shrewsbury, SY3 9AZ	Works to trees (See Schedule) 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.

5	19/02326/TPO	1 Roman Road, Shrewsbury, SY3 9AZ	Prune back 1no Pear (T1)(See Photo) protected by the Shrewsbury & Atcham Borough Council (1 Roman Road) Tree Preservation Order 2006 (Ref: SA/424)	No Objection
6	19/02258/FUL	6 Longhirst Gardens, Shrewsbury, SY3 5PF	Erection of a single storey rear extension following demolition of existing conservatory	No Objection
7	19/02286/TPO	84 Woodfield Rd, Shrewsbury, SY3 8HU	Crown reduce by 3m and prune outer parts of the crown by 10% of 1no Lawson Cypress protected by the Shrewsbury and Atcham Borough Council (84 Woodfield Road, Copthorne) Tree Preservation Order 1989 (Ref: SA/176)	No Objection
8	19/02228/FUL	9 Nursery Meadows, Shrewsbury, SY1 2PS	Erection of two storey side extension and detached double garage	No Objection
9	19/02279/TCA	Arbour House, 11 Canonbury, Shrewsbury, SY3 7AH	To remove lower branches (no more than 5 branches at lower level) obstructing BT wires of 2No conifer trees within Shrewsbury Conservation Area	No Objection
10	19/02199/FUL	13 Porthill Drive, Shrewsbury, SY3 8RP	Alterations to an existing conservatory	No Objection
11	19/02221/TCA	141 Abbey Foregate, Shrewsbury, SY2 6AP	To Fell 1no Ash Tree (and replant with more suitable species)) 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.

12	19/02038/LBC	10 The Square, Shrewsbury, SY1 1LA	Installation of glass fibre flagpole, associated fixings and Tudor watch branded flag	Objection
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The Town Council objects to this application on the grounds that they are unable to support the proposals for advertising on heritage grounds in an historic setting. This adds to clutter in such an historic setting and neither preserves nor enhances the Conservation Area.

13	19/02030/ADV	Goldsmiths Of Shrewsbury, 10 The Square, Shrewsbury, SY1 1LA	To erect and display 1No branded flag for watch company Tudor installed onto a 2m long glass fibre flagpole	Objection
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The Town Council objects to this application on the grounds that they are unable to support the proposals for advertising on heritage grounds in an historic setting. This adds to clutter in such an historic setting and neither preserves nor enhances the Conservation Area.

14	19/02171/FUL	4 Gransden Drive, Shrewsbury, SY3 6BZ	Erection of a detached garage	No Objection
15	19/02172/FUL	Meeting Room 17 Betton Street, Shrewsbury, SY3 7NY	Erection of 6No. dwellings following demolition of existing meeting room; alterations to existing vehicular access; formation of driveway and parking areas	Support with Comment

The Town Council raises no objections to this application but would wish to receive assurances that there are plans included in the application to protect the existing trees on the site.

16	19/02181/FUL	51 Oak Street, Shrewsbury, SY3 7RQ	Erection of extension to existing rear flat roof ground floor lounge; installation of metal railings around the perimeter of the flat roof to create a balcony following demolition of Juliet balcony at first floor; erection of a dwarf wall to the east	No Objection
17	19/02213/TCA	118 The Mount, Shrewsbury, SY3 8PG	Fell 1no Apple tree within Shrewsbury Conservation Area	No Objection
18	19/01716/FUL	26 Sunnybank Road, Shrewsbury, SY2 6RG	Erection of two storey side extension	No Objection
19	19/02133/FUL	Vermenton Swiss Farm Road, Shrewsbury, SY3 8XB	Elevation alterations to include the installation of new and replacement windows; construction of porch to south elevation; erection of detached single garage	Objection

The Town Council has concerns that the proposals to site the garage at the front of this small plot will have a detrimental effect on the street scene and particularly given its prominence on the junction of Swiss Farm Road with Mytton Oak Road and especially since there is no existing precedent in the area.

20	19/02124/FUL	49 Alberbury Drive, Shrewsbury, SY1 4TA	Erection of single storey conservatory extension and associated alterations; Alterations and additions to existing garden walling and concrete post and timber fencing	No Objection
21	19/02149/FUL	Marantha, 100 Belle Vue Road, Shrewsbury, SY3 7NP	Erection of two garage buildings (one to serve each of Marantha and Tamarisk); erection of boundary fencing; demolition of outbuildings and works to trees	Objection

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

- Members feel that the plans for two separate residential properties within the curtilage of this site an overdevelopment of the site
- The residential amenity of the grounds for both dwellings is severely compromised; Whilst members have no issues with the design of the garages, they do have concerns for additional traffic from the new property in what is already a congested area of the town

22	19/02081/FUL	3 Radbrook Crescent, Hanwood Road, Shrewsbury, SY3 9BX	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a single storey rear extension with roof window	No Objection
23	19/01967/VAR	Marantha, 100 Belle Vue Road, Shrewsbury, SY3 7NP	Removal of Condition 7 (occupancy tie) pursuant of planning permission 05/0865/F to allow for the approved extension to be used as an separate unit of living accommodation	Objection

19.23 Councillor Mrs K Halliday left the meeting.

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

- The condition within the application to ensure any annex/extension built remained part if the existing dwelling was done for a purpose.
- Members feel that the plans for two separate residential properties within the curtilage of this site an overdevelopment of the site
- The residential amenity of the grounds for both dwellings is severely compromised;
- Whilst members have no issues with the design of the garages, they do have concerns for additional traffic from the new property in what is already a congested area of the town.

24	19/01787/FUL	17-19 The Mount, Shrewsbury, SY3 8PT	Erection of one pair of semi-detached dwellings; boundary walling following demolition of all buildings and fencing; demolition of lean-to extension to main house and creation of courtyard for use by the main house	Objection
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The Town Council objects to this planning application on the following grounds:

- This is an overdevelopment of the site featuring a period property and traditional courtyard for the area;
- There are historic features within the existing property's courtyard and whilst it is acknowledged are in a state of disrepair efforts should be made to restore those rather than demolish.
- The new property will not only dominate the existing property but also the street scene.

25	19/02107/VAR	Rosemount Cottage 1 Canonbury, Shrewsbury, SY3 7AG	Variation of Condition No. 2 (approved plans) attached to Planning Permission 17/03372/FUL dated 19 January 2018	Deferred
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The Town Council has concerns regarding this planning application.

It is understood that for whatever reason this property has been constructed some 3 metres off from its agreed plan and whilst in most circumstances it would not be an issue realigning the plans to the new location, in this case careful consideration needs to be given to the proximity of established heritage buildings in the vicinity. The build is already significant on the site, but its original layout allowed for an appreciation of The Bee Hive (neighbouring property) from the road. This is now somewhat obscured as are the views of the resident of The Bee Hive. Additionally the additional 3metre width from the road allowed for significant room to enable vehicles to access and egress the site in forward gear; this has now been significantly compromised.

The Town Council would respectfully ask that there is a Heritage Impact Assessment undertaken to establish no adverse impact on neighbouring properties and vistas obscured and that HIA is made available for further comment.

26	19/02113/FUL	Hillberry Oakfield Close, Shrewsbury, SY3 8AB	Erection of a single storey extension with pitched roof to front elevation of existing bungalow, and rendering of existing frontage.	No Objection
27	19/02132/FUL	17 Sutton Road, Shrewsbury, SY2 6DE	Removal of hedge on highway boundary and replace with 1.7m high (max) timber wicket fence painted white to match existing adjacent fence.	Objection

The Town Council objects to this planning application on the grounds of its adverse impact on the street scene. There are no other designs of such prominent fencing in the location and has the potential of setting a damaging precedent in what is a beautiful street scene. Members would sooner see horticultural efforts to thicken out the hedge to provide a more subtle boundary treatment.

28	19/02096/FUL	30 Castle Street, Shrewsbury, SY1 2BQ	Change of use of upper floors from retail storage to house of multiple occupation (4 units) to include demolition of rear extension	No Objection
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29	19/02097/LBC	30 Castle Street, Shrewsbury, SY1 2BQ	Internal refurbishment works including reinstatement of staircase and fireplaces; replacement floorboards and plasterwork; brickwork and roof repairs; demolition of rear extension; all ancillary works; to facilitate the conversion to house of multiple occupation (4 units) affecting a Grade II Listed Building	No Objection
30	19/02094/FUL	61 Reabrook Avenue, Shrewsbury, SY3 7PZ	Erection of single storey and two storey rear extension	No Objection
31	19/02161/TCA	Land At Car Park Whitehall Monkmoor Road, Shrewsbury, SY2 5AP	To crown lift for a 1.5m clearance from the top of the boundary wall various trees and remove ivy (as per schedule) within Shrewsbury Conservation Area	No Objection
32	19/02061/FUL	54 Alberbury Drive, Shrewsbury, SY1 4TA	Erection of a conservatory to rear	No Objection
33	19/01915/FUL	233 Monkmoor Road, Shrewsbury, SY2 5SW	Single storey, rear extension to living/dining area, internal re-modelling works including loft conversion with 2no. large dormer windows	No Objection
34	19/02028/FUL	18 Betton Street, Shrewsbury, SY3 7NY	Erection of replacement garage, workshop building and conservatory to rear/side elevation; works to trees	No Objection
35	19/02114/TCA	8 Copthorne Rise, Shrewsbury, SY3 8NT	Fell to ground level and treat stump to prevent re-growth of 1no Willow (T1) within Shrewsbury Conservation Area	Representation

Members raised concerns about what appears to be a wholesale cut back of trees in this location and whilst it may only be a cul-de-sac the trees offer structure and form to this location. The Town Council respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

36	19/02115/TCA	4 Copthorne Rise, Shrewsbury, SY3 8NT	Fell to ground level and treat stump to prevent re-growth of 1no Birch (T2) within Shrewsbury Conservation Area	Representation
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Members raised concerns about what appears to be a wholesale cut back of trees in this location and whilst it may only be a cul-de-sac the trees offer structure and form to this location. The Town Council respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

37	19/02116/TCA	5 Copthorne Rise, Shrewsbury, SY3 8NT	Fell to ground level and treat stump to prevent re-growth of 1no Birch (T3) within Shrewsbury Conservation Area	Representation
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Members raised concerns about what appears to be a wholesale cut back of trees in this location and whilst it may only be a cul-de-sac the trees offer structure and form to this location. The Town Council respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

38	19/02121/TPO	9 Shelton Hall Gardens, Shrewsbury, SY3 8BS	Reduce 1No Acer Crimson King by 20% back to original pruning points and reduce canopy by 1m protected by the Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006 (Ref: SA/436)	No Objection
39	19/02041/FUL	Arbour House, 11 Canonbury, Shrewsbury, SY3 7AH	Erection of single and two storey extension to rear and side following demolition of existing utility room and coal store and removal of existing dormer window	No Objection
40	19/02043/LBC	14 College Hill, Shrewsbury, SY1 1LY	Installation of bathroom including reinstatement of staircase to front of property from ground floor to first floor and blocking up of window affecting a Grade II Listed Building	No Objection
41	19/01996/FUL	4 Alverley Close, Shrewsbury, SY3 8LS	Erection of rear extension and side extension following demolition of existing garage. Re-roofing of existing bungalow and addition of larch cladding to pull the extension and existing building together to look as one. Replacement windows and doors with the inclusion of non-opening roof lights.	No Objection
42	19/01849/FUL	1 Huxley Close, Shrewsbury, SY2 6JQ	Erection of two-storey extension and associated alterations and improvements	No Objection

43	19/01976/FUL	Orange Mobile Mast Ainsdale Drive, Shrewsbury,	Removal of existing telecommunications mast and associated apparatus and installation of new 25 metre mast including 9 no. antennas, 3 no. 600 millimetre dish antennas and 1 no. 300 millimetre dish antenna and associated apparatus, installation of 1 no. equipment cabinet at ground level and associated ancillary works.	Objection
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Whilst the existing mast and proposed mast is in an industrial area, the fact that the Mast is to increase in size by 60% from the existing will have a negative effect on the visual amenity of much of north Shrewsbury and in particular the residents of Windermere Road on the opposite side of the railway line.

This development site was subject to a previous application to erect a 20m mast in 2002 which was duly refused on height/scale grounds. The Town Council sees this application as being excessive and should also be refused.

44	19/02017/FUL	Crown House, Santander Up St Marys Street Shrewsbury, SY1 1EU	Alterations in connection with installation of new shopfront to include new entrance single sliding door, relocated ATM with an illuminated shroud and new window frames and glazing Advertisement consent:- Replacement projecting sign with internal illumination.	No Objection
45	19/02018/ADV	Crown House, Santander Up St Marys Street Shrewsbury, SY1 1EU	Replace one internally illuminated projecting sign	No Objection
46	19/01969/FUL	Land Adjacent The Brewery Longden Coleham, Shrewsbury, SY3 7JD	Erection of 1no dwelling	Objection

The Town Council objects to this application on the grounds of its location and impact on the local amenity. Although the Town Council is aware that planning permission was previously granted for this plot of land and has subsequently lapsed, it fails to reflect the density of development in this location. It is the only area where resident connect to the river and beyond.

Members are unclear as to access/egress arrangements as one plan suggests egress directly onto Longden Coleham whilst another suggests egress through The Brewery carpark. This is a location which has significant traffic flows, with a bus stop nearby and any further access at this pinch-point is a cause for concern

7.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 08 – 24 May 2019.