

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 25 June 2019

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, P Nutting and K Pardy.

IN ATTENDANCE

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer).

APOLOGIES

Apologies were received from Councillors Ms K Halliday and K Roberts.

08/19 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.
All Councillors	<ul style="list-style-type: none">• Declared a personal interest in application 19/02357/FUL as the applicant is the Town Council.• Declared a personal interest in application 19/02418/TCA as the applicant is the Town Council.
Councillors J Dean, N Green and K Pardy.	<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 & Mrs Helen Ball	<ul style="list-style-type: none">• Declared a personal interest in application 19/02239/FUL as they are Trustees of The Hive.• Declared a personal interest in application 19/02240/LBC as they are Trustees of The Hive.

09/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 4 June 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 4 June 2019 be approved and signed as a correct record.

10/19 MATTERS ARISING

10.1 Applications 19/01712/FUL and 19/01713/LBC – 75 The Mount

Members considered the amended plans for this application and feel that their original objections remain in the light, that if granted permission, this could set a dangerous precedent for other residential properties along Barracks Lane.

RESOLVED:

That the Town Council maintains its objections to these applications with additional comments in relation to the potential for future residential development in this area.

11/19 HIGHWAY ORDERS

11.1 Street Naming – New Residential Development at (Former) Garden Centre Site to the South of Oteley Road, Shrewsbury

Members noted the proposed street names for this development and raised no

objections. **RESOLVED:**

That the Town Council raises no objections to the proposed street names for this development.

11.2 Waiting Restrictions on Arlington Way

Members noted the waiting restrictions for Arlington Way and raised no objections.

12/19 TEMPORARY POST OFFICE CLOSURE

The Town Clerk had been requested to make further enquiries in relation to the closure of the Post Office at Harlescott Grange. Members were belatedly advised that following the resignation of the Postmaster, the branch was temporarily closed on 26 March 2019.

Members felt that it was necessary to write to the company to stress, in the strongest possible terms, that the services of a much-needed post office branch in that area of the town was necessary in the light of other branch closures elsewhere in Shrewsbury.

RESOLVED:

- (i) That the Town Council supports the retention of Post Office facilities in the Harlescott Grange area of Shrewsbury;**
- (ii) That the Town Clerk writes to the Post Office to express Members' disappointment with the closure of the branch and that the services were much needed in the light of other branch closures in the area.**

13/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

14/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

15/19 PLANNING APPLICATIONS

15.1 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 25 May - 18 June 2019.

RESOLVED:

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

1	19/02596/FUL	95 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8DU	Erection of a single storey rear extension	No Objection
2	19/02622/FUL	6 Milnthorpe Close, Shrewsbury, Shropshire, SY3 9QP	Erection of a single storey infill extension to create link between existing dwelling and garage	No Objection
3	19/02635/ADV	Steam Wagon Inn Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3EP	Erect and display replacement external signs to include 3No externally illuminated fascia signs, 6No externally illuminated other signs and 2No non illuminated other signs	No Objection
4	19/02637/FUL	64 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SY	Erection of boundary walls with 2no gated vehicle entrances	No Objection
5	19/02628/TPO	33 Pendle Way, Shrewsbury, Shropshire, SY3 9QS	Crown reduce by 20%, crown thin by 15% and crown lift by 1.5metres 1no Birch protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection
6	19/02467/FUL	Proposed Dwelling South Of 134, Abbey Foregate, Shrewsbury, Shropshire,	Erection of a detached dwelling	Objection

The Town Council objects to this application on the grounds that the proposals represent an overdevelopment of this backland site. Members have concerns in relation to the limited space available for vehicles to access and egress the proposed property in forward gear and with no turning circle, they feel that this has the potential to create highways problems on to Abbey Foregate, one of the main routes into the town centre.

7	19/02507/HHE	72 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UH	Erection of a rear single storey extension to detached dwelling, dimensions 5.278 metres beyond rear wall, 3.160 metres maximum height, 2.935 metres high to eaves	No Objection
8	19/02450/FUL	3 The Broadwell, Shrewsbury, Shropshire, SY3 6AD	Formation of dropped kerb and creation of access to include hardstanding and new gates.	No Objection

9	19/02412/LBC	Vicarage Cottage, 15 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Alterations in connection with removal of an internal wall to allow a better standard of living accommodation affecting a Grade II Listed Building	No Objection
10	19/02336/FUL	13 Castle Gates, Shrewsbury, Shropshire, SY1 2AB	Change of use of ground floor from A1 to A4 in order to use the building for our start up business as a bar/taproom.	No Objection
11	19/02175/FUL	9 Porthill Gardens, Shrewsbury, Shropshire, SY3 8SH	Internal re-configuration & alterations including change of materials to front, sides and rear elevation	No Objection
12	19/02594/ADV	Aldi Foodstore Ltd Supermarket Maxfield Drive, Shrewsbury, Shropshire, SY2 6QZ	Erect and display 1 No internally illuminated signage totem	No Objection
13	19/02617/TCA	Innisfree 14 Sutton Road, Shrewsbury, Shropshire, SY2 6DD	Fell 1no Cypress within Shrewsbury Conservation Area	No Objection
14	19/02629/TPO	143A Longden Coleham, Shrewsbury, Shropshire, SY3 7DN	Crown reduce by approx. 1-2m and thin by approx. 15% 3no Alder protected by the Shrewsbury & Atcham Borough Council (Carline Fields) Tree Preservation Order 2002 (Ref: SA/369)	No Objection
15	19/02630/TPO	50 Trinity Street, Shrewsbury, Shropshire, SY3 7PQ	Fell 1no Sycamore protected by the Shropshire Council (50 Trinity Street, Shrewsbury) TPO 2015 (Ref: SC/00215/15)	No Objection
16	19/02631/TCA	32 New Park Road, Shrewsbury, Shropshire, SY1 2RS	Fell 1no Alder within Shrewsbury Conservation Area	No Objection
17	19/02657/HHE	56 Oakfield Road, Shrewsbury, Shropshire, SY3 8AE	Erection of a rear single storey extension to semi-detached dwelling, dimensions 6.0 metres beyond rear wall, 3.0 metres maximum height, 2.899 metres high to eaves	No Objection

18	19/02240/LBC	Land SW Of Belmont Bank House, Belmont Bank, Shrewsbury, Shropshire,	Erection of 1no dwelling : 10no garages; 1no flat above the garages; single storey extension to the rear of Belmont Bank House and alterations to the rear South East elevation of number 4 Belmont.	Representation
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Whilst the Town Council does not object to the principle of development at this location, Members have expressed the following concerns:

- that this development has the potential to cause disruption to people using The Hive, adjacent to this site, and would like to see the developer include suitable soundproofing within the plans to avoid potential future problems with noise complaints;
- that the developer includes provision for child protection issues by including plans to use frosted glass in any windows which overlook the site;
- that the developer provides a construction management plan in relation to the times for building work in a residential area and how construction traffic will access the site down the narrow lane leading to the site;
- Members feel that the residential dwelling is inappropriate for the location and an overdevelopment of this part of the site. They also have concerns over the cladding to be used and respectfully request that Shropshire Council's Conservation Officer looks into the suitability of the proposed materials in a Conservation Area.

Members feel that there are some good proposals and were pleased to see that the garage roofs will have sedum plants.

19	19/02239/FUL	Land SW Of Belmont Bank House, Belmont Bank, Shrewsbury, Shropshire,	Erection of 1no dwelling : 10no garages; 1no flat above the garages; single storey extension to the rear of Belmont Bank House and alterations to the rear South East elevation of number 4 Belmont.	Representation
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- that this development has the potential to cause disruption to people using The Hive, adjacent to this site, and would like to see the developer include suitable soundproofing within the plans to avoid potential future problems with noise complaints;
- that the developer includes provision for child protection issues by including plans to use frosted glass in any windows which overlook the site;
- that the developer provides a construction management plan in relation to the times for building work in a residential area and how construction traffic will access the site down the narrow lane leading to the site;
- Members feel that the residential dwelling is inappropriate for the location and an overdevelopment of this part of the site. They also have concerns over the cladding to be used and respectfully request that Shropshire Council's Conservation Officer looks into the suitability of the proposed materials in a Conservation Area.

Members feel that there are some good proposals and were pleased to see that the garage roofs will have sedum plants.

20	19/02476/VAR	Land On The North Side Of , Oteley Road, Shrewsbury, Shropshire,	Variation of condition 4 (tree protection) attached to planning permission reference 17/02732/FUL formation of access	Representation
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Whilst the Town Council understands the need to replace the trees intended for felling in this location to allow for access to the whole site, Members feel that there are too many replacement trees proposed for the small site at the entrance to the development. Members have noted the comments from Shropshire Council's Tree Officer and concur that one tree at the entrance which would have space for maturity would be better than 3 trees which would ultimately struggle for space. Members would like to see the additional two trees replaced elsewhere on the development site in accordance with the Tree Officer's recommendations.

21	19/02431/FUL	70 Preston Street, Shrewsbury, Shropshire, SY2 5PL	Erection of extension and alterations to dwelling to include formation of accommodation for elderly disabled living and carers	No Objection
22	19/02553/ADV	Lancaster House Lancaster Road, Shrewsbury, Shropshire, SY1 3LG	Erect and display 1No non illuminated fascia sign	No Objection
23	19/02562/FUL	50 Roman Road, Shrewsbury, Shropshire, SY3 9AS	Demolition of existing single storey outbuilding and construction of a single storey extension to the rear of the house in the outbuilding's place Proposed extension to be used as additional bedroom space with en-suite shower room.	No Objection
24	19/02569/FUL	Canon Court, East Abbey Lawn, Shrewsbury, Shropshire, SY2 5DE	Change of use from B1 (Office/Training) to D1 (Clinic)	No Objection
25	19/02520/FUL	27 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AU	Erection of a detached garage following removal of corner of existing block of garages	No Objection
26	19/02600/TCA	Apartment 2 The Woodlands Abbey Foregate, Shrewsbury, Shropshire, SY2 6LT	To remove dead branches and crown brought into shape by approx. 600mm 1No Pine tree (T1) and remove 6 lower limbs overhanging gardens and road 1No Ash tree (T2) 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.

27	19/02603/TPO	10 High Ridge Way, Shrewsbury, Shropshire, SY3 6DJ	To reduce 3No Lombardy Poplars by 30% of the height and remove deadwood protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Objection
28	19/02494/FUL	Oteley Road, Shrewsbury, Shropshire,	Erection of a Family Pub/Restaurant (Class A4) including Managers flat and a Hotel (Class C1) with associated car parking and ancillary development	Representation

The Town Council does not object to this application per se, but Members expressed their disappointment with the plans submitted for one of the major entrances to the town. Members would like to see more ambitious designs for both the pub/restaurant and the lodge to reflect the town's diverse range of historical buildings in Shrewsbury. Members would also like to see renewable energy provisions within the plans.

29	19/02501/FUL	35A Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Change of use from A3 (Restaurants and Cafes) to A4 (Drinking #establishments)	Representation
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The Town Council does not object to this application per se and Members are mindful of the entertainment establishments in this area of Shrewsbury. They would like to see suitable noise reduction plans included in the application to mitigate the potential for disturbance for the residential properties proposed for the second and third floors of this building and neighbouring properties.

In the absence of proposed opening hours for this business, Members request that they are in line with other establishments in the vicinity.

30	19/02502/LBC	35A Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Change of use from A3 (Restaurants and Cafes) to A4 (Drinking #establishments) to include works to floors, new doors, expose existing brickwork, hide existing window (window to remain in place), adapt existing cupboards in basement to create new toilet cubicles and floor trench to be excavated for drainage affecting a Grade II Listed Building	Representation
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The Town Council does not object to this application per se and Members are mindful of the entertainment establishments in this area of Shrewsbury. They would like to see suitable noise reduction plans included in the application to mitigate the potential for disturbance for the residential properties proposed for the second and third floors of this building and neighbouring properties.

In the absence of proposed opening hours for this business, Members request that they are in line with other establishments in the vicinity.

31	19/02503/FUL	26 Preston Street, Shrewsbury, Shropshire, SY2 5NY	Erection of rear conservatory	No Objection
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32	19/02512/FUL	24 Albert Street, Shrewsbury, Shropshire, SY1 2HT	Erection of a single storey rear extension following demolition of lean-to buildings; replacement windows and new front door	No Objection
33	19/02513/FUL	128 Wenlock Road, Shrewsbury, Shropshire, SY2 6JY	Erection of single storey rear extension (amendment to previous approval)	No Objection
34	19/02478/FUL	28 Oakfield Drive, Shrewsbury, Shropshire, SY3 8AR	Erection of flat roofed rear extension	No Objection
35	19/02531/TPO	8 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	Crown reduce by 1.5-2 metres & other maintenance works (See Schedule) of 1no Oak protected by the Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006 (Ref: SA/436)	No Objection
36	19/02532/TCA	8 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	Pollard to height of 3metres 1no Portuguese Laurel within Shrewsbury Conservation Area	No Objection
37	19/02456/HHE	73 Highfields, Shrewsbury, Shropshire, SY2 5PH	Erection of a rear single storey tiled roof conservatory to semi-detached dwelling, dimensions 3.50 metres beyond rear wall, 3.20 metres maximum height, 2.175 metres high to eaves	No Objection
38	19/02479/TCA	58 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ	Works to trees (See Schedule) within Shrewsbury Conservation Area	Support with Comment

The Town Council has no objection to the proposed tree works, but in the light of the extensive proposals, Members respectfully request that Shropshire Council's Tree Officer visits the site to ascertain the level of works required. 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.

39	19/02488/TCA	30 Cleveland Street, Shrewsbury, Shropshire, SY2 5DN	To carry out a 40% reduction (as indicated on plan) 1No Oak tree within Shrewsbury Conservation Area.	No Objection
40	19/02490/TCA	72 Oakley Street, Shrewsbury, Shropshire, SY3 7JZ	To fell a group of 7 Conifer trees within Belle Vue Conservation Area	No Objection

41	19/02393/FUL	2 Burton Street, Shrewsbury, Shropshire, SY1 2JW	Erection of a single storey rear extension	No Objection
42	19/02462/COU	Unit 4 Hussey Road, Shrewsbury, Shropshire, SY1 3TE	Change of use from industrial use to D2 Leisure use	No Objection
43	19/02141/FUL	Land At Newent Close, Shrewsbury, Shropshire,	Formation of dropped kerb	No Objection
44	19/02259/ADV	Greenhouse Vauxhall Old Potts Way, Shrewsbury, Shropshire, SY3	Updating existing 5no. signs	No Objection
45	19/02350/FUL	50 Meole Rise, Shrewsbury, Shropshire, SY3 9JF	Erection of rear extension to include the conversion of the existing garage building and internal re-modelling	No Objection
46	19/02352/FUL	25 The Crescent, Town Walls, Shrewsbury, Shropshire, SY1 1TH	Internal and external alterations to the main house and to the Coach House	No Objection
47	19/02353/LBC	25 The Crescent, Town Walls, Shrewsbury, Shropshire, SY1 1TH	Internal and external alterations to the main house and to the Coach House	No Objection
48	19/02366/FUL	4 Marton Drive, Shrewsbury, Shropshire, SY1 3DE	Erection of a single storey extension to rear	No Objection
49	19/02451/TPO	10 Marshgate, Shrewsbury, Shropshire, SY3 5PP	To crown reduce up to 15%, to specifically include the removal of the long lateral branches where the bulk of leaf weight is at the ends. Re-shape, removing the long lateral branches that extend beyond the main crown, to restore the visual aesthetic and thus enhance the amenity value of 1No Oak Tree protected by Shrewsbury and Atcham Borough Council (Larkhill Road, Shrewsbury) Tree Preservation Order 1999	No Objection

50	19/02357/FUL	Monkmoor Outdoor Recreation Centre Monkmoor Road, Shrewsbury, Shropshire, SY2 5BP	Refurbishment of a 3G artificial sports pitch with replacement LED floodlighting and replacement increased height fencing	No Comment
51	19/02285/FUL	4 Toronto Terrace Lime Street, Shrewsbury, Shropshire, SY3 7ED	Creation of vehicular access, driveway and hardstanding for car parking, formation of dropped kerb to include removal of hedge and gateway (Article 4)	Support with Comment

The Town Council has no objections to the proposed works per se, but would wish to see permeable materials used in the construction of the driveway to ensure on-site surface water drainage.

52	19/02313/FUL	31 Monkmoor Avenue, Shrewsbury, Shropshire, SY2 5ED	Erection of single storey extension to rear	No Objection
53	19/02340/FUL	157 Ellesmere Road, Shrewsbury, Shropshire, SY1 2RA	Reinstatement of glazed veranda and porch to front elevation to replace existing single storey flat roofed brick porch.	No Objection
54	19/02328/FUL	108 London Road, Shrewsbury, Shropshire, SY2 6PP	Erection of a single storey rear extension	No Objection
55	19/02360/TCA	39 North Street, Shrewsbury, Shropshire, SY1 2JJ	Reduce by 3-4 meters or fell to ground level 1no Silver Birch within Shrewsbury Conservation Area	Support with Comment

Members are somewhat confused as to the intentions of this application. Is it to fell or reduce? The Council respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

56	19/02417/TCA	70 North Street, Shrewsbury, Shropshire, SY1 2JL	Crown reduce to approx. 25ft height and 15ft spread 1no Silver Birch within Shrewsbury Conservation Area	No Objection
57	19/02418/TCA	Land Adjacent Car Park, County Recreation Ground Frankwell, Shrewsbury, Shropshire, SY3 8LG	Works to trees (See Schedule) within Shrewsbury Conservation Area	No Comment

58	19/02314/FUL	15 New College Road, Shrewsbury, Shropshire, SY2 6PU	Erection of a single storey side and rear extension; elevation alterations	No Objection
59	19/02317/FUL	Ward 20 Royal Shrewsbury Hospital North Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XQ	Installation of enclosure to existing external fire escape staircase	No Objection
60	19/02392/TPO	4 & 5 Oakley Manor Gardens South Hermitage, Shrewsbury, Shropshire, SY3 7NT	Pollard to 4m high stumps 6no Yew & crown reduce by approx. 1-2m 1no Copper Beech protected by the Shrewsbury & Atcham Borough Council (Manor Gardens, Belle Vue) Tree Preservation Order 2005 (Ref: SA/416)	Support with Comment

Whilst the Town Council appreciates the need to reduce these high yew trees, it is mindful of the need to preserve the visitors of Belle Vue Road and would respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendation.

61	19/02267/FUL	Meole Brace School Longden Road, Shrewsbury, Shropshire, SY3 9DW	Erection of a single storey modular demountable building to serve as a food distribution unit during break and dinner times. To be sited directly onto the school playground	No Objection
62	19/02298/FUL	1 Corndon Close, Shrewsbury, Shropshire, SY1 4LB	Erection of single storey hipped roof side extension	No Objection

15.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 25 May - 18 June 2019.