

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 16 July 2019

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer) and four members of the public.

APOLOGIES

Apologies were received from Councillors K Pardy and K Roberts.

16/19 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 19/03022/TCA as the applicant is the Town Council.
Councillors J Dean and N Green.	<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 P Gillam	<ul style="list-style-type: none">Declared a personal interest in application 19/02266/FUL as a family member is a resident in the adjacent property.
Councillor P Nutting	<ul style="list-style-type: none">Declared a personal interest in application 19/02888/TCA as the applicant is known to him.

17/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 25 June 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 25 June 2019 be approved and signed as a correct record.

18/19 MATTERS ARISING

There were no matters arising.

19/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

20/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

21/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

22/19 PLANNING APPLICATIONS

22.1 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 19 June – 9 July 2019.

RESOLVED:

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

1	19/02945/TCA	109 The Mount, Shrewsbury, Shropshire, SY3 8PH	Reduce by half its height and trim branches of 1no Holly, reduce by third of height 1no Elm & reduce the side branches away from wall of 1no Fir within Shrewsbury Conservation Area	No Objection
2	19/02953/FUL	76 Berwick Road, Shrewsbury, Shropshire, SY1 2NF	Alterations and extension to existing garage	Support with Comment

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.

3	19/02987/FUL	61 Belvidere Road, Shrewsbury, Shropshire, SY2 5LY	Erection of two storey front extension	No Objection
4	19/03022/TCA	Land At The Quarry Adjacent 6 Quarry Place, Shrewsbury, Shropshire, SY1 1JN	Crown reduction between 2-3metres to appropriate pruning points, removal of selected branches and re-shaping & balancing of crown of 1no Horse Chestnut within Shrewsbury Conservation Area	No Comment
5	19/02880/FUL	Land Off Red Barn Lane, Shrewsbury, Shropshire,	Erection of 5no detached dwellings and garages, construction of access and associated infrastructure	Objection

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

- This parcel of land was proposed as part of the recent local plan review and was not considered further as it did not meet the conditions around sustainability
- Members have concerns that these proposals, on part of a vital green corridor into the town, will set a dangerous precedent for future development in this area and will have a major impact on the landscape amenity of this valley. The Rea Valley should be preserved as a green corridor at all costs.
- The Shrewsbury Big Town Plan (now adopted by Shropshire Council and used as a material consideration in the planning process) identifies the need to retain, preserve and enhance the green network. This is one such network.
- Members also have concerns in relation to the ecological impact of these proposals on the local environment and feel that it is vital to maintain an undeveloped green corridor in this part of the town.
- There are also concerns in relation to the narrow access road for the proposed development and its ability to connect safely with Longden Road particularly since the primary route arcs at this stage and will impact on the site lines egressing the site.
- It is noted that gardens are to back down to the Rea brook. This change from agricultural land to domestic use is not suitable for in this location.
- Members question the needs assessment for the development of such large properties in this area.
- Members have concerns in relation to the visual amenities and the impact on the local area if this application is granted permission.

Two members of the public left the meeting at 18.17

6	19/02907/FUL	2 Coniston Road, Shrewsbury, Shropshire, SY1 4EB	Erection of 1 No dwelling with on-site parking and alterations to existing vehicular access	Objection
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The Town Council objects to this application on the grounds that it is an overdevelopment of a small site. Members feel that if permission was granted, this would set a dangerous precedent for other properties in the vicinity. With the majority of corner properties in this area positioned at an angle, Members feel that the proposed property would have an adverse impact on not only the street scene, but also the amenity provision of both the existing dwelling and the new-build. Members have concerns in relation to the limited space available for vehicles to access and egress the property from Coniston Road.

7	19/02922/FUL	114 London Road, Shrewsbury, Shropshire, SY2 6PP	Erection of a two storey rear extension	No Objection
8	19/02944/FUL	29 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	Proposed replacement garage with office at first floor	No Objection
9	19/02948/ADV	11 Pride Hill, Shrewsbury, Shropshire, SY1 1DQ	Installation of new fascia lettering and projection sign	No Objection
10	19/02957/TPO	3 Lonsdale Drive, Shrewsbury, Shropshire, SY3 9QJ	To crown lift to 5m from ground level 2No Beech trees protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
11	19/02871/VAR	Toddlers Play Area Sandhurst Meadows, Shrewsbury, Shropshire,	Removal of condition numbers 19 and 20 attached to planning permission reference SA/06/1667/DDM dated 29/05/2007 to allow for removal of the play area	Objection

The Town Council objects to this application as Members feel that provision of play areas is a fundamental requirement for all developments and that despite the reported anti-social behaviour, this site should be retained as a play area, especially as there are no other play areas within safe walking distances of this site. Members would like to see a review of provisions to tackle ASB put in place for the benefit of local residents.

12	19/02872/FUL	Playground At Sandhurst Meadows, Shrewsbury, Shropshire,	Change of use of the existing derelict playground into a car park to provide 7 parking spaces to be used by the local residents and their visitors	Objection
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The Town Council objects to this application as Members feel that provision of play areas is a fundamental requirement for all developments and that despite the reported anti-social behaviour, this site should be retained as a play area, especially as there are no other play areas within safe walking distances of this site. Members would like to see a review of provisions to tackle ASB put in place for the benefit of local residents.

13	19/02874/FUL	91 Woodfield Road, Shrewsbury, Shropshire, SY3 8HU	Erection of a two storey extension to rear	No Objection
14	19/02877/ADV	Greenhous Vauxhall Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Installation of 1 x internally illuminated entrance sign, 2 x internally illuminated service and parts wall mounted sign and 1 x internally illuminated service and parts pole sign	No Objection
15	19/02930/TPO	5 White Bank Bicton Heath, Shrewsbury, Shropshire, SY3 5AY	To carry out a 2 meter overall crown reduction and removal of secondary growth from the trunks up to spring of the crown 1No Oak tree protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008	No Objection
16	19/02695/LBC	Umai Japanese Restaurant, 2 Golden Cross Passage, Shrewsbury, Shropshire, SY1 1SY	Installation of replacement entrance door and side screen affecting a Grade II Listed Building	No Objection
17	19/02672/ADV	Unit 1 Lewis Marshall Industrial Estate, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AG	Consent to display one internally illuminated wall mounted sign	No Objection
18	19/02563/FUL	18 Swiss Farm Road, Shrewsbury, Shropshire, SY3 8XB	Application under section 73A of the Town and Country Planning Act 1990 for the erection of a rear extension	No Objection
19	19/02521/FUL	26 Rydal Avenue, Shrewsbury, Shropshire, SY1 4DY	Erection of two storey rear extension	No Objection
20	19/02266/FUL	New Zealand House, 160 - 162 Abbey Foregate, Shrewsbury, Shropshire,	Refurbishment and extension of office block to form 26 open market apartments; formation of third floor; erection of full height extension to the rear; formation of car parking and landscaping scheme; to include some demolition	Objection

Whilst the Town Council has no objections to the principle of development of this site, Members raised a number of concerns as follows:

- Members feel that the proposals represent an over-development of the site and that there are potential problems in relation to the rights to light for the adjacent properties.
- The additional floor will have an impact on not only the neighbouring properties but will also have a detrimental impact on the existing traditional building line and the street scene in context to the adjacent heritage properties.

- Much effort has been made by separate developers along Abbey Foregate to build properties that are respectful of the street's position of a major gateway into the town.
- Members have concerns in relation to the loss of established trees to accommodate the redevelopment of this site.
- Members would like to see a robust defence of the provisions of the recently declared Climate Emergency under CS6 4.78 and 4.79.

Two members of the public left the meeting at 18.37

21	19/02052/FUL	36 Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	Application under Section 73a of the Town and Country Planning Act for the conversion of first floor, second floor and loft space to two residential flats	No Objection
22	19/02505/FUL	52 The Paddocks, Bicton Heath, Shrewsbury, Shropshire, SY3 5EP	Erection of two storey side and single storey rear extensions	No Objection
23	19/02291/FUL	51 Copthorne Drive, Shrewsbury, Shropshire, SY3 8RX	Erection of first floor rear extension	No Objection
24	19/02912/TCA	7 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN	Crown reduce by 15% and crown thin by 10% 1no Copper Beech within Shrewsbury Conservation Area	No Objection
25	19/02858/TCA	Land Between Longden Road And Beehive Lane, Shrewsbury, Shropshire,	To carry out various works (as per schedule) to trees at Kingsland Fields, within Shrewsbury Conservation Area.	Representation

The Town Council feels that the loss of these trees in the Conservation Area will be detrimental to the Rea Valley and Members respectfully request that the Shropshire Council Tree Officer visits the site and provides expert assessment and recommendations. Members also respectfully request that the Ecology Officer provides expert advice on the natural habitats in the area.

26	19/02862/TCA	Land Adjacent To 1 Lime Terrace Lime Street, Shrewsbury, Shropshire, SY3 7EE	To reduce height to 18ft and spread to 10ft 1No Damson tree and reduce height to 25ft and spread to approx 7ft 2No Sycamore trees within Shrewsbury Conservation Area.	No Objection
27	19/02888/TCA	Prospect House, Suite 2 Belle Vue Road Shrewsbury, Shropshire, SY3 7NR	Reduce by 1.5m 1no Sycamore, 1no Cedar & 1no Leylandii Cypress (See Schedule) within Belle Vue Conservation Area	No Objection

28	19/02432/VAR	Development Land West Of 11, Pengrove, Shrewsbury, Shropshire,	Variation of condition No.1 for a minor amendment to the approved plans to allow for minor changes to the design of the house on plot 1 only, pursuant to 17/01377/VAR: Variation of condition no.2 (approved plans) pursuant to 16/02462/VAR (13/02527/FUL (allowed on appeal)) to allow for changes in design to both approved properties)	No Objection
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Whilst the Town Council is aware that this has been a contentious planning application over the years, Members would like to see amended proposals in relation to the building materials used to help soften the impact of the property in the landscape when viewed from across the river in a Conservation Area.

29	19/02755/FUL	8 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT	Erection of single storey rear extension following demolition of existing extension and part of garage	No Objection
30	19/02769/FUL	Flax Mill St Michaels Street, Shrewsbury, Shropshire, SY1 2SZ	Off site improvements to road junctions and new pedestrian / cycle crossings and entrances into the development site. On site new access road, pavements and pedestrian / cycle routes and external lighting to detail	No Objection
31	19/02784/FUL	20 Underdale Avenue, Shrewsbury, Shropshire, SY2 5DY	Erection of single storey rear extension with minor internal alterations following demolition of existing utility room (revised scheme)	No Objection
32	19/02792/FUL	Subway 3 St Marys Street, Shrewsbury, Shropshire, SY1 1DS	Installation of an extraction grill to the front of Crown House	No Objection
33	19/02794/LBC	8 The Armoury Wenlock Road, Shrewsbury, Shropshire, SY2 6PA	Internal alterations to allow No 8 The Armoury to be incorporated into No 10 The Armoury, replacement of existing windows, alterations to associated services affecting a Grade II Listed Building	No Objection
34	19/02797/FUL	55 Copthorne Road, Shrewsbury, Shropshire, SY3 8NW	Erection of single storey rear extension including new boundary wall	No Objection
35	19/02838/TCA	80 Upper Road, Shrewsbury, Shropshire, SY3 9JP	To trim back the thinner horizontal branches on the building side by about 1.5 metres and trim a minimum (less than 1.5 metres) amount from the branches on the other sides 1No Silver Birch tree within Meole Village Conservation	No Objection

			Area.	
36	19/02754/FUL	41 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA	Erection of single storey rear and orangery extensions, first floor extension, replacement garage and new garden wall	Representation

The Town Council does not object to the principle of the proposals for this dwelling, but feels that there is the potential for over-development of the site. Members have noted the comments of Shropshire Council's Tree Officer and concur with the recommendations made. Members have also noted the comments of Shropshire Council's Conservation Officer and whilst they are in agreement with the comments made, they would like the Conservation Officer to clarify their position in relation to the overall scheme proposed.

37	19/02681/FUL	Land Adj 102 Priory Ridge Longden Road, Shrewsbury, Shropshire,	Erection of two detached single storey dwellings and associated alterations	No Objection
38	19/02803/TPO	Boundary Between 2-3 Leeswood Court, & 31 Pensfold Bicton Heath, Shrewsbury, Shropshire, SY3 5HQ	Crown reduce by 3metres 5no Ash protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref: SA/456)	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.

39	19/02658/TCA	2 Park Avenue, Shrewsbury, Shropshire, SY3 8JG	Remove 2no Conifer, 1no Yucca, 1no Yew and 18ft of Laurel hedge & reduce height by approx. 2metres 1no Yew within Shrewsbury Conservation Area	Representation
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The Town Council feels that with the loss of so many trees in the Conservation Area that this will be detrimental to the local street scene and Members respectfully request that the Shropshire Council Tree Officer visits the site and provides expert assessment and recommendations

40	19/02713/FUL	3 Mcredy Drive, Shrewsbury, Shropshire, SY2 5NF	Erection of single storey extension to the rear and proposed garden room	Support with Comment
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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.

41	19/02768/TCA	20/21 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	Fell 1no Sycamore within Shrewsbury Conservation Area	Representation
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The Town Council feels that the loss of this tree in the Conservation Area will be detrimental to the local street scene and Members respectfully request that the Shropshire Council Tree Officer visits the site and provides expert assessment and recommendations.

42	19/02650/FUL	12 Coldridge Drive, Shrewsbury, Shropshire, SY1 3YT	Erection of side and rear two storey extension to incorporate existing garage as residential	No Objection
43	19/02670/FUL	41 High Street, Shrewsbury, Shropshire, SY1 1ST	Change of use from A1 sandwich bar to A3 cafe	No Objection
44	19/02708/TCA	Freshfields Kingsland Bridge, Shrewsbury, Shropshire, SY3 7AQ	To shorten branches that overhang neighbour's parking area by 1.5 metres of 1no Ash 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.

45	19/02736/TPO	Sheffield House 76 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LU	To prune back from road and reduce in height, recent branch failures have increased risk of future failures Pruning line as per attached annotated photograph to 1No Cedar tree protected by Shropshire Council (Land at Sheffield House, 76 Belle Vue Road, Shrewsbury) Tree Preservation Order 2019	No Objection
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22.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 19 June – 9 July 2019.