

SHREWSBURY TOWN COUNCIL

Planning Committee

**Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 6 August 2019**

PRESENT

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

IN ATTENDANCE

Hilary Humphries (Communications Officer) and Michelle Farmer (Admin Assistant).

APOLOGIES

Apologies were received from Councillor K Roberts.

23/19 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.• Declared a personal interest in application 19/03080/TPO as the applicant is Shropshire Council.
Councillor 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.

24/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 16 July 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 16 July 2019 be approved and signed as a correct record.

25/19 MATTERS ARISING

25.1 Applications 18/03417/LBC & 18/03416/FUL - 185 Abbey Foregate

Members considered the amended proposals for this property and noted the comments made by Shropshire Council's Conservation Officer. Whilst members are not against the principles of the work, they feel that the new proposals introduce a modern look to the rear of the property, which is not in keeping with neighbouring residences, and would prefer to see a more traditional scheme in the Conservation Area.

RESOLVED:

That the Town Council updates its comments to Shropshire Council Planning Department and states that whilst the Town Council does not object to the redevelopment of the property, members have concerns relating to the modern aspect of the new proposals in a Conservation Area.

25.2 Applications 19/01712/FUL & 19/01713/LBC - 75 The Mount

Members considered the amended proposals for this property and in the light of the comments made by Shropshire Council's Conservation Officer that the new plans are more acceptable, members are satisfied that their objections can be withdrawn with conditions that the building remains part of the main property and cannot be sold as a separate residence.

RESOLVED:

That the Town Council withdraws its objections to this application and restates its position that if approval is granted, members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

26/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

27/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

28/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

29/19 PLANNING APPLICATIONS

29.1 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 10 – 30 July 2019.

RESOLVED:

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

1	19/03146/FUL	9 Nursery Meadows, Shrewsbury, Shropshire, SY1 2PS	Erection of 2 storey side extension to dwelling; change of use of land to domestic use and erection of detached garage	No Objection
2	19/03230/FUL	21 Montague Place, Shrewsbury, Shropshire, SY3 7NF	Erection of a garden shed	No Objection
3	19/03182/TCA	The Court House , 11 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Works to trees (See Schedule) within Shrewsbury Conservation Area	No Objection
4	19/03308/FUL	35 North Street, Shrewsbury, Shropshire, SY1 2JJ	Erection of single storey rear extension	No Objection
5	19/03363/TPO	3 Tudor Gate, Shrewsbury, Shropshire, SY3 8NZ	Reduce four overhanging branches by approx. 7-8ft from 2no Limes protected by the SABC (Land at 51 Copthorne Road, Shrewsbury) TPO 2007 (Ref: SA/454)	No Objection

6	19/03364/TCA	3 Tudor Gate, Shrewsbury, Shropshire, SY3 8NZ	Cut back overhanging branches by approx. 8ft from 3no Conifers within Shrewsbury Conservation Area	No Objection
7	19/03291/FUL	Half Acre Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ	Erection of a two storey dwelling to the front garden plot area and alterations to the existing dwelling and associated access	No Objection
8	19/03119/LBC	Shrewsbury Sixth Form College, Priors Road, Shrewsbury, Shropshire, SY1 1RX	Installation of internal disability compliant platform lift affecting a Grade II Listed Building	No Objection
9	19/02868/LBC	Berrington House , 2 St Alkmonds Square, Shrewsbury, Shropshire, SY1 1UH	Remove and replace old newel post affecting a Grade II Listed Building	No Objection
10	19/02949/REM	Proposed Residential Development, Car Park And Premises, Old Coleham, Shrewsbury, Shropshire,	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant of outline application 17/01697/OUT Erection of a four storey development providing 43 apartments and 59 car parking including 8 affordable 1 and 2 bed units	Objection

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

- Members support the comments made by Shropshire Council Regulatory Services and would wish to receive confirmation that the Tier 1, 2 and 3 Environmental Assessments have taken place for the site and have been complied with in relation to the potentially contaminated land surrounding petrol tanks previously located on this site;
- Members also support the comments by Shropshire Council Parks and Recreation department and feel that the overall design and scale of this development requires suitable Public Open Space to be an integral part of the proposals;
- Members would like to see a full Environmental Assessment of this site.

11	19/03084/HHE	1 Kenwood Drive, Shrewsbury, Shropshire, SY3 8TA	Erection of a rear single storey extension to semi-detached dwelling, dimensions 5.3 metres beyond rear wall, 2.85 metres maximum height, 2.35 metres high to eaves	No Objection
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12	19/02779/FUL	Proposed Dwelling To The West Of Red Barn, Longden Road, Shrewsbury, Shropshire,	Erection of one residential dwelling with parking and associated gardens	Objection
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The Town Council objects to this application on the following grounds:

- Members support the comments made by Shropshire Council's Conservation Officer and feel that these proposals represent an overdevelopment of a small site within the Conservation Area;
- Members note the comments made by Shropshire Council's Tree Officer;
- Members have concerns that there is a lack of amenity space for the occupants of the proposed property on such a small site;
- Members expressed concerns in relation to the access and egress from the property using a shared approach with the neighbouring row of terrace houses currently under construction. Members feel that the proposals are not satisfactory and 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.

13	19/02901/FUL	34 Porthill Road, Shrewsbury, Shropshire, SY3 8SA	Erection of a single storey rear extension	No Objection
14	19/02898/FUL	Land To The Rear Of 239 Wenlock Road, Shrewsbury, Shropshire,	Erection of 1No dwelling and formation of vehicular access	Objection

The Town Council objects to this application for the following reasons:

Policy CS6 (Core Strategy) promotes good development which protects, restores, conserves and enhances the area. This application does not accord with such policy for the following reasons:

- 1) Whilst fronting the highway, members feel this constitutes back land development which harms the setting and context of both the existing property and the proposed dwelling, compromising the amenity value of both properties;
- 2) The development will have a detrimental impact on the character, street scene and appearance of the locality;
- 3) This development will impact on the neighbouring properties in terms of their rights to privacy, particularly given the layout so close to neighbouring boundaries;
- 4) This development will impact on the visibility splays of the highway, accessibility of the site and parking in the locality.

15	19/03263/VAR	Talbot House Market Street, Shrewsbury, Shropshire, SY1 1LG	Removal of Condition No.9 attached to planning permission reference 07/1657/F dated 17/01/2008 to allow for a small element of takeaway trade	No Objection
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16	19/03292/FUL	The Belvidere Crowmere Road, Shrewsbury, Shropshire, SY2 5LA	Demolition of existing public house and erection of 7 new residential dwellings	No Objection
17	19/03298/FUL	26 Kingston Drive, Shrewsbury, Shropshire, SY2 6SF	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a garden fence	Representation

Whilst the Town Council appreciates the desire for privacy in a private residential garden, members are concerned that this application sets a dangerous precedent for erecting barriers in an urban environment, on what is essentially an open plan estate. Members also expressed concerns that the height of the fence and associated hedge on this corner plot will have an impact on the visibility splays on the highways.

18	19/03323/TCA	The Crown 115 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	Coppice 1no Sycamore growing on top of retaining wall within Shrewsbury Conservation Area	No Objection
19	19/03206/ADV	Bulls Head 14 Castle Gates, Shrewsbury, Shropshire, SY1 2AB	Display of one externally illuminated projecting sign; one wall mounted amenity board; one externally illuminated wall mounted 3D logo; one illuminated acrylic panel; three sign written text and motifs to wall; one barrel logo; one replacement uplighting pelmet to existing sign and provision of cowl lighting all to front elevation	Objection

Whilst the Town Council is not opposed to the principle of the re-design of these premises, Members feel that the proliferation of signs for the front of the building is excessive and represents an overdevelopment of the property in the Conservation Area on one of the major routes to the town centre. Members await the report from Shropshire Council's Conservation Officer before providing a definitive comment on this application.

20	19/03207/LBC	Bulls Head 14 Castle Gates, Shrewsbury, Shropshire, SY1 2AB	Works to front elevation to facilitate the provision of new and replacement signage and lighting	Objection
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Whilst the Town Council is not opposed to the principle of the re-design of these premises, Members feel that the proliferation of signs for the front of the building is excessive and represents an overdevelopment of the property in the Conservation Area on one of the major routes to the town centre. Members await the report from Shropshire Council's Conservation Officer before providing a definitive comment on this application.

21	19/03235/FUL	1 Rad Valley Gardens, Shrewsbury, Shropshire, SY3 8AU	First Floor Rear Extension and Pitched Roof	No Objection
22	19/03236/FUL	11 Drawwell Street, Shrewsbury, Shropshire, SY3 7RF	Erection of a part single storey part first floor rear extension following demolition of existing conservatory	No Objection
23	19/03243/FUL	17 Laundry Lane, Shrewsbury, Shropshire, SY2 6ER	Erection of a single storey rear extension, single storey side extension, alterations to front elevation to include new entrance door and extended flat roof covering and widening of existing driveway/parking area.	No Objection
24	19/03290/TCA	52 Upper Road, Shrewsbury, Shropshire, SY3 9JW	To fell 1No Blackthorn tree within Shrewsbury Conservation Area.	Representation

The Town Council respectfully requests that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

25	19/03212/FUL	2 Pengwern Close, Shrewsbury, Shropshire, SY3 8JA	Erection of single storey extension to side/rear elevation following demolition of existing garage and outbuilding	No Objection
26	19/03261/TCA	Millingtons Hospital 1 Copthorne Road, Shrewsbury, Shropshire,	Fell 1no Sycamore & reduce height down to level of previous pruning (approx. 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.

27	19/03155/COU	Unit 1 Oakfield Shopping Centre Rad Valley Road, Shrewsbury, Shropshire, SY3 8BD	Change of use from D2 Gymnasium to B1 Offices (Unit 1 Only)	No Objection
28	19/03181/FUL	Plas Newydd 34 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7RD	Erection of detached garage/workshop with external staircase to home office and gym above	Objection

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

- Members feel that this application represents an overdevelopment of the site with the proposed structure positioned outside the building line of the existing neighbouring properties; Members have expressed concerns that if granted permission, and with the position of the proposed building, there will be overlooking and privacy issues for neighbouring properties in a residential back garden setting.

29	19/03188/LBC	Courtyard House Newport Place St Marys Court, Shrewsbury, Shropshire, SY1 1DF	Internal works including formation of stairs, alterations to partition walls and insertion of two roof lights to eastern roofline all to facilitate loft conversion affecting a Grade II* Listed Building	No Objection
30	19/03199/FUL	Sabrina Yard Longden Coleham, Shrewsbury, Shropshire, SY3 7EL	Erection of a dwelling following demolition of existing warehouse	No Objection
31	19/03226/TPO	Land Adjacent 28 Havelock Road, Shrewsbury, Shropshire, SY3 7NE	Crown reduce by 10-15% and remove ivy from 1no Corsican Pine protected by the Shrewsbury and Atcham Borough Council (Land to the rear of Lexden Gardens, Belle Vue Road) Tree Preservation Order 1990 (Ref: SA/210)	No Objection
32	19/03095/FUL	20 Brook Street, Shrewsbury, Shropshire, SY3 7QR	Erection of single storey flat roof rear extension following removal of existing lean-to out house	No Objection
33	19/03140/FUL	Quarry View House 34 New Street, Shrewsbury, Shropshire, SY3 8JQ	Erection of replacement timber shed and storage area	Representation

Whilst the Town Council is not opposed to this application in principle, Members support the comments made by Shropshire Council's Conservation Officer in this highly visible and sensitive Conservation Area. Members have expressed concerns in respect of the cumulative effect of the number of structures in the lower garden area of this property and the visual impact this will have on the views across the river from the Quarry park.

34	19/03147/TCA	Nestledown House 45 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	To fell 1no conifer tree (13m in height) within Shrewsbury Conservation Area	No Objection
35	19/03170/FUL	9 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT	Erection of a side extension	No Objection

36	19/03105/TCA	2 Oakley Grange Oak Street, Shrewsbury, Shropshire, SY3 7RS	To reduce branches to around 1m from the boundary fence 1no Western hemlock (T1) on neighbouring property (64 Oakley Street), fell 1no Laurel tree (T2), 1no Beech tree (T3) and 1no Holly tree (T4) within Belle Vue Conservation Area.	Objection
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With a lack of information associated with this planning application in the form of a Planning Application form on Shropshire Council's Planning Portal, the Town Council is unable to ascertain the reasons for felling so many trees at this property in a Conservation Area and objects to this planning application. The Town Council respectfully requests that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

37	19/03055/FUL	24 Moreton Crescent, Shrewsbury, Shropshire, SY3 7BZ	Installation of replacement like for like bay window on front elevation (Article 4 Direction)	No Objection
38	19/03077/VAR	20 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Variation of Condition 2 (approved drawings) of planning permission 18/04911/FUL - Erection of two storey extension and remodelling; new detached garage; detached garden room	Representation

Whilst the Town Council does not object to these proposals, Members have expressed concerns that an existing tree subject to a TPO at the property is no longer there.

39	19/03113/TCA	Woodlands Kingsland Road, Shrewsbury, Shropshire, SY3 7AF	Works to trees (See Schedule) within Shrewsbury Conservation Area	Representation
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The Town Council has no objections to the proposed tree works per se, but in view of the schedule of works proposed, Members respectfully request that the Shropshire Council Tree Officer visits the site and provides expert assessment and recommendations. In addition, the Town Council 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.

40	19/03133/TCA	18 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Fell 1no Magnolia within Shrewsbury Conservation Area	Objection
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The Town Council objects to this application on the grounds that members are mindful of the need to preserve the street scene in this area of the town. Members question the need to fell this tree and respectfully request that Shropshire Council's Tree Officer visits the site and provide expert assessment and recommendations.

41	19/03134/TCA	8 Holywell Terrace Holywell Street, Shrewsbury, Shropshire, SY2 5DF	Fell 1no Cherry within Shrewsbury Conservation Area	No Objection
42	19/02572/FUL	Prospect House , Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR	Erection of 2no semi-detached dwellings	Objection

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

- Members feel that these proposals represent an overdevelopment of a confined and narrow space in an existing car park;
- Members are concerned that the application lacks amenity space for the residents of the properties; With the front doors to the proposed properties opening immediately on to the main entrance and car park for Prospect House, Members have expressed concerns in respect of safety issues for both residents of the properties and those using the access road to the neighbouring buildings

43	19/03024/HHE	3 St Andrews Road, Shrewsbury, Shropshire, SY3 6BH	Erection of rear single storey conservatory to a semi-detached dwelling following demolition of existing conservatory, dimensions 4.0 metres beyond rear wall, 4.0 metres maximum height, 2.40 metres high to eaves	No Objection
44	19/02980/LBC	Caradoc House , 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Alterations in connection with the erection of a single storey rear extension following removal of existing affecting a Grade II Listed Building (revised scheme)	Support with Comment

The Town Council raises no objections to this application and notes Shropshire Council's Conservation Officer's comments in relation the revised proposals.

45	19/03064/FUL	42 Sunnybank Road, Shrewsbury, Shropshire, SY2 6RG	Erection of single storey side and rear extension	No Objection
46	19/03065/FUL	Unit 3, Meole Brace Retail Park Shrewsbury, Shropshire, SY3 9NB	Installation of a new shop front together with signage; installation of 3No. external vents, 4No. external condensers, removal of existing single security door, increase opening and installation of new steel double door to rear elevation	No Objection

47	19/03066/ADV	Unit 3 Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display 2No internally illuminated fascia signs	No Objection
48	19/02967/FUL	43 South Hermitage, Shrewsbury, Shropshire, SY3 7JS	Erection of single storey rear extension	No Objection
49	19/03017/FUL	Brook View Hexham Way, Shrewsbury, Shropshire, SY2 6QY	Erection of single storey extension with covered walkway, car port and canopy	No Objection
50	19/03032/FUL	Meole Brace Hall Church Road, Shrewsbury, Shropshire, SY3 9HF	Erection of single storey orangery to rear	Representation

Whilst the Town Council raises no objections to the principle of these proposals, Members support the comments from Shropshire Council's Conservation Officer for a substantial orangery at this designated heritage asset in the Conservation Area.

51	19/03033/LBC	Meole Brace Hall Church Road, Shrewsbury, Shropshire, SY3 9HF	Alterations in connection with the erection of a single storey orangery to rear affecting a Grade II Listed Building	Representation
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Whilst the Town Council raises no objections to the principle of these proposals, Members support the comments from Shropshire Council's Conservation Officer for a substantial orangery at this designated heritage asset in the Conservation Area.

52	19/03034/LBC	53 The Mount, Shrewsbury, Shropshire, SY3 8PP	Internal alterations in connection with provision of a means of escape from the second floor affecting a Grade II Listed Building	No Objection
53	19/03050/TPO	The Lilacs 110 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA	To carry out a crown reduction of 3 metres to prevent shading and reduce overextended limbs. Removal of any deadwood and severing of Ivy covering tree 1No Sycamore (T1) protected by Shrewsbury & Atcham Borough Council (Sunnyfields, Bell Lane) Tree Preservation Order 1983	No Objection

54	19/03080/TPO	Open Space Area At The Rear Of Winterton Way, Bicton Heath, Shrewsbury, Shropshire,	To reduce branch tips back from gable No8 Winterton Way to give approx. 2m clearance of 1No Atlas Cedar tree protected by Shropshire Council (Land to the North of Winterton Way, Shrewsbury) TPO 2013	No Objection
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29.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 10 – 30 July 2019.