

# SHREWSBURY TOWN COUNCIL

## Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR  
At 6.00pm on Tuesday 27 August 2019

### PRESENT

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

### IN ATTENDANCE

Helen Ball (Town Clerk), Hilary Humphries (Communications Officer), Matthew Johnson from DLBP Planning Limited and one member of the public.

### APOLOGIES

Apologies were received from Councillor K Roberts.

### 30/19 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
All Councillors	<ul style="list-style-type: none"><li>Declared a personal interest in application 19/03506/OUT as the applicant is known to them.</li></ul>
Councillors N Green and Mrs P Moseley	<ul style="list-style-type: none"><li>As a member of Shropshire Council North 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 North Planning Committee.</li></ul>
Councillor P Nutting	<ul style="list-style-type: none"><li>Declared a personal interest in application 19/03605/HHE as his daughter lives in the vicinity of the property.</li><li>Declared a personal interest in application 19/03393/FUL as the applicant is known to him.</li></ul>

### 31/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 6 August 2019 were submitted as circulated and read.

**RESOLVED:**

**That the minutes of the Planning Committee meeting held on 6 August 2019 be approved and signed as a correct record.**

**32/19 PRESENTATION ON PROPOSED 80 BEDROOM CARE HOME ON LAND SOUTH OF OTELEY ROAD**

Matthew Johnson from DLBP Planning Limited provided Members with background details of the company which currently has 122 care homes nationwide with plans to open more where a need is established. Extra Care UK is the largest provider of care facilities in the UK. The company deals with all mixes of care from those who are still active but need some assistance with daily living, to caring for residents with dementia through to full nursing care for those who require a higher level of care.

The 80-bed care home on the site off Oteley Road will focus on nursing care where residents won't be allowed to leave unaccompanied.

There will be a range of facilities both within the home and in the grounds to encourage people out of their en-suite rooms and engage with the wider community.

The rooms will be available on a weekly contract, or possibly longer where agreed between the resident and the care company, but will remain in the ownership of Extra Care UK. Residents are likely to be privately funded on a mix of NHS /LA /part private.

Members expressed their concerns that the provision of thirty car parking spaces would be wholly inadequate for this location, where a reliance on car usage is prevalent in a rural county. Mr Johnson clarified that residents requiring this type of accommodation would need a level of care that prohibits driving. The figure of thirty spaces is based on the company's other properties across the country. Members felt that staff parking would account for most of the available spaces and questioned the remaining availability of spaces for visitors.

Members were satisfied that the proposals will be two-storey that will fit in with the area.

When asked about provision of energy efficient practices, Mr Johnson advised members that the developers have included a combined heat and light power plant and are also looking into solar panels to increase energy efficiency and future-proof the building.

Mr Johnson agreed to review the parking provision ahead of the formal planning application being submitted in mid/late September.

*The Chairman thanked Mr Johnson for attending and he duly left the meeting.*

**33/19 MATTERS ARISING**

**33.1 Application 19/01710/FUL – 31 Castle Street**

Members received an update from the Town Clerk on the amended proposals for this property and the noise reduction scheme that will be incorporated into the re-design by the owners.

Whilst Members had no objections to the principle of this property becoming a bar and were generally satisfied that the new proposals will go some way to mitigating noise for the neighbouring residential properties, there were concerns with plans to close at 1am, particularly given that licenses in this locality were granted to 11pm.

Members would like to see conditions imposed on the premises that would see the establishment close at 11pm from Sunday to Thursday and 12am on Friday and Saturday.

**RESOLVED:**

**That the Town Council withdraws its objections to this planning application but respectfully requests that a restriction on opening hours until 11pm from Sunday to Thursday and 12am from Friday to Saturday is imposed on this property and that music should cease to be played by 12am on those days.**

**33.2 Application 19/03181/FUL – Plas Newydd, 34 Hereford Road**

Members considered the amended proposals for this property and whilst they had no objection to the principle of the garage, they were satisfied that the new plans addressed their concerns.

**RESOLVED:**

**That the Town Council withdraws its objections to this application.**

**34/19 HIGHWAY ORDERS**

There were no Highways Orders for consideration.

**35/19 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**36/19 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## 37/19 PLANNING APPLICATIONS

### 37.1 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 31 July - 20 August 2019.

#### RESOLVED:

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

1	19/03693/HHE	92 Sutton Road, Shrewsbury, Shropshire, SY2 6RB	Erection of a rear conservatory to semi-detached dwelling, dimensions 4.0 metres beyond rear wall, 3.40 metres maximum height, 2.10 metres high to eaves	No Objection
2	19/03630/ADV	Furrows Limited Benbow Business Park Harlescott Lane, Shrewsbury, Shropshire, SY1 3EQ	Erect and display 1no externally illuminated Totem sign	No Objection
3	19/03567/TPO	70 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UH	Crown raise canopy to approx. 5.5m of 2no Pine protected by the Shrewsbury & Atcham Borough Council (70 Mytton Oak Road, Shrewsbury) Tree Preservation Order 2006 (Ref: SA/437)	No Objection
4	19/03506/OUT	Proposed Dwelling To The North Of 65, White House Gardens, Shrewsbury, Shropshire,	Outline application (All Matters Reserved) for the erection of 1no dwelling	Representation

The Town Council has no objections to the principle of development of this site, but Members have concerns that the proposals represent an over-development on such a narrow plot. Members also expressed concerns in relation to the size of the proposed property and its viability.

5	19/03494/FUL	Proposed Residential Development Land To The West Of, Throrer Road, Shrewsbury, Shropshire,	Development of 7 dwellings, access and public open space	Support with Comment
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The Town Council has no objection to this planning application, but Members would like to see energy-efficient proposals incorporated into the design to help with future sustainability of the development.

<b>6</b>	19/03259/LBC	7 Cross Hill, Shrewsbury, Shropshire, SY1 1JH	Reinstatement of original Georgian street facade at ground floor level to include 2No. windows, replacement door complete with porch, fan light and stone entrance steps; 2No. first floor windows to revert to the original size affecting a Grade II Listed Building	No Objection
<b>7</b>	19/03258/FUL	7 Cross Hill, Shrewsbury, Shropshire, SY1 1JH	Reinstatement of original Georgian street facade at ground floor level to include 2No. windows, replacement door complete with porch, fan light and stone entrance steps; 2No. first floor windows to revert to the original size	No Objection
<b>8</b>	19/03610/FUL	24 Havelock Road, Shrewsbury, Shropshire, SY3 7NE	Erection of a greenhouse	No Objection
<b>9</b>	19/03611/FUL	22 Clive Way, Shrewsbury, Shropshire, SY2 5QH	Erection of single storey extension to include two flat roof lanterns	No Objection
<b>10</b>	19/03614/TCA	81 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LY	Reduce height of trees by maximum of 2m and shorten branches of trees on garden side of 20 Hawthorn Road to reduce overhang (max reduction 2m) of 2no Yew trees within Belle Vue Conservation Area	No Objection
<b>11</b>	19/03562/FUL	92 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	Alterations to windows including dormer to rear; velux to front and Bi fold doors to rear	No Objection
<b>12</b>	19/03584/VAR	School House Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Variation of condition number 2 (approved plans) attached to Planning Permission reference 11/01802/FUL Dated 27/09/2011 to allow minor amendments to the footprint of the rear extension and the french windows	Representation

Whilst the Town Council does not object to this planning application, Members fully support the comments of Shropshire Council's Conservation Officer and feel that the garden access doors produce a dominant effect and are out of scale with the rear of the extension.

*Councillor P Nutting left the meeting.*

<b>13</b>	19/03605/HHE	31 Meadowbout Way, Shrewsbury, Shropshire, SY5 8QB	Erection of a rear single storey conservatory to detached dwelling, dimensions 3.60 metres beyond rear wall, 3.30 metres maximum height, 2.30 metres high to eaves	No Objection
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*Councillor P Nutting re-joined the meeting.*

<b>14</b>	19/03525/ADV	Retail Warehouse And Premises Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display 2 no. fascia signs and 1 no. totem pole sign all internally illuminated	No Objection
<b>15</b>	19/03529/FUL	30 Brook Street, Shrewsbury, Shropshire, SY3 7QR	Erection of two storey extension to north elevation and single storey extension to south elevation to include some demolition; erection of garden outbuilding	No Objection
<b>16</b>	19/03530/FUL	23 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS	Rear single story extension and side garage	No Objection
<b>17</b>	19/03165/ADV	Superstore and Premises, Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Erect and display externally illuminated fascia signs on 4 sides of the canopy	No Objection
<b>18</b>	19/03483/VAR	Proposed Dwelling To The East Of 1 Westwood Drive, Shrewsbury, Shropshire,	Variation of Condition No. 2 (approved plans) attached to Planning Permission 17/05428/FUL dated 30 January 2018	Objection

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

- Members feel that these proposals are an over-development of a relatively modest corner plot on an open-plan estate;
- Members expressed concerns that extending the habitable property in to the roof space sets a dangerous precedent on this estate, where existing properties are traditionally comprised of a ground floor and first floor accommodation;
- In light of extending the property upwards, Members feel that the pitch of the roofline will need to be altered to accommodate the additional space in the roof, which will have a detrimental effect on the street scene for neighbouring properties.

<b>19</b>	19/03491/FUL	54 Coton Mount, Shrewsbury, Shropshire, SY1 2NL	Erection of single storey side extension and associated alterations	No Objection
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<b>20</b>	19/03517/COU	Brook House, 133 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	Change of use to a large House of Multiple Occupancy (max 11 residents)	No Objection
<b>21</b>	19/03434/FUL	The Waterfront Victoria Quay, Shrewsbury, Shropshire, SY1 1HH	Refurbishment including realignment of Victoria Quay frontage; formation of two internal mezzanine floors and first floor balcony at front with elevational alterations in association with mixed A3/A4 use	Objection

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

- Members expressed concerns that there is a lack of clarity and insufficient information within the proposals to be able to make an informed decision on this application;
- Members would like to see better artistic impressions of the designs to be able to fully comprehend the proposals for this building;
- Members feel that the two-storey proposals for these premises are not compatible with the existing structure and feel that the plans do not adequately address the scheme of works;
- Members would like to see more information on the proposed signage within the documents submitted for consideration especially as the property is located in a Conservation Area;
- Members fully support the comments made by Shropshire Council's Conservation Officer;
- In view of the location of the property in the Conservation Area, and in its context adjacent to the river, Members respectfully request that this application is considered by Shropshire Council's North Planning Committee and not by officer delegation.

<b>22</b>	19/03473/FUL	42 Bishop Street, Shrewsbury, Shropshire, SY2 5HB	Remove and rebuild the existing front garden wall to bring its appearance in line with other properties on the street. Install wall coping, iron railing and gate. Replace brick wall on edge of the path with rope-top edging (Article 4)	No Objection
<b>23</b>	19/03481/FUL	46 Shelton Road, Shrewsbury, Shropshire, SY3 8SR	Erection of single storey and partial two storey rear extension	No Objection
<b>24</b>	19/03515/TCA	103 The Mount, Shrewsbury, Shropshire, SY3 8PH	Fell 1no Cherry within Shrewsbury Conservation Area	No Objection
<b>25</b>	19/03164/FUL	Superstore And Premises Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Erection of grocery collection 'drive thru' canopy in car park	No Objection
<b>26</b>	19/03325/FUL	13 Ditherington Road, Shrewsbury, Shropshire, SY1 4BE	Installation of dropped kerb	No Objection

<b>27</b>	19/03458/TCA	Strathearn Belle Vue Road, Shrewsbury, Shropshire, SY3 7NJ	To fell 1no Almond Blossom within Belle Vue Conservation Area	No Objection
<b>28</b>	19/03461/TCA	84 King Street, Shrewsbury, Shropshire, SY2 5ET	To Fell 1no Conifer Tree (and replace with more suitable species) within Shrewsbury Conservation Area	No Objection
<b>29</b>	19/03462/TCA	43 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB	To fell 1no Leylandii within Belle Vue Conservation Area	No Objection
<b>30</b>	19/03479/TCA	1 Lexden Gardens Belle Vue Road, Shrewsbury, Shropshire, SY3 7NL	To fell 3no self set Sycamore trees within Belle Conservation Area	No Objection

*Councillor P Nutting left the meeting.*

<b>31</b>	19/03393/FUL	9 Oakley Street, Shrewsbury, Shropshire, SY3 7JU	Erection of two storey side extension following removal of prefabricated garage and widening of drive way	Objection
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The Town Council objects to this planning application on the following grounds:

- Members feel that the proposed extension is an over-development of the site in terms of its bulk, complexity of design and lack of subservience to the existing dwelling and will be out of scale and character with both the existing property and the neighbouring properties;
- Members expressed concerns that the proposals will breach the existing building line of the neighbouring properties and create a terracing effect; adversely affecting a very traditional and beautiful street layout
- Members have concerns that the proposed extension, which will abut the neighbouring property, will impact on the neighbour's privacy and will reduce their access to natural light to the rear;
- There are also concerns that vehicle access to the property will create traffic issues on a blind bend and respectfully request that Shropshire Council's Highways Officer re-visits these plans.
- Members wish to stress they are not opposed to development. Oakley Street is a very beautiful street with a number of sympathetic extensions - this is not one.

*Councillor P Nutting re-joined the meeting.*

*One member of the public left the meeting.*

<b>32</b>	19/03288/FUL	26 Underdale Road, Shrewsbury, Shropshire, SY2 5DW	Erection of single storey extension to rear following demolition of covered way and garage	No Objection
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<b>33</b>	19/03231/FUL	The Shropshire Nuffield Hospital, Longden Road, Shrewsbury, Shropshire, SY3 9DP	Permanent retention of two storey modular building with amendments to include external cladding; erection of parapet; boundary treatments including a retaining wall and timber fencing	No Objection
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Whilst the Town Council raise no objections to this planning application, Members have questioned the fire-retardant properties of the proposed cladding materials to be used.

<b>34</b>	19/03391/FUL	Carriage House, Murivance, Shrewsbury, Shropshire, SY1 1JF	Conversion of integral garage to living accommodation and associated alterations	No Objection
<b>35</b>	19/03392/LBC	Carriage House, Murivance, Shrewsbury, Shropshire, SY1 1JF	Conversion of integral garage to living accommodation and associated alterations affecting a Grade II Listed Building	No Objection
<b>36</b>	19/03396/FUL	103 Sundorne Crescent, Shrewsbury, Shropshire, SY1 4JH	Erection of a single storey rear extension and associated alterations	No Objection
<b>37</b>	19/03293/LBC	Bulls Head 14 Castle Gates, Shrewsbury, Shropshire, SY1 2AB	Proposed External decoration and Internal Refurbishment Works	No Objection
<b>38</b>	19/03294/FUL	Alan Gutridge Drive, Shrewsbury, Shropshire,	Formation of 6No parking spaces	No Objection
<b>39</b>	19/03330/FUL	Crown House, Santander UK St Marys Street Shrewsbury, Shropshire, SY1 1EU	Installation of roller shutter to shop front	No Objection
<b>40</b>	19/03332/OUT	Proposed Dwelling To The North Of Ridgebourne Road, Shrewsbury, Shropshire,	Outline application for the erection of a single dwelling to include utilising existing access off Ridgebourne Road	Objection

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

- Members feel that these proposals are an over-development of the site in what is essentially a back-land development;
- Members feel that the proposed property has no direct relationship with either the Ridgebourne Road or Roman Road street scene and that the plans are wholly out of context with the established properties in this area, where existing houses have open plan frontages

## **37.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council between 31 July - 20 August 2019.