

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 4 June 2024

PRESENT

Councillors P Moseley (Chairman), R Dartnall, M Davies, N Green, K Halliday.

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer) and 1 member of the public.

APOLOGIES

Apologies were received from Councillors Lemon & Wagner and Amanda Spencer (Deputy Town Clerk)

08/24 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.
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09/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 14 May 2024 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 14 May 2024 be approved and signed as a correct record.

10/24 MATTERS ARISING

10.1 Re-consultation - 24/01340/FUL – Former Builders Yard, Red Barn Lane.

The Town Council had considered this application at its meeting on 14 May 2024 as the agent had notified the Town Council of a change to the proposal from 3 dwellings to 2. Committee wished to wait until the formal re-consultation before they commented.

It was reported that there was now a formal re-consultation and the updated Design & Access statement stated the dwellings had been well positioned so that the existing woodland could be retained and completely separated from this application and any development. The proposed scheme had been planned so that it would not present any overlooking issues or adverse effects to the neighbouring buildings nearby. The applicant had chosen to reduce the number of plots down to 2 detached homes to allow the best layout and maximise the space in-between the dwellings whilst also

ensuring the proposed dwellings and their amenity space would sit entirely on the previously developed land. The proposed development would provide 3 minimum 2.5x5m parking spaces per dwelling and there would also be EV charging points on each dwelling.

Members commented that the new proposal for 2 dwellings instead of 3 was clearly better but the proposed dwellings were still very large and disproportionate to others in the area. The site still bordered on the green corridor which is vital to wildlife.

RESOLVED:

That the Town Council continues to object to the application on the grounds of overdevelopment. Members welcomed the amended designs received but still had concerns about the size of each property and the overall footprint of the development. The style did not appear to be in keeping with properties in the surrounding area. The site is within the Conservation area and members feel the development would be detrimental to the Rad Valley which is a valuable green wedge.

11/24 HIGHWAY ORDERS

There were no Highways Orders for consideration.

12/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

13/24 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

14/24 PLANNING APPLICATIONS

14.1 Schedules of Planning Applications

The Deputy Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council's area, which had been registered between 4 May 2024 – 24 May 2024.

RESOLVED:

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

1.	24/01892/ADV	27B Pride Hill, Shrewsbury, SY1 1DP	Internally illuminated fascia panel and projecting sign	Representation
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Whilst the Town Council does not object to the empty unit being used as a car showroom, Members fully support the comments raised by the Conservation Officer with regard to internal illumination of signage. The Town Council has always defended the long-established principle of all signage in the town centre being externally illuminated to preserve and enhance the Conservation Area. The Town Council also commented that a drop kerb would be required to facilitate vehicle movement and had this been considered by the applicant.

2.	24/01891/FUL	27B Pride Hill, Shrewsbury, SY1 1DP	Change of use from retail (Class E(A)) to car showroom (Sui Generis use) and replacement display windows and doors	Representation
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Whilst the Town Council does not object to the empty unit being used as a car showroom, Members fully support the comments raised by the Conservation Officer with regard to internal illumination of signage. The Town Council has always defended the long-established principle of all signage in the town centre being externally illuminated to preserve and enhance the Conservation Area. The Town Council also commented that a drop kerb would be required to facilitate vehicle movement and had this been considered by the applicant.

3.	24/01940/TPO	Harlescott Social Club, Roseway, Shrewsbury, SY1 4HW	Re-pollard 3no. Limes (T1,2&5) and 2no. Horse Chestnuts (T4&6) and fell 1no. Lime (T3) (see schedule) protected by Shrewsbury & Atcham Borough Council (Land at Harlescott Social Club, Shrewsbury) Tree Preservation Order 2007 (SA/452)	No Objection
4.	24/01847/FUL	70 Castle Foregate, Shrewsbury, SY1 2EJ	Remove existing timber front shop front and replace with aluminium fixed unit	Representation

Whilst the Town Council does not object to this application per se, Members fully support the Conservation Officer comments with regards to the fenestration and glazing arrangements and request that the applicant should retain the current glazing pattern rather than the multi-pane pattern proposed, retaining the character of the building.

5.	24/01846/FUL	Crowmeole Barn, Shrewsbury, SY3 8AY	Proposed erection of single storey extension to west elevation, removal of window to playroom and insertion of bi-fold doors to gable, replacement of full height window to utility for a fully glazed door.	No Objection
6.	24/01883/TCA	78 St Michaels Gate, Shrewsbury, SY1 2HL	Fell 1no White Poplar (T1) within Shrewsbury Conservation Area	No Objection

The Town Council raise no objections to this application but would like to see a replacement tree planted.

7.	24/01869/TCA	The Peacock, 42 Wenlock Road, Shrewsbury, SY2 6JS	Fell 1no. Maple (T1) (leaving stump as close to ground level as practicable) within Shrewsbury Conservation Area	No Objection
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The Town Council raise no objections to this application but would like to see a replacement tree planted.

8.	24/01803/FUL	Whitehall, Monkmoor Road, Shrewsbury	Erection of a temporary 2.4-metre-high palisade fence for a period of two years	No Objection
9.	24/01739/FUL	3 Greenacre Road, Shrewsbury, SY3 8LR	Erection of two-storey side and rear extension together with single storey extension to rear, following demolition of existing garage, outbuilding and store	Objection

The Town Council objects to this application. There appears to be very little change to this application from previous applications and the proposal constitutes over-development of the site. The proposal is inappropriate and would disrupt the current street scene, being visually obtrusive and of significant mass and harmful to the surrounding setting.

10.	24/01375/FUL	48 Woodfield Road, Shrewsbury, SY3 8HY	Roof and dormer roof extensions to existing second floor level	No Objection
11.	24/01675/FUL	18 Alfred Street, Shrewsbury, SY2 5EX	Black matt steel railings on front elevation	No Objection
12.	24/01849/TCA	87 New Park Road, Shrewsbury, SY1 2RU	Prune to previous pruning cuts with a bias to a bigger reduction to the West (as appropriate) and to achieve a 3m height clearance and remove roots found in area with approved planning following guidance in the submitted AMS document and with arboricultural supervision of 1no. Norway Maple (T1) within Shrewsbury Conservation Area	No Objection
13.	24/01727/FUL	8 Cleveland Street, Shrewsbury, SY2 5DN	Single Storey Rear Extension and loft conversion	Representation

Whilst the Town Council has no objections to this application, the drawings are misleading in that the existing and proposed bathroom height appears higher than the eaves height. Members respectfully request that the Case Officer looks at the drawings to confirm that this is not the case.

14.	24/01726/FUL	First Floor Flat, 110 St Michaels Street, Shrewsbury, SY1 2EU	Change of use from dilapidated HMO to 4 no. self-contained apartment units	Objection
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The Town Council object to this application on the grounds of the incorrect materials proposed. There is no UPVC in Article 4 Direction locations and the windows should be replaced like for like to safeguard the

historic fenestration of the building. Members fully support the comments raised by the Conservation Officer.

15.	24/01723/FUL	Former Public Conveniences, St Julians Friars, Shrewsbury	Phased Conversion and extension to existing single storey former public toilet building to provide single dwelling with ground floor workshop and storage	No Objection
16.	24/01704/FUL	12A Primrose Terrace, St Michaels Street, Shrewsbury, SY1 2EY	Replacement front windows	Objection

The Town Council objects to this application on the grounds of the incorrect materials proposed. The Article 4 Direction is in place to ensure that the windows should be replaced like for like. It is therefore not appropriate to replace traditional wooden sash windows with UPVC alternatives.

17.	24/01839/TPO	Wellspring Apostolic Church, Belle Vue, Shrewsbury, SY3 7LX	End reduce by 20% lowest limbs overhanging roads of 1no Holm Oak protected by the Shrewsbury and Atcham Borough Council (Apostolic Church, Belle Vue Road) Tree Preservation Order 1989 (SA/177)	Objection
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The Town Council objects to this application as there are concerns the proposed reduction is excessive. The Oak is a landmark tree in the area with prominence in the street scene and provides considerable amenity value. There is public concern regarding the unnecessary cutting back. There would be a large visual impact if the tree were reduced by 20% not to mention significant impact on the wildlife within the tree. Members are happy for some of the lower branches to be removed for safety reasons, without any adverse effect on the amenity value in the area.

18.	24/01812/TPO	47 Oakley Street, Shrewsbury, SY3 7JX	Crown reduce by approx. 4ft to previous pruning points of 1no Cedar protected by the Shrewsbury and Atcham Borough Council (47 Oakley Street, Shrewsbury) Tree Preservation Order 2002	No Objection
19.	24/01672/FUL	Shrewsbury Prison Ltd, Former Prison, The Dana, Shrewsbury, SY1 2HP	Demolition of part of former education block and workshop	No Objection
20.	24/01665/FUL	28 Oakfield Road, Shrewsbury, SY3 8AE	Proposed single storey side extension	No Objection
21.	24/01649/FUL	The Kitchen Depot Ltd, 48 - 52 Ennerdale Road, Shrewsbury, SY1 3LD	Change of Use of building and land to car showroom/dealership (Sui Generis), and alterations to shopfront and erection of fencing.	No Objection

22.	24/01747/TCA	5 Earlston Park, Shrewsbury, SY3 8BE	Fell 2no. Leylandii within Shrewsbury Conservation Area	No Objection
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The Town Council raise no objections to this application but would like to see a replacement tree planted.

14.2 Schedule of Planning Decisions

The Deputy Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 4 May 2024 – 24 May 2024.

RESOLVED:

That the variance of planning decisions between the period 4 May 2024 – 24 May 2024 be noted.

14.3 Certificate of Lawful Development

The Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 4 May 2024 – 24 May 2024 for noting:

1. 24/01788/CPL - Application for a Lawful Development Certificate for the conversion of existing garage and rear extension - 6 Leyburn Avenue, Shrewsbury

RESOLVED:

That the applications for certificates of Lawful Development between 4 May to 24 May 2024 be noted.