

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 25 June 2024

#### PRESENT

Councillors P Moseley (Chairman), R Dartnall, M Davies, K Halliday and D Vasmer.

#### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Officer)

#### APOLOGIES

Apologies were received from Councillors Green, Lemon & Wall.

#### 15/24 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
Councillors Davies & Vasmer	<ul style="list-style-type: none"><li>Declared an interest in application 24/01979/FUL as the applicant is known to them</li></ul>
Councillor Moseley	<ul style="list-style-type: none"><li>Declared an interest in application 24/02025/FUL as the applicant is known to her</li></ul>

#### 16/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 4 June 2024 were submitted as circulated and read.

Councillors Vasmer voted to abstain as he was not present at the meeting on 4 June 2024.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 4 June 2024 be approved and signed as a correct record.**

#### 17/24 MATTERS ARISING

##### 17.1 24/01340/FUL – Former Builders Yard, Red Barn Lane

The Town Council had considered this application at its meeting on 4 June 2024 and objected to the application on the grounds of overdevelopment. At that time, Members had welcomed the amended designs received but still had concerns about the size of each property and the overall footprint of the development. They had commented that the style did not appear to be in keeping with properties in the surrounding area.

The agent for the application had contacted the Town Council following the application being considered previously, stating that they had further altered the dwellings to reduce the scale and hoped that the Town Council would now support the application. They also commented that they had the support of the Shropshire Council's Conservation Officer, Tree Officer, Planning Officer, Ecology, Highways, Affordable Housing, Regulatory Services, Archaeology and Drainage.

The agent outlined that the changes made were the following:

Plot 1:

- Removal of entire rear gable element
- Removal of front dormers
- Reduction in the size of the garage door
- Reduction in size of glazing at the back

Plot 2:

- Removal of entire left side (en-suite part).
- Reduce windows of playroom to just one window
- Reduction in size of rear playroom window
- Reduction in size of glazing at the back"

Members agreed that the proposal had a substantial reduction and that as the consultees were happy with the changes, no reason could be found to object to the application.

**RESOLVED:**

**The Town Council raised no objections to the revised application and removed their original objection.**

#### **18/24 BIODIVERSITY NET GAIN**

The Deputy Town Clerk explained to Committee that the document shown had been put together by the National Association of Local Councils and Members were asked if this was something they would like to adopt for the Planning Committee once modifications had been made as a separate policy or if it should form part of the Town Council's Climate & Nature Recovery Policy.

Councillor Dartnall suggested it should be taken to the Climate & Nature Recovery Committee to discuss further and get a wider input with specialist knowledge and commented that a workable policy was needed.

Councillor Halliday agreed that the wording should be incorporated into the existing policy and agreed that it would be a welcome addition to the Planning Committee to show how it would affect planning applications.

**RESOLVED:**

**Members agreed that the Biodiversity Net Gain Policy would be referred to the Climate & Nature Recovery Committee for comment and adoption.**

#### **19/24 HIGHWAY ORDERS**

There were no Highways Orders for consideration.

## 20/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

## 21/24 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration at this meeting.

The Deputy Town Clerk informed Committee that they would now be showing a link to current Premises Applications on every Planning Committee agenda. The Town Council were not a formal consultee, but it would give members a chance to look at what was being applied for and they could bring any premises licences to the attention of the Committee if necessary.

### RESOLVED:

The Committee agreed that this would be useful and agreed to the link being added to the agenda.

## 22/24 PLANNING APPLICATIONS

### 22.1 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 25 May 2024 – 14 June 2024.

### RESOLVED:

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

1.	24/02161/FUL	8 Moreton Crescent Shrewsbury Shropshire SY3 7BZ	Change of use from existing dwelling in HMO use into 3 self- contained apartments and erection of external staircase	No Objection
2.	24/02081/FUL	Unit 7 Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Reconfiguration of existing plant compound (palisade fencing) complete with flow forge roof and the installation of air conditioning/refrigeration plant thereto together with the creation of a bin store therein and the forming of 2 no. openings in external wall associated with plant installation	No Objection
3.	24/02146/FUL	3 Coney Green Bicton Heath Shrewsbury Shropshire SY3 5AP	Erection of a two-storey extension to side	No Objection
4.	24/02092/FUL	39 Laburnum Grove Spring Gardens Shrewsbury Shropshire SY1 2UT	Conversion and extension of existing garage to annexe accommodation	No Objection

The Town Council raised no objections to this application, but Members requested that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

<b>5.</b>	<b>24/02091/FUL</b>	59B Belle Vue Road Shrewsbury Shropshire SY3 7LX	Two storey rear extension, double height front porch, amendments to windows and internal re-arrangement	Objection
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The Town Council objected to this application as the proposals would be overbearing and prominent and would have a negative impact on the current street scene, located within a Conservation Area. There appears to be mentions of a potential sun terrace and a gate and Members would like additional information on this as these proposals would also cause harm & privacy issues. An Arboricultural report would also be recommended for this application.

<b>6.</b>	<b>24/02090/FUL</b>	35 Westlands Road Shrewsbury Shropshire SY3 8UT	Side extension and front porch	No Objection
<b>7.</b>	<b>24/02145/TPO</b>	1 Council House Court Shrewsbury Shropshire SY1 2AU	Crown lift (as per schedule and annotated photos) 1no. Horse Chestnut (T1) protected by the Shrewsbury and Atcham Borough Council (St Mary's Water Lane 1972) Variation of Tree Preservation Order 2003 (SA/60	No Objection
<b>8.</b>	<b>24/01887/FUL</b>	Land West And South Cedars Drive Shrewsbury Shropshire	Erection of 44No dwellings, including associated works and landscaping	Objection

The Town Council objected to this application on the grounds of overdevelopment as the proposed dwellings do appear to be crammed into the site. There are concerns regarding the impact this proposal would have on both the traffic and residents on Cedars Drive and Ellesmere Road. The plans show a lack of public open space within the proposed site and there appears to be no consideration for active travel. Members commented that the Ecology evaluation was carried out at the wrong time of the year, and this should be carried out again. They also requested that confirmation be sought as to whether this site is located within the official development boundary.

<b>9.</b>	<b>24/02067/FUL</b>	253 Copthorne Road Shrewsbury Shropshire SY3 8LP	Single storey rear extension, new roof configuration and installation of roof windows and roof balcony windows	No Objection
<b>10.</b>	<b>24/02060/FUL</b>	5 Tannersdale Shrewsbury Shropshire SY3 9FQ	Part demolish the existing 1.8 metre high garden wall with 2 metre high pillars along the principal elevation of the property and rebuild the 1.8 metre high wall with 2 metre high pillars along the front boundary of the property	No Objection

<b>11.</b>	<b>24/02062/ADV</b>	Argos Unit 7 Meole Brace Retail Park, Shrewsbury. SY3 9NB	High level sign to front elevation, loading bay sign to rear elevation and vinyls/graphics to internal face of windows/doors	No Objection
<b>12.</b>	<b>24/02063/FUL</b>	Argos Unit 7 Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Installation of 2 no. full height sections of shopfront together with new full width shopfront to central section of front elevations complete with bi-parting doors and side screen	No Objection
<b>13.</b>	<b>24/02045/FUL</b>	6 Riverdale Road Shrewsbury Shropshire SY2 5TA	Conversion of existing garage to habitable room, single storey extensions to front and rear, removal of chimney and rendering of property	No Objection

The Town Council raised no objections to this application, but Members requested that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

<b>14.</b>	<b>24/02040/FUL</b>	130 Copthorne Road Shrewsbury Shropshire SY3 8LX	Erection of single storey extension to rear	No Objection
<b>15.</b>	<b>24/02034/FUL</b>	Argos Unit 7 Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Blocking up of existing doors to side and rear elevations and to rear elevation existing roller shutter opening to be reduced and new smaller roller shutter installed and doorway created	No Objection
<b>16.</b>	<b>24/02041/FUL</b>	74 Canon Street Shrewsbury Shropshire SY2 5HH	Replacement of 6No windows to front elevation (Article 4)	No Objection

The Town Council raised no objections to this application but would like to see the same materials used for the replacement windows.

*Councillor Moseley left the meeting. Councillor Halliday took over as Chairman.*

<b>17.</b>	<b>24/02025/FUL</b>	62 Belvidere Road Shrewsbury Shropshire SY2 5LY	Conversion of existing garage into a habitable room, single storey extension to the front of the garage and new porch	No Objection
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*Councillor Moseley re-joined the meeting and took over as Chairman.*

<b>18.</b>	<b>24/02008/FUL</b>	14 St James Road Shrewsbury Shropshire SY2 5YH	Erection of hipped roof over the front garage and covered area	No Objection
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<b>19.</b>	<b>24/02000/FUL</b>	28 Ebury Avenue Shrewsbury Shropshire SY1 4PZ	Garage conversion and rear extension	No Objection
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*Councillors Davies & Vasmer left the meeting.*

<b>20.</b>	<b>24/01979/FUL</b>	42 London Road Shrewsbury Shropshire SY2 6NX	Erection of ground floor rear extensions to house and garage, with internal alterations	No Objection
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*Councillors Davies & Vasmer re-joined the meeting.*

<b>21.</b>	<b>24/01956/LBC</b>	Marie Curie Cancer Care 4 Mardol Shrewsbury Shropshire SY1 1PY	Installation of one fascia and one projecting sign	No Objection
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The Town Council raised no objections to this application and support the comments raised by the Conservation Officer in that it would be preferable to maintain the current painted timber fascia rather than aluminium panel.

<b>22.</b>	<b>24/01948/LBC</b>	Candle Lane Books 28 - 29 Princess Street Shrewsbury Shropshire SY1 1LW	Conversion to 2No. residential properties	No Objection
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The Town Council raised no objections to this application and support the comments raised by the Conservation Officer in retaining the traditional and historic shop fronts.

<b>23.</b>	<b>24/01947/FUL</b>	Candle Lane Books 28 - 29 Princess Street Shrewsbury Shropshire SY1 1LW	Conversion to 2No. residential properties	No Objection
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The Town Council raised no objections to this application and support the comments raised by the Conservation Officer in retaining the traditional and historic shop fronts.

<b>24.</b>	<b>24/01959/FUL</b>	44 Leamore Crescent Shrewsbury Shropshire SY3 7QD	Erection of extension to existing garage	No Objection
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<b>25.</b>	<b>24/01941/FUL</b>	41 Canon Street Shrewsbury Shropshire SY2 5HQ	Proposed loft conversion including rear facing dormer and velux rooflights.	No Objection
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The Town Council raised no objections to this application and fully support the Conservation Officer comments and agree that the proposed rooflights should be removed from the application as there are no others in the vicinity.

<b>26.</b>	<b>24/02101/TPO</b>	8 Stonehurst Drive Shrewsbury Shropshire SY2 6DF	Crown reduce height by approx 5m, remove dead branches and reduce lower branches by approx 1m from 3no. Fir trees protected by The Borough of Shrewsbury (Stonehurst School, Sutton Road, Shrewsbury) Tree	Permission granted by SC prior to the meeting
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			Preservation Order 1965 No. 1 (SA/17)	
27.	24/02049/TCA	Nursery House Corporation Lane Shrewsbury Shropshire SY1 2PA	Reduce by 1-2m across entire canopy and reshape 1no Leylandii (T1) & 1no Golden Leylandii (T2) within Shrewsbury Conservation Area	Permission granted by SC prior to the meeting
28.	24/01932/FUL	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	Creation of an Artificial Grass Pitch (AGP) with perimeter fencing, adjacent hardstanding area, directional sports lighting, timber acoustic fence, access footpaths including low level bollard lighting, timber maintenance store, landscaped bund, new tree planting and wildlife shrub buffer zone	Objection

The Town Council maintained their objection to this application. Whilst some changes have been made since the previous application was withdrawn, the community concerns have still not been taken into account with this proposal. It was felt that the location of the pitch was still not suitable and could be moved to another location away from residential properties. There had only been a minimal reduction in the opening hours and there would still be considerably more noise and light pollution and the traffic to the area would increase and Preston Street already suffers with this issue. The Town Council welcomed increased sports facilities within the town, but this proposal would have too much of an impact on the neighbouring residents.

29.	24/01890/FUL	Land At Maxfield Drive Shrewsbury Shropshire SY2 6GW	Construction of a 64-no. apartment affordable extra care home (C2 use class) with associated open space/green infrastructure, landscaping, car/cycle parking, service infrastructure (drainage, highways, lighting), engineering operations and creation of new vehicular access	No Objection
30.	24/01647/FUL	Chemotherapy Day Unit Royal Shrewsbury Hospital North Mytton Oak Road Shrewsbury Shropshire SY3 8XQ	Erection of a New Linear Accelerator Bunker at the Radiotherapy Department at the Royal Shrewsbury Hospital	No Objection
31.	24/01500/FUL	30 Copthorne Park Shrewsbury Shropshire SY3 8TJ	Removal of existing conservatory, erection of rear extension and interior reconfiguring	No Objection
32.	24/01971/TCA	Kingsland Bank Kingsland Road Shrewsbury Shropshire SY3 7AF	Remove branch and reduce canopy by approx. 3m of 1no Holly within Shrewsbury Conservation Area	No Objection

## **22.2 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 25 May 2024 – 14 June 2024.

### **RESOLVED:**

**That the variance of planning decisions between the period 25 May 2024 – 14 June 2024 be noted.**

## **22.3 Certificate of Lawful Development**

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 25 May 2024 – 14 May 2024 for noting:

24/02109/CPL - Application for a Lawful Development Certificate for Alterations including a new mono pitch roof to single storey part and associated alterations to ground floor accommodation - 2 Underdale Avenue, Shrewsbury

### **RESOLVED:**

**That the applications for certificates of Lawful Development between 25 May to 14 June 2024 be noted.**