

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 6 August 2024

#### PRESENT

Councillors P Moseley (Chairman), M Davies, N Green and K Halliday, C Lemon, K Pardy (substitute for Councillor Dartnall).

#### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Michelle Farmer (Committee Officer) and Tom Fenton & Phoebe Farrell from Berrys.

#### APOLOGIES

Apologies were received from Councillors Dartnall, Wagner & Wall.

#### 30/24 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>
Councillor N Green	<ul style="list-style-type: none"><li>Declared an interest in application 24/02717/FUL as the applicant was known to him.</li></ul>

#### 31/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 16 July 2024 were submitted as circulated and read.

Councillors Lemon & Moseley voted to abstain as they were not present at the meeting on 16 July 2024.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 16 July 2024 be approved and signed as a correct record.**

#### 32/24 MATTERS ARISING

There were no Matters Arising for consideration.

### **33/24 HIGHWAY ORDERS**

#### **33.1 New Toucan crossing on Oteley Rd, Shrewsbury**

The Deputy Town Clerk reported to Committee that Shropshire Council proposed to establish a Dual Toucan Crossing on OTELEY ROAD, SHREWSBURY at a point approximately 150 metres west of its junction with Loverose Way. If Committee wished to make any comments on the construction of this pedestrian crossing, they had until 8 August 2024 to respond.

#### **RESOLVED:**

**No objections were raised for this consultation.**

### **34/24 TREE PRESERVATION ORDERS**

#### **34.1 Confirmation of the Shropshire Council (130 Ellesmere Road, Shrewsbury) TPO 2024 (Ref. SC/00518/24)**

The Deputy Town Clerk informed Committee that this TPO was confirmed on 19 July 2024. The confirmed order and Officer report were circulated to Councillors prior to the meeting.

#### **RESOLVED:**

**That no comments were raised by Committee.**

### **35/24 PREMISES LICENCE APPLICATIONS**

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

### **36/24 PLANNING APPLICATIONS**

#### **36.1 Schedules of Planning Applications**

The 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 6 July 2024 – 26 July 2024.

#### **RESOLVED:**

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

<b>1.</b>	<b>24/02787/FUL</b>	42 Field Crescent Shrewsbury Shropshire SY1 4PB	Single storey side and rear extensions	No Objection
<b>2.</b>	<b>24/02762/FUL</b>	Berwick Heights 68 Berwick Road Shrewsbury Shropshire SY1 2NF	Demolition of existing single storey, flat roofed single garage & replacement with 2-storey, pitched roof double garage	No Objection
<b>3.</b>	<b>24/02769/FUL</b>	26 Greenfield Street Shrewsbury Shropshire SY1 2QL	Single storey rear extension and replacement garage and carport	No Objection

<b>4.</b>	<b>24/02765/ADV</b>	Clogau Gold Of Wales Ltd 49 Pride Hill Shrewsbury Shropshire SY1 1DN	3No built up logos - Internally illuminated and 2No wooden projection signs	No Objection
-----------	---------------------	--	---	--------------

The Town Council raise no objections to the application and fully support the comments raised by the Conservation Officer.

<b>5.</b>	<b>24/02739/FUL</b>	Crowmeole Barn Shrewsbury Shropshire SY3 8AY	Removal of window and glazed door to gable end of playroom and insertion of bi-fold doors, removal of window to south elevation of playroom and insertion of larger 3 pane window, replacement of full height window to utility for a fully glazed door, replacement of window to snug area for a full height window.	No Objection
-----------	---------------------	--	---	--------------

*Councillor Green left the meeting.*

<b>6.</b>	<b>24/02717/FUL</b>	Oteley Bungalow Sutton Grange Drive Shrewsbury Shropshire SY2 6QJ	Demolition of existing dwelling and construction of six dwellings and associated landscaping	Objection
-----------	---------------------	---	--	-----------

The Town Council object to this application on the grounds of overdevelopment. The proposed dwellings appear to be crammed into a small site with very little garden space available for each property.

*Councillor Green re-joined the meeting.*

<b>7.</b>	<b>24/02636/ADV</b>	Mcdonalds Restaurants Ltd Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	The reinstatement of existing fascia signage following re-lamping. Suite comprises 3 no. internally illuminated white acrylic McDonald's letterset and 6 no. internally illuminated yellow Golden Arch. The minor relocation of the existing wall mounted Banner	No Objection
<b>8.</b>	<b>24/02635/FUL</b>	Mcdonalds Restaurants Ltd Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Refurbishment of the restaurant with alterations to elevations, to include a 26.2 sqm back of house extension for improved storage and a bin store. The installation of 2 no. new Canopies over the Customer Order Displays (COD) and a Gallow style height restrictor. The introduction of 2 no. EVCP bays, replacement patio furniture, the relocation of 5 no. existing cycle hoops	No Objection

			and associated works to the site. The reinstating of fascia signage following re-lamping and the relocation of existing wall mounted Banner	
9.	24/02716/FUL	The Grove Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 9AQ	Erection of an extension and internal modifications	No Objection
10.	24/02701/LBC	5 Holywell Terrace Holywell Street Shrewsbury Shropshire SY2 5DF	Replace existing interior concealed window with a formed structural opening	No Objection
11.	24/02373/FUL	17 North Hermitage Shrewsbury Shropshire SY3 7JW	Alterations to dwelling and installation of gates	No Objection

Whilst the Town Council raise no objections to the application it would have been helpful to have seen further information on the proposed gates.

12.	24/02803/TCA	63 New Street Shrewsbury Shropshire SY3 8JF	Crown reduce overhanging branches by 1-3m of 1no Sycamore within Shrewsbury Conservation Area	No Objection
13.	24/02802/TPO	5 Oakley Manor Gardens South Hermitage Shrewsbury Shropshire SY3 7NT	Reduce side by approx. 1-2m of 1no Copper Beech & lightly reduce by approx. 1m 1no Yew protected by the Shrewsbury & Atcham Borough Council (Manor Gardens, Belle Vue) Tree Preservation Order 2005 (Ref: SA/416)	No Objection
14.	24/02790/TPO	The Birches The Copse Shepherds Lane Bicton Heath Shrewsbury Shropshire SY3 5FR	Reduce by approx. 1/3rd 1no Sycamore & remove large limb over house and small lower limb off neighbour's property of 1no Ash protected by the Shropshire Council (Land at the rear of The Orchards, Shepherds Lane, Bicton Heath, Shrewsbury) TPO 2014 (Ref: SC/00210/14)	No Objection

The Town Council raise no objections to this application. Members 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.

<b>15.</b>	<b>24/02786/TCA</b>	The Peacock 42 Wenlock Road Shrewsbury Shropshire SY2 6JS	Fell 2no Ash within Shrewsbury Conservation Area	No Objection
------------	---------------------	---	--	--------------

The Town Council raise no objections to this application. Members 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.

<b>16.</b>	<b>24/02726/TCA</b>	Darwins House Ltd Darwin House 2 The Mount Shrewsbury Shropshire SY3 8PU	Various works to trees (See Schedule) within Shrewsbury Conservation Area	Objection
------------	---------------------	--	---	-----------

The Town Council object to this application. The Committee commented that it would have helped to have a photo provided to show what work was going to be carried out and the impact of what these works would have on individual trees as not enough information is provided. Particular concerns are raised about what impact this work would have on the vista.

<b>17.</b>	<b>24/02707/TCA</b>	5 Oakley Manor Gardens South Hermitage Shrewsbury Shropshire SY3 7NT	Prune back to give clearance of approx. 2m away from house of 1no Goat Willow within Belle Vue Conservation Area	No Objection
<b>18.</b>	<b>24/02706/TCA</b>	37 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Reduce canopy by 1-2m, crown lift to 4-5m in height & remove epicormic growth of 1no European Lime within Belle Vue Conservation Area	No Objection
<b>19.</b>	<b>24/02674/LBC</b>	Flats 2 And 4 4 Quarry Place Shrewsbury Shropshire SY1 1JN	Internal adaptation, refurbishment and amalgamation of Flat 2 (ground floor) & Flat 4 (first floor) into a single private residence	No Objection
<b>20.</b>	<b>24/02302/LBC</b>	23 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	Renovation to form a granny annexe and conservatory	Representation

Whilst the Town Council do not object to the principle of the proposal, they comment that the applicant should be careful when excavating at that level due to the Town Walls. Members fully support the comments raised by the Conservation Officer for further details.

<b>21.</b>	<b>24/02301/FUL</b>	23 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	Renovation to form a granny annexe and conservatory	Representation
------------	---------------------	--	---	----------------

Whilst the Town Council do not object to the principle of the proposal, they comment that the applicant should be careful when excavating at that level due to the Town Walls. Members fully supported the comments raised by the Conservation Officer for further details.

<b>22.</b>	<b>24/02652/FUL</b>	14 North Hermitage Shrewsbury Shropshire SY3 7JW	Proposed new single storey extension to side and rear	No Objection
------------	---------------------	--	--	--------------

The Town Council raise no objections to this application and fully support the comments made by the Conservation Officer.

<b>23.</b>	<b>24/02625/FUL</b>	12 Mawley Close Shrewsbury Shropshire SY2 6HT	Erection of two storey side extension replacing demolished single storey garage and utility	No Objection
<b>24.</b>	<b>24/02615/FUL</b>	Proposed Dwelling Adjacent 27 Fairlawn Avenue Shrewsbury Shropshire	Erection of 1 no. detached dwelling	Representation

Whilst the Town Council raise no objections to this application per se, Members fully support the comments raised by the Conservation Officer and respectfully requested that the SC Tree Officer looks at this application due to the proposed tree removals to accommodate the new dwelling.

<b>25.</b>	<b>24/02709/TPO</b>	7 Paxton Place Bowbrook Park Shrewsbury Shropshire SY3 8TT	Remove two lower branches from 1no Maple & crown raise to 7m and feather branches into crown of 1no Maple (See Report) protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref: SA/456)	No Objection
<b>26.</b>	<b>24/02654/TCA</b>	26 Montague Place Shrewsbury Shropshire SY3 7NF	Crown reduce by 25-30% 1no Magnolia within Belle Vue Conservation Area	Permission granted by SC prior to the meeting
<b>27.</b>	<b>24/02682/TCA</b>	Kingsland Fields Kingsland Road Shrewsbury Shropshire SY3 7AF	Fell 2no Ash within Shrewsbury Conservation Area	No Objection

The Town Council raise no objections to this application. Members 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.

<b>28.</b>	<b>24/02442/TPO</b>	35 Heron Drive Shrewsbury Shropshire SY1 4UG	Prune back branches overhanging the neighbouring gardens by 1-2m of 2no Oak (T1, T2,) & by 2-3m of 1no Oak (T3) protected by the Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983 (Ref: SA/109)	No Objection
<b>29.</b>	<b>24/02657/TPO</b>	1 Woodbank Drive Shrewsbury Shropshire SY3 8RW	Reduce end weight by 1-2m of 1no Lawson Cypress & crown lift branches over road by 1-3m of 1no Ash by protected by The Borough of Shrewsbury (Woodfield Estate) Tree	No Objection

			Preservation Order 1966 (Ref: SA/19)	
<b>30.</b>	<b>24/02656/TCA</b>	4 Woodlands Park Shrewsbury Shropshire SY2 6JN	Fell 5no Leylandii within Shrewsbury Conservation Area	No Objection
<b>31.</b>	<b>24/02525/TPO</b>	6 Wren Close Shrewsbury Shropshire SY1 4TU	Work to 1no. Cherry (T1) and 1no. Hawthorn (T2) (see schedule) protected by the Shrewsbury and Atcham Borough Council (Wren Close, Sundorne) Tree Preservation Order 1990 (SA/211)	No Objection
<b>32.</b>	<b>24/02655/TCA</b>	Meole Brace Allotments Vicarage Road Shrewsbury Shropshire SY3 9EZ	Fell 1no Apple & 2 No Conifers within Meole Brace Conservation Area	No comment made as Shrewsbury Town Council is the applicant.
<b>33.</b>	<b>24/02621/TEL</b>	Telecommunications Mast Cophthorne Road Shrewsbury Shropshire	Upgrade to replace an existing ground base station with a new ground based base station	No Objection
<b>34.</b>	<b>24/02173/FUL</b>	20 Greenacre Road Shrewsbury Shropshire SY3 8LR	Erection of single storey rear and side extension	No Objection
<b>35.</b>	<b>24/02560/FUL</b>	32 Sundorne Road Shrewsbury Shropshire SY1 4RZ	Single storey rear extension with loft conversion	No Objection
<b>36.</b>	<b>24/02548/FUL</b>	Proposed Dwelling West Of 57 Longden Road Shrewsbury Shropshire	Erection of a detached dwelling and associated works.	Representation

Whilst the Town Council do not object to the principle of a new dwelling in this location, the Committee comment that there should be an Arboricultural Assessment provided due to the trees & hedges proposed for removal. The proposed dwelling appears quite crammed into the space and there is a possible street scene issue with the height of the proposed dwelling.

<b>37.</b>	<b>24/02436/FUL</b>	Proposed Residential Development North Of The Mount Shrewsbury Shropshire	Erection of 1No. dwelling	Representation
------------	---------------------	--	---------------------------	----------------

Representatives from Berrys attended the meeting to present their client's planning application. They explained that the property was designed to accommodate a family of seven. The site was situated adjacent to an existing, large scale detached house and was partly made up of a steep gradient which dropped approximately 16 metres down to a tree line. The existing dwelling to the right of the site was set back a considerable distance from the main road (almost 65 metres) and was accessed via a private driveway. This same driveway would be shared access for the proposed dwelling. The proposed area of development within the site was visually well contained being set back almost 80 metres from the A458. There was a plot of

existing woodland to the left of the site which was also in the client’s ownership. This woodland would be left untouched in order to retain the wild habitats within. The footprint of the proposed property would be smaller than the property to the right of the site which was Fox Court House which had recently been extended making it a large, 5 bedroom detached property with double garage and annexe above.

Councillor Moseley asked if there had been a pre-application and it was confirmed that there had been.

Councillor Davies enquired about biodiversity on the site and asked if swift bricks would be used.

Representatives confirmed they would be open to all suggestions.

The representatives from Berry’s were thanked for attending the meeting to present their application to Committee. They then left the meeting.

Whilst the Town Council do not object to the application in principle, Members are concerned with the width of the development and its impact upon the landscape. They commented that it would be a dominant property and expressed concerns about the scale and the mass of the development. Members respectfully request that SC Ecology are consulted regarding biodiversity and potential bat roosting on site. Members request that conditions are established which ensure that the proposed garage remains ancillary to the main property and cannot be sold as a separate residence.

38.	24/02410/TCA	7 Drawwell Street Shrewsbury Shropshire SY3 7RF	Reduce crown by 50% and thin remaining branches of 1no Ash within Belle Vue Conservation Area	Permission granted by SC prior to the meeting
39.	24/02532/FUL	43 Luciefelde Road Shrewsbury Shropshire SY3 7LB	Proposed single-storey rear orangery extension and internal alterations	No Objection
40.	24/02516/FUL	32 Belvidere Avenue Shrewsbury Shropshire SY2 5PA	Erection of attached garage to the side of the property, new permeable drive and front wall	No Objection

The Town Council raise no objections to the application and fully support the comments raised by the SC Tree Officer.

### 36.2 Schedule of Planning Decisions

The 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 6 July 2024 – 26 July 2024.

#### RESOLVED:

**That the variance of planning decisions between the period 6 July 2024 – 26 July 2024 be noted.**

### 36.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 6 July 2024 – 26 July 2024 for noting:

- a) 24/02771/CPL - Application for a Lawful Development Certificate for the proposed erection of a single storey flat roof extension - 36 Highfields, Shrewsbury, SY2 5PH

b) 24/02848/CPL - Application for a Lawful Development Certificate for single storey rear extension - 17 High Ridge Way, Shrewsbury, SY3 6DJ

**RESOLVED:**

**That the applications for certificates of Lawful Development between 6 July to 26 July 2024 be noted.**