

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 17 September 2024

#### PRESENT

Councillors P Moseley (Chairman), M Davies, J Dean (substitute for C Lemon), P Gillam (substitute for Councillor Dartnall), N Green, K Halliday and B Wall.

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillors Dartnall and Lemon.

#### 44/24 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>
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#### 45/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 27 August 2024 were submitted as circulated and read.

Councillor Davies voted to abstain as she was not present at the meeting on 27 August 2024.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 27 August 2024 be approved and signed as a correct record.**

#### 46/24 MATTERS ARISING

There were no Matters Arising for consideration.

#### 47/24 ASSET OF COMMUNITY VALUE

The Deputy Town Clerk informed Committee that this item was for noting only. The Town Council had been informed by Shropshire Council that in accordance with The Assets of Community Value (England) Regulations 2012, they were writing to confirm that the Grange Youth Centre was removed from the list of assets of community value on 19th August 2024. The reason for this was that the 5-year period of listing laid out in the legislation had now expired.

**48/24 POST OFFICE LIMITED - BICTON HEATH**

The Deputy Town Clerk informed Committee that this item was also for noting only. The item had been sent to the Town Council by the post office for a branch unplanned closure of Bicton Heath Post Office, Unit 3 Pensfold Shopping Centre, Gains Park. They informed that the above branch closed on Wednesday 21 August 2024 at 13:00. They stated that as we may be aware, this branch had been operated on their behalf by a temporary agent following the resignation of the previous postmaster. Unfortunately, their agent was no longer able to provide a service at the premises so the premises had now been withdrawn for Post Office use. They asked that we accepted their apologies for the late notification on this occasion. A copy of the letter and further information had been provided on a link on the agenda which was also on the Town Council website.

**49/24 HIGHWAY ORDERS**

There were no Highways Orders for consideration.

**50/24 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**51/24 PREMISES LICENCE APPLICATIONS**

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

**52/24 PLANNING APPLICATIONS**

**52.1 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 17 August 2024 – 6 September 2024.

**RESOLVED:**

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

<b>1.</b>	<b>24/03376/FUL</b>	131 The Mount Shrewsbury Shropshire SY3 8PG	Replace front Tarmac (non porous) path with porous paving blocks (grey and red) to correlate with brickwork of property. Remove circular feature in centre of front path, which contains decorative stone and replace with porous paving blocks (as per path) to allow the front path the flow. Remove concrete path edging (edging alongside grass) and replace with red brick. Replace existing damaged front door step and create 2 new front door steps to property, this will be created in porous paving blocks as per the path leading	No Objection
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			to the main road. Replace front windows with new wooden windows, maintaining the stained glass windows on first floor windows. Remove existing damaged white render on front of property and replace like for like (white render) on the front of the property. Remove existing roof slates and install new slates, together with felt and batten, replace broken roof tiles and re-lead where required. Repair damaged chimney. Reinstall previous existing side gate (metal/iron) towards front of property. Existing iron hinges still in place where gate proposed to be.	
2.	24/03308/LBC	16A Princess Street Shrewsbury Shropshire SY1 1LP	Replacement of 6 windows	No Objection
3.	24/03341/FUL	62 Highfields Shrewsbury Shropshire SY2 5PH	Replacement of single storey extension with two storey side extension	No Objection
4.	24/03334/FUL	8 Faintree Avenue Shrewsbury Shropshire SY2 6HD	Single storey front extension	No Objection
5.	24/03301/FUL	15 Grange Road Shrewsbury Shropshire SY3 9DA	Proposed Side and Rear Extensions	No Objection
6.	24/03255/COU	Guildhall Shropshire Council Children & Young Peoples Services Frankwell Quay Shrewsbury Shropshire SY3 8HQ	Change of use from use class F1(a): Provision of education to use class E(g)(1): Offices to carry out operational or administrative functions	No Objection
7.	24/03321/FUL	57 North Street Shrewsbury Shropshire SY1 2JL	Proposed replacement wooden sash windows (Article 4)	No Objection
8.	24/03306/FUL	Monkmoor Trading Estate Monkmoor Road Shrewsbury Shropshire	Change of use of building to include sub-division of existing ground floor retail unit to form 5 class 'E' units, provision of a first floor to provide 8no residential apartments to the front part of the first floor and a	Representation

			storage area to the rear, and associated external alterations including new shop front and replacement windows	
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Whilst the Town Council do not object to the application per se, Members wished to know if the green space shown on the plans is a garden or public open space? There are still concerns on the Belfast trusses and if they are going to be visible as it sounds like they would be hidden in current plans.

<b>9.</b>	<b>24/03305/LBC</b>	17 Wyle Cop Shrewsbury Shropshire SY1 1XB	Conversion of existing retail and storage accommodation over 3 floors to provide retail to ground and basement levels and 5 self-contained apartments to the upper floors with access via a new door at street level	Objection
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The Town Council maintain their objection to this application on the grounds of overdevelopment as the proposed apartments, although reduced to five, still appear too small. The Town Council has no objections to the principle of apartments in this location but there does need to be more space in each.

<b>10.</b>	<b>24/03304/FUL</b>	17 Wyle Cop Shrewsbury Shropshire SY1 1XB	Conversion of existing retail and storage accommodation over 3 floors to provide retail to ground and basement levels and 5 self-contained apartments to the upper floors with access via a new door at street level	Objection
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The Town Council maintain their objection to this application on the grounds of overdevelopment as the proposed apartments, although reduced to five, still appear too small. The Town Council has no objections to the principle of apartments in this location but there does need to be more space in each.

<b>11.</b>	<b>24/03195/FUL</b>	Coton Grange Corporation Lane Shrewsbury Shropshire SY1 2PD	Erection of insulated garage building	No Objection
<b>12.</b>	<b>24/03359/TPO</b>	1 Wildon Way Shrewsbury Shropshire SY3 9RD	Minor crown lift of 1no Lime & fell 1no Silver Birch protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401	No Objection
<b>13.</b>	<b>24/03358/TCA</b>	Pen Y Bont Betton Street Shrewsbury Shropshire SY3 7PJ	Pollard back by 15-20ft 1no Sycamore within Belle Vue Conservation Area	No Objection
<b>14.</b>	<b>24/03249/TCA</b>	2 Williams Court Shrewsbury Shropshire SY3 7RX	Crown reduce by up to 25% 1no Beech (T1) & reduce to old pruning point at 3m in height and trim garden side 1no Beech Hedge (H2) within Belle Vue Conservation Area	No Objection

<b>15.</b>	<b>24/03248/TCA</b>	Montpelier House Belle Vue Road Shrewsbury Shropshire SY3 7NR	Fell 1no Beech (G1), 1no Yew (T2) & Elder and saplings (G3) within Belle Vue Conservation Area	Objection
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The Town Council object to this application as there is no information provided on the reason for the felling of the trees. The aerial plan provided is also not clear enough to show the trees in question.

<b>16.</b>	<b>24/03270/FUL</b>	Sainsbury's Unit 2 125 Abbey Foregate Shrewsbury Shropshire SY2 6AZ	Replacement external lighting to car park	No Objection
<b>17.</b>	<b>24/03245/FUL</b>	Kingswood Kingsland Road Shrewsbury Shropshire SY3 7AF	Extension and remodelling of existing dwelling	Representation

Whilst the Town Council do not object to this application per se, Members raised concerns on the materials that will be used and the amount of extensions to this property.

<b>18.</b>	<b>24/03225/LBC</b>	Darwins House Ltd Darwin House 2 The Mount Shrewsbury Shropshire SY3 8PU	Proposed repair, refurbishment and alterations to existing windows	No Objection
<b>19.</b>	<b>24/03221/FUL</b>	Historic England Shrewsbury Flaxmill Maltings Spring Gardens Shrewsbury Shropshire SY1 2SZ	Temporary covered cycle storage, screened refuse storage and permanent open cycle parking stands	No Objection
<b>20.</b>	<b>24/03152/ADV</b>	Former Sentinel Works (part) Whitchurch Road Shrewsbury Shropshire SY1 4DH	3 x illuminated fascia bands (3 sided), 2 x illuminated pylon sign and car club 2-bay signage on 3no square posts.	Representation

Whilst the Town Council do not raise any objections to this application they fully support the comments made by the Conservation Officer in respect of the proposed signage.

<b>21.</b>	<b>24/03151/FUL</b>	Former Sentinel Works (part) Whitchurch Road Shrewsbury Shropshire SY1 4DH	Change of use to rental vehicle premises (sui generis) including use of part of existing building as a rental vehicle office and erection of rental vehicle wash bay, use of external areas for car parking (including rental vehicle storage) and associated works	No Objection
<b>22.</b>	<b>24/03103/FUL</b>	Proposed Conversion Of Building South Of Belmont Bank Shrewsbury Shropshire	Conversion and alterations to existing building to provide 3 dwellings	Representation

Whilst the Town Council do not object to the application per se, they raise concerns about its potential domination over amenity space.

<b>23.</b>	<b>24/03199/FUL</b>	3 Greenacre Road Shrewsbury Shropshire SY3 8LR	Erection of two storey side and rear extension and single storey rear extension following demolition of existing garage and outbuildings and store	Objection
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The Town Council maintain their original objections to this application. The proposal is inappropriate and would disrupt the current street scene. No other garages in this location have been redeveloped. Members fully support the public objections that have been raised in respect of the proposals being visually obtrusive, of a significant mass and being harmful to the surrounding setting.

<b>24.</b>	<b>24/03189/FUL</b>	32 Sutton Road Shrewsbury Shropshire SY2 6DG	Remodel of extension, outbuilding and interior alterations	No Objection
<b>25.</b>	<b>24/03194/FUL</b>	74 Larkhill Road Shrewsbury Shropshire SY3 8XJ	Proposed bay window, conversion of garage, rear single storey extension	No Objection
<b>26.</b>	<b>24/03184/FUL</b>	Units 25 And 26 The Parade St Marys Place Shrewsbury Shropshire SY1 1DL	Use of part of terrace for the siting of moveable external furniture, including tables, seating, screens, plants and barriers to provide seating in association with the consumption of food and drink, (Use Class E(b))	Representation

The Town Council fully support the comments made by the Conservation Officer and request that the case officer investigates the comment made that Residents of The Court have a right of way over the terrace. As this application is right next to a fire escape it is important the area remains clear at all times.

<b>27.</b>	<b>24/03164/LBC</b>	14 Claremont Hill Shrewsbury Shropshire SY1 1RD	Replacement of existing garden room with single storey extension and replacement of existing double garage	Representation
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Whilst the Town Council do not object to this application per se, Members fully support the comments raised by the Conservation Officer and respectfully request that SC Highways are consulted as there is a potential highways issue on a busy pedestrian area of the town.

<b>28.</b>	<b>24/03163/FUL</b>	14 Claremont Hill Shrewsbury Shropshire SY1 1RD	Replacement of existing garden room with single storey extension and replacement of existing double garage	Representation
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Whilst the Town Council do not object to this application per se, Members fully support the comments raised by the Conservation Officer and respectfully request that SC Highways are consulted as there is a potential highways issue on a busy pedestrian area of the town.

<b>29.</b>	<b>24/03153/FUL</b>	Proposed Residential Development Adjacent 38 Longden Road Shrewsbury Shropshire	Erection of 1No dwelling	Objection
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The Town Council object to this application as the proposed dwelling will impact upon the character, and appearance of the Conservation Area. The scale and size of this proposal is completely out of character with

this vital green corridor and the impact it would have on the wildlife corridor. We need to protect the Kingsland Valley. The access road also needs to be checked to ensure that it is wide enough for a fire engine to fit down as this is a requirement with a new build. Members also fully support the comments raised by the SC Tree Officer and agreed that an arboricultural report should be produced.

<b>30.</b>	<b>24/03026/TPO</b>	Juniper Lodge The Copse Shepherds Lane Bicton Heath Shrewsbury Shropshire SY3 5FR	Remove overhanging branch of 1no Ash (T1) and deadwood of 1no Sycamore (T2) & fell 1no Ash (T3) 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
<b>31.</b>	<b>24/03196/TCA</b>	21 Ashton Road Shrewsbury Shropshire SY3 7AP	Fell 9no. Leylandii (T1-9) and replace with alternative species within Shrewsbury Conservation Area	No Objection
<b>32.</b>	<b>24/03025/TCA</b>	Flat 1 Rodney House School Gardens Shrewsbury Shropshire SY1 2AJ	Fell 1no. Sycamore (T1) within Shrewsbury Conservation Area	No Objection
<b>33.</b>	<b>24/03192/TCA</b>	Millingtons Charity Millingtons Hospital Cophthorne Road Shrewsbury Shropshire SY3 8JW	Fell 1no Silver Birch within Shrewsbury Conservation Area	No Objection

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

<b>34.</b>	<b>24/03191/TCA</b>	31 Underdale Road Shrewsbury Shropshire SY2 5DW	Reduce by 2m 1no Sycamore & fell 2no Silver Birch, 1no Douglas Fir, 1no Scots Pine and 1no Conifer within Shrewsbury Conservation Area	No Objection
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The Town Council raise no objections to this application but would like to see replacement trees planted.

<b>35.</b>	<b>24/03172/TPO</b>	11 Fairlawn Avenue Shrewsbury Shropshire SY3 9QQ	Reduce crown by 1-2 meters, thin by 10% and lift crown 1- 2meters of 1no. Acer protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (SA/354)	No Objection
<b>36.</b>	<b>24/03171/TPO</b>	Blackfriars St Mary's Water Lane Shrewsbury Shropshire SY1 2BA	Reduce back by 2m of 1no Sycamore protected by the Shrewsbury and Atcham Borough Council (Land off St. Mary's Water Lane, Shrewsbury) Tree Preservation Order 1995 (Ref: SA/299)	No Objection
<b>37.</b>	<b>24/03170/TCA</b>	Blackfriars St Mary's Water Lane Shrewsbury Shropshire SY1 2BA	Reduce re-growth by 2m of 1no Goat Willow & fell 1no Silver	No Objection

			Birch within Shrewsbury Conservation Area	
38.	24/03141/TCA	4 Oakley Manor Gardens South Hermitage Shrewsbury Shropshire SY3 7NT	Prune overhanging side branches adjacent to property by approx. 1-2m, remove deadwood and rubbing branches throughout crown from 1no. Lime (T1) protected by the Shrewsbury & Atcham Borough Council (Manor Gardens, Belle Vue) Tree Preservation Order 2005 (SA/416	No Objection
39.	24/03053/TCA	Willow House Crescent Lane Shrewsbury Shropshire SY1 1TR	Prune back sides and overhang away from property by 20%, crown lift to 4m and remove lower epicormic growth of group of Limes (T1G) within Shrewsbury Conservation Area	No Objection
40.	24/03052/TCA	35 St Julians Friars Shrewsbury Shropshire SY1 1XL	Crown lift by 20%, crown thin by 10% and remove dead wood of 2no Lime (T1&T2) & reduce by 20% and re-shape 1no Yew (T3) within Shrewsbury Conservation Area	No Objection

## 52.2 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 17 August 2024 – 6 September 2024.

### RESOLVED:

**That the variance of planning decisions between the period 17 August 2024 – 6 September 2024 be noted.**