

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 29 October 2024

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk), Ruth Jones (Office Manager) and Sally Nicholson (Mayor's Secretary)

APOLOGIES

Apologies were received from Councillors Dartnall, Lemon, Wall and Wagner

61/24 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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62/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 8 October 2024 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 8 October 2024 be approved and signed as a correct record.

63/24 MATTERS ARISING

There were no Matters Arising for consideration.

64/24 HIGHWAY ORDERS

There were no Highways Orders for consideration.

65/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

66/24 PREMISES LICENCE APPLICATIONS

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

67/24 PLANNING APPLICATIONS

67.1 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 28 September 2024 – 18 October 2024.

RESOLVED:

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

1.	24/03966/FUL	15 St Marys Street Shrewsbury Shropshire SY1 1EQ	Replacement of roof above existing conservatory	No Objection
2.	24/03967/LBC	15 St Marys Street Shrewsbury Shropshire SY1 1EQ	Replacement of roof above existing conservatory	No Objection
3.	24/03890/FUL	25 Orsons Meadow Bicton Heath Shrewsbury Shropshire SY3 5DL	Replacing existing conservatory with single storey extension. Altering disabled ramps within the garden and improved access to the rear of the dwelling	No Objection
4.	24/03898/LBC	Car Park At Whitehall Monkmoor Road Shrewsbury Shropshire SY2 5AP	Demolition of existing office block building and removal of associated hard standing to enable a proposed residential development of 25 dwellings plus associated infrastructure, access, public open space and landscaping	Representation

Whilst the Town Council raise no objections per se, they ask that the comments advised by SC Archaeology be considered. Members raised concerns regarding the number of dwellings close to the Mansion and the narrow access road. Members suggest the parking spaces per property be reduced to amplify open space which in turn may help with the concerns regarding access. Members would also like more clarification regarding the SC Affordable Houses comment as there is no mention of affordable housing in the application. Members would therefore like consideration to be given to having affordable housing on this development.

5.	24/03897/FUL	Car Park At Whitehall Monkmoor Road Shrewsbury Shropshire SY2 5AP	Demolition of existing office block building and removal of associated hard standing to enable a proposed residential development of 25 dwellings plus associated infrastructure, access, public open space and landscaping	Representation
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6.	24/03932/TCA	Communal Gardens At Cornmill Square St Michaels Street Shrewsbury Shropshire SY1 2LQ	Prune all overhanging branches back to fenceline (see photos and plan) from line of trees within Shrewsbury Conservation Area	No Objection
7.	24/03925/TCA	2 Council House Court Shrewsbury Shropshire SY1 2AU	Remove selective branches (see schedule) and crown thin by 10 percent 1no. Sycamore within Shrewsbury Conservation Area	No Objection
8.	24/03923/TCA	Millingtons Hospital Cophthorne Road Shrewsbury Shropshire SY3 8JW	Fell 9no Red Horse Chestnut and replace with Liquidamber trees within Shrewsbury Conservation Area	No Objection
9.	24/03921/TPO	St Georges Church St Georges Street Shrewsbury Shropshire SY3 8QA	Crown reduce by 15%, crown thin by 10% & crown lift by 2.5m 1no Silver Birch protected by the Shropshire Council (Land at St Georges Church, St Georges Street, Shrewsbury) TPO 2014 (Ref: SC/00174/14	No Objection
10.	24/03918/TPO	1 Mytton Oak Road Shrewsbury Shropshire SY3 8UA	Crown reduce max. 30%, remove 2no. lower branches near property, crown lift max. 5m and remove major deadwood from 1no. Copper Beech (T1) and fell 1no. Beech (T2) protected by the Shrewsbury and Atcham Borough Council (Mytton Oak Road) Tree Preservation Order 2002 (SA/370)	No objection

Whilst the Town Council do not object to this application per se, they do request replacement trees are planted on site.

11.	24/03884/FUL	93 Woodfield Road Shrewsbury Shropshire SY3 8HU	Two storey side and rear extensions including new open sided porch	No Objection
12.	24/03861/FUL	2 Red Barn Lane Shrewsbury Shropshire SY3 7HR	Extension and interior reconfiguration	No Objection

13.	24/03697/FUL	Tannery East Barker Street Shrewsbury Shropshire SY1 1QJ	Change of use from 61 units of student accommodation to 60 units of supported living accommodation for the homeless comprising of 60 ensuite studio bedrooms with shared communal kitchens and sitting rooms, associated office and erection of 2.1m high security fencing and smoking shelter (sui generis use)	No Objection and positively support
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The Town Council positively supports a suite of units to support individuals who find themselves homeless, thus making use of the potentially redundant units following the withdrawal of the university. However, members question whether there is a need for bigger units to potentially support families in crises and whether this could provide an opportunity for some refit to accommodate this.

14.	24/03870/FUL	59B Belle Vue Road Shrewsbury Shropshire SY3 7LX	Addition of a rear extension, front porch, amendments to windows and internal reordering	Objection
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Whilst the council acknowledges that this is an improvement on the previous application this current application does not address a number of key areas of concern including quality and care of groundworks, particularly given it was a former burial site and the layout of pathways close to significant amenity trees to the area. The council supports SC Archaeology comments regarding the need for a programme of archaeology work to be undertaken.

15.	24/03864/FUL	Shaw Road Shrewsbury Shropshire	Siting of 2.no fast EV chargers together with ancillary electrical equipment	Representation
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The council is aware of public concern of the area for the provision of EV charging points in on-street parking bays which are used by local residents and whilst the Town Council supports the installation of EV charging points, we would wish to see further information about usage of those bays; charging capacity and potential enforcement of any issues.

16.	24/03814/LBC	Priory Lodge Priory Road Shrewsbury Shropshire SY1 1RU	Replacement and refurbishment of three timber sash windows with like for like double glazed timber replacement	No objection
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Whilst the Town Council has no objections per se it has been brought to the Council's attention that other authorities have policies that grant automatic permissions where replacement windows regenerate energy efficiency and question whether Shropshire Council has a similar policy.

17.	24/03809/FUL	5 Holywell Terrace Holywell Street Shrewsbury Shropshire SY2 5DF	Erection of garden outbuilding to accommodate home office and gym space	Representation
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The Town Council supports comments of the SC Conservation Officer in relation to the comprehensive heritage impact assessment of the site and defers a decision to a later date.

18.	24/03808/FUL	108 London Road Shrewsbury Shropshire SY2 6PP	Alterations to existing conservatory. Remove ply carbonate roof and re roof with tiles and roof lights. Amend windows and doors. Change utility door to window on side elevation and window to door and side lights on rear elevation	No Objection
19.	24/03795/TCA	74 The Mount Shrewsbury Shropshire SY3 8PN	Crown reduce by approximately 1-2m 1no Sycamore (T1) within Shrewsbury Conservation Area	No Objection
20.	24/03824/TPO	3 Woodbank Drive Shrewsbury Shropshire SY3 8RW	Reduce to previous pruning points in height by 1.5-2.5m & laterally by 1.5-3m of 1no Lime protected by The Borough of Shrewsbury (Woodfield Estate) Tree Preservation Order 1966 (Ref: SA/19)	No Objection
21.	24/03730/TCA	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Cut to ground level section of the tree leaning over garden and remove branches from the vertical section of 1no Sycamore within Shrewsbury Conservation Area	No Objection
22.	24/03731/TPO	Portland House Nursing Home 25 Belvidere Road Shrewsbury Shropshire SY2 5LS	Crown reduce by 2-3m and remove epicormic growth of 1no Lime protected by The Shrewsbury and Atcham Borough Council (25 Belvidere Road) Tree Preservation Order 1988 (Ref: SA/158)	No Objection
23.	24/03700/TCA	67 New Street Shrewsbury Shropshire SY3 8JF	Reduce in height by 2m and sides by 1m 1no Magnolia tree (T1) & reduce in height by 2.5m and sides by 1m 1no Silver Birch (T2) within Shrewsbury Conservation Area	No Objection
24.	24/03765/ADV	Wm Morrison Supermarkets Limited Whitchurch Road Shrewsbury Shropshire SY1 4DL	Vinyl Coverings on pods	No Objection
25.	24/03764/FUL	Wm Morrison Supermarkets Limited Whitchurch Road Shrewsbury Shropshire SY1 4DL	Erection of car windscreen repair facility	No Objection
26.	24/03735/TCA	St Giles Rectory 127 Abbey Foregate Shrewsbury Shropshire SY2 6LY	Works to 1no Oak, 1no Lime and two groups of Lawson Cypress (See Schedule) within Shrewsbury Conservation Area	No Objection

27.	24/03777/TCA	Shrewsbury Station Gyratory Outside H2O Chester Street Shrewsbury Shropshire SY1 1NX	Fell 3no Trees within Shrewsbury Conservation Area	Objection
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The Town Councils fails to understand the rationale for removing health trees from the street scene which greatly contributes to the diminution of sound and poor air quality. The council can find no reference to any reason for removal, and it does not consider planting trees in planters an adequate mitigation from removing street trees.

28.	24/03754/FUL	50 Roman Road Shrewsbury Shropshire SY3 9AS	Raising of the roofline of the existing garage to provide a first floor with balcony and open fronted carport to the side of existing drive	No Objection
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The Town Council has no objections to the application but wishes to see any approval being conditional on this building remaining part of the existing dwelling.

29.	24/03756/TPO	The Larches Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Work to 1no. Yew (T1) and 1no. Sycamore (T2) (see schedule TGTC/CA2400) protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (SA/70	No Objection
30.	24/03743/FUL	17 Havelock Road Shrewsbury Shropshire SY3 7ND	Erection of rear single-storey flat roof Kitchen extension and minor internal remodelling	No Objection
31.	24/03712/FUL	The Coach House Severn Lodge 22 Hunter Street Shrewsbury Shropshire SY3 8QN	Single Storey Rear extension, replacement front door and erection of fencing	Objection

The Town Council supports the comments of the SC Conservation Officer in relation to removal of traditional fencing and its detrimental impact on the conservation area.

32.	24/03674/TCA	The Larches Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Work to 1no. Portuguese Laurel (T3), 1no. Beech (T5) and 4no. Birch (G4 & T6) (see schedule TGTC/CA2400) within Meole Brace Conservation Area	No Objection
33.	24/03653/FUL	112 Whitchurch Road Shrewsbury Shropshire SY1 4ED	Removal of barrier to allow dropped kerb access of a drive to front of property	Objection

The Town Council objects to this application as the site is too near a road crossing point and it's associated buffer zones to, firstly allow public to cross safely and, secondly allow any vehicles to access onto the road in forward gear safely from the property.

34.	24/03643/TCA	The Gateway Education and Arts Centre Chester Street	Raise crown by max. 6ft and reduce height by max. 5ft of 1no. Birch (T1) and reduce and raise crowns of 3no.	No Objection
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		Shrewsbury Shropshire SY1 1NB	Whitebeam (T2-4) (see schedule TGTC 2823) within Shrewsbury Conservation Area	
35.	24/03641/TPO	Gates Garth 35 Ridgebourne Road Shrewsbury Shropshire SY3 9AB	Various works to trees (see schedule TGTC/TPO2819a) protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (SA/37	No Objection
36.	24/03698/LBC	Flat 6 4 Quarry Place Shrewsbury Shropshire SY1 1JN	Internal alterations	No Objection
37.	24/03673/FUL	27 Upper Road Shrewsbury Shropshire SY3 9JW	Ground floor rear extension to replace existing conservatory, ground floor alterations to existing workshop and WC, height reduction of an existing front boundary wall, addition of 3 roof lights and the removal of a small redundant chimney	No Objection
38.	24/03692/FUL	Proposed Dwelling Adjacent 27 Fairlawn Avenue Shrewsbury Shropshire	Erection of 1 no. detached dwelling	Objection

The Town Council objects to this application due to overdevelopment of site and no mitigation for tree removal particularly the TPO on site.

39.	24/03650/TCA	45 New Park Street Shrewsbury Shropshire SY1 2JY	Remove two branches of 1no Field Maple within Shrewsbury Conservation Area	No Objection
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67.2 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 28 September 2024 – 18 October 2024.

RESOLVED:

That the variance of planning decisions between the period 28 September 2024 – 18 October 2024 be noted.

Members discussed application 24/03248/TC and questioned why Shropshire Council approved the application whilst TC objected to it. Councillor Dean questioned why planners had not considered biodiversity and loss of habitat creation. It was noted the appointment of a Green Infrastructure Officer at Shropshire Council and it was hoped that in future biodiversity would feature more heavily in consideration of applications.