

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 19 November 2024

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer)

APOLOGIES

Apologies were received from Councillors Davies, Lemon and Wall.

68/24 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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69/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 29 October 2024 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 29 October 2024 be approved and signed as a correct record.

70/24 MATTERS ARISING

There were no Matters Arising for consideration.

71/24 HIGHWAY ORDERS

71.1 Modifications to the Experimental POMV on Mereside, Shrewsbury

The Town Clerk reported to Committee that on 22 October 2024 Shropshire Council made an order to modify the extent of the experimental Prohibition of Motor Vehicles restriction currently in place to include Sutton Way, Pool Rise, Mereside, Springfield Way and Mere Close – in their entirety.

These changes came into effect on 4 November 2024. The Council would consider in due course whether they should continue in force indefinitely. If you wished to make any comments on these modifications, they were required by 24 December 2024.

Members noted this was part of the Safer Schools initiative, which they were fully supportive of.

RESOLVED

That the Council supports Experimental Prohibition of Motor Vehicles Order for Mereside

71.2 The Gap Car Park, Shrewsbury

The Town Clerk reported that on 6 November 2024 Shropshire Council made an order to revoke the Shropshire Council (Off-Street Parking Places) Order 2011 (Amendment No. 1) Order 2024 and introduce Pay and Display parking in The Gap Car Park, Shrewsbury. The charges would be: Days and Times Charge per hour £ Monday to Saturday, 8:00am-6:00pm (except bank and public holidays) £2.00 Sundays, and bank and public holidays, 8:00am-6:00pm £1.00 Outside the above times Free. These changes came into effect on 11 November 2024.

RESOLVED

That the revocation of the off-street parking order and subsequent charging for parking at the Gap Car Park be noted.

72/24 TREE PRESERVATION ORDERS

72.1 Shropshire Council (Land off Red Barn Lane, Shrewsbury) TPO 2024 (SC/00526/24)

The Town Clerk reported that a copy of the Notice and Provisional Order for the Shropshire Council (Land off Red Barn Lane, Shrewsbury) TPO 2024, was created on the 31 October 2024. If Members wished to make any written representations of this Order they were invited to send in written comments, in accordance with the requirements specified in the Notice. Councillor Dean reported that this TPO was welcomed by residents locally.

RESOLVED

That the Shropshire Council (Land off Red Barn Lane, Shrewsbury) TPO 2024 be noted.

73/24 PREMISES LICENCE APPLICATIONS

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

74/24 PLANNING APPLICATIONS

74.1 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 19 October 2024 – 8 November 2024.

RESOLVED:

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

1.	24/04209/TCA	15 Hill Crescent, 32 & 34 Oak Street, Shrewsbury Shropshire SY3 7RW	Works to reduce back 1no Sycamore, reduce to fence height 6no Holly & fell 1no Pear (See Proposed Work) within Shrewsbury Conservation Area	No Objection
2.	24/04230/FUL	53 Queen Street Shrewsbury Shropshire SY1 2JR	Single storey extension to infill existing courtyard	No Objection
3.	24/04213/FUL	123 The Mount Shrewsbury Shropshire SY3 8PG	Erection of two storey double garage	Representation

Whilst the Town Council raises no objections to the principle of this application, Members wished to be assured that any erection of a 2-storey structure on Barracks Lane did not adversely impact on the overall street scene and have a detrimental effect on the conservation area. Council also requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

4.	24/04215/FUL	12 Amber Hill Shrewsbury Shropshire SY3 6DE	Proposed single storey rear extension	No Objection
5.	24/04147/FUL	Proposed Residential Development Land West Of White House Gardens Shrewsbury Shropshire	Demolition of existing garages and the construction of a 10-bedroom HMO with a detached garage and associated landscaping	Representation

The Town Council is supportive of local concerns about the impact of this property both during construction and whilst it operates as a HMO. There appears to be no detail on construction methods, including construction hours of operation and regimes for keeping routes clear and clean. Additionally, members wish to better understand the management arrangements for the HMO prior to making a decision.

6.	24/04237/FUL	71 Shelton Road Shrewsbury Shropshire SY3 8TD	Formation of vehicular access including dropped kerb	Representation
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Whilst the Town Council raises no objections to this application per se, Members would like to be assured that the driveway would be made of a permeable surface to ensure surface water is drained onsite.

7.	24/04102/FUL	Lord Hill Hotel Abbey Foregate Shrewsbury Shropshire SY2 6AX	Erection of 3 apartment buildings to provide 25 residential units with associated car parking, amenity areas, landscaping and associated works	Representation
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Whilst the Town Council does not object to the development per se, members are disappointed that there is no provision for affordable housing within this application. Members also expected to see reference to heat pumps as the primary source of heating and that EV chargers be installed for all properties.

8.	24/04243/TCA	Land To The Rear Of The Carriage Works Dogpole Shrewsbury Shropshire SY1 1EZ	Reduce crown by approx. 15% (See Report) of 1no Sycamore within Shrewsbury Conservation Area	No Objection
9.	24/04217/TPO	1 Lonsdale Drive Shrewsbury Shropshire SY3 9QJ	Fell 1no Ash, crown reduce by 3m, crown lift by 2-3m and thin by 10% 1no Beech & remove epicormic growth and thin by 10% 1no Lime protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection

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

10.	24/04139/FUL	38 Bynner Street Shrewsbury Shropshire SY3 7NZ	Replacement like for like timber front door	No Objection
11.	24/04128/TCA	1 Water Lane Shrewsbury Shropshire SY3 8JH	Fell 2no Horse Chestnut & 3no Corsican Pine and replace with 8no standard urban street trees (See Schedule) within Shrewsbury Conservation Area	Objection

The Town Council object to this application on the following grounds: The removal of significant trees within the area will not only detract from the visual amenity of the area but would also have a detrimental affect on the Conservation Area. Members note that these trees were part of a previous appeal and that their retention was a condition on the appeal being upheld. Therefore, if this condition is to be removed should this not be an application for variation of the extant planning permission rather than a tree application?

12.	24/04141/LBC	8 Belmont Shrewsbury Shropshire SY1 1TE	Single storey rear extension with alterations to existing ground floor openings. Re-roof flat roof at front of building. Re-fit kitchen and utility. Adjust steps in cellar	Representation
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Whilst the Town Council have no objections to the principle of the application, Members fully support the Conservation Officer comments in the request for additional information to determine the heritage impact.

13.	24/04140/FUL	8 Belmont Shrewsbury Shropshire SY1 1TE	Single storey rear extension with alterations to existing ground floor openings. Re-roof flat roof at front of building. Re-fit kitchen and utility. Adjust steps in cellar	Representation
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Whilst the Town Council have no objections to the principle of the application, Members fully support the Conservation Officer comments in the request for additional information to determine the heritage impact.

14.	24/04035/FUL	Riverside Mall Pride Hill Centre Pride Hill Shrewsbury Shropshire SY1 1PH	Construction of a new two-way road, junction arrangements at Smithfield Road and Raven Meadows, re-located bus lay-by on Smithfield Road, landscape works, servicing arrangements and associated highway works	No Objection
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Whilst the Town Council has no objection to the application Members do have concerns as there seems to be a lack of facilities for cyclists.

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

15.	24/04132/FUL	11 Belvidere Walk Shrewsbury Shropshire SY2 5LT	Erection of single and two storey side/rear extension following demolition of garage	No Objection
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Councillor Moseley re-joined the meeting and resumed the role of Chairman.

16.	24/04112/FUL	1 Honeysuckle Row Shrewsbury Shropshire SY3 7TW	Erection of single storey side extension	No Objection
17.	24/04099/FUL	2 Radbrook Crescent Hanwood Road Shrewsbury Shropshire SY3 9BX	Proposed single storey rear extension to replace existing conservatory, new window inserted in existing side wall	No Objection
18.	24/04094/FUL	40 Porthill Gardens Shrewsbury Shropshire SY3 8SQ	Erection of a single storey wrap around extension	No Objection
19.	24/04118/TPO	35 Ryelands Shrewsbury Shropshire SY3 9BZ	Fell 1no. Oak (T22) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref. SA/401	Objection

The Town Council would expect that the relevance of a Homebuyers report is not sufficient justification to support the felling of a tree protected by TPO. The report also states that the property is indicated to lie within an area that could be affected by natural ground subsidence and yet there is no evidence to support this. Additionally, the application states that there is a moderate to high risk of ground slip & subsidence, but no evidence to this effect has been provided for this property or any in the surrounding area. This is at odds with the risk report (P5) which states 5yrs – negligible, 30 years – Low. From the report provided there appears to be other options to be considered rather than just the removal of the tree. Members respectfully request a site visit from SC Tree Officer.

20.	24/04113/TPO	7 Milnthorpe Close Shrewsbury Shropshire SY3 9QP	Crown reduce back to previous pruning points 2no. Sycamores protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (SA/354)	No Objection
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21.	24/04092/TPO	The Oxon Priory Welshpool Road Shelton Shrewsbury Shropshire SY3 8DL	Crown lift by approx. 2m and remove deadwood >2cm diameter and rubbing branches from 1no. Scots Pine (T1) and 2no. Yews (T3 and T4) protected by the Shrewsbury & Atcham Borough Council (Cross Roads Hotel) Tree Preservation Order 1977 (SA/80)	No Objection
22.	24/04060/FUL	Bagley Cottage Benbow Quay Shrewsbury Shropshire SY1 2DL	Erection of a conservatory on rear elevation	No Objection
23.	24/04047/FUL	84 Copthorne Road Shrewsbury Shropshire SY3 8NB	Single storey side extension. Additional windows and bi fold doors to rear of dwelling. Resize and relocate existing greenhouse.	No Objection
24.	24/04038/FUL	31 Albert Road Shrewsbury Shropshire SY1 4JD	Proposed loft conversion with Juliet balcony including ground floor alterations	Application was withdrawn prior to the meeting
25.	24/04037/TPO	23 Ryelands Shrewsbury Shropshire SY3 9BZ	Crown reduce the side by approx. 1-2m & crown lift by approx. 3m 1no Lime tree (T1) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (SA/401)	No Objection
26.	24/04036/TPO	21 Ryelands Shrewsbury Shropshire SY3 9BZ	Reduce side by approx. 1-2m & crown lift by approx. 3m of 1no Sycamore (T1) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (SA/401)	No Objection
27.	24/04030/FUL	131 The Mount Shrewsbury Shropshire SY3 8PG	Garage extension and carport	Objection

The Town Council objects to this application on the grounds of overdevelopment. Members support the Conservation Officer comments in that it is considered the development proposed would be overly dominant within the street scene which could place a detrimental impact on the Conservation Area. If permission is granted members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

28.	24/04020/FUL	12 Kingston Drive Shrewsbury Shropshire SY2 6SB	Proposed outbuilding	No Objection
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29.	24/04043/TCA	Swan Hill Court House Swan Hill Court Shrewsbury Shropshire SY1 1NP	Reduce and thin 1no. London Plane (Tree A), reduce and lift 1no. Holly (Tree B) and prune lowest overhanging branches by 2m from 1no. Cherry tree (Tree C) (see schedule) within Shrewsbury Conservation Area	No Objection
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Councillor Moseley left the meeting. Councillor Halliday took over as Chairman.

30.	24/03987/LBC	St Nicholas 24 Castle Street Shrewsbury Shropshire SY1 2BQ	Conversion of second floor from restaurant and bar area to 4no. apartment / hotel rooms	No Objection
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Whilst the Town Council has no objections over the principle of the development, members do however support the Conservation Officer comments in the request for a Heritage Impact Assessment.

31.	24/03986/FUL	St Nicholas 24 Castle Street Shrewsbury Shropshire SY1 2BQ	Conversion of second floor from restaurant and bar area to 4no. apartment / hotel rooms	No Objection
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Whilst the Town Council has no objections over the principle of the development, members do however support the Conservation Officer comments in the request for a Heritage Impact Assessment.

Councillor Moseley re-joined the meeting and resumed the role of Chairman.

32.	24/04022/TPO	7 Lonsdale Drive Shrewsbury Shropshire SY3 9QJ	Remove all deadwood and decaying branches from 1no. Common Ash (T89) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref. SA/354)	No Objection
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The Town Council raise no objections to this application. Members would 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.

33.	24/04011/TCA	12 Clifford Street Shrewsbury Shropshire SY2 5EU	Reduction of 1no. Holly (see schedule ref TGTC 2837) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
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74.2 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 19 October 2024 – 8 November 2024.

RESOLVED:

That the variance of planning decisions between the period 19 October 2024 – 8 November 2024 be noted.