

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 02 April 2019

**PRESENT** – Councillors N Green (Chairman), P Gillam, I Jones, P Nutting and K Roberts.

**IN ATTENDANCE** – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Mr Goode (Applicant), Mr Andy Williams (Agent), Mr Chris Pugh (Applicant) and his agent, Mr Andrew Arrol (Principal Architect from Arrol and Snell), Mr Dale Sager (resident of Belmont Bank House) and one member of the press.

**APOLOGIES** – There were no apologies.

#### 114/18 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 N Green and K Roberts. | <ul style="list-style-type: none"><li>As a member of Shropshire Council Central Planning Committee, they reserve the right to take a different view of the same applications considered in light of any additional information presented to the Central Planning Committee.</li></ul> |
| Councillor P Nutting               | <ul style="list-style-type: none"><li>Declared a personal interest in agenda item 116.1 - Reconsultation on Application 18/04386/FUL and did not participate in the discussion.</li></ul>   |
| Councillor P Gillam                | <ul style="list-style-type: none"><li>Declared a personal interest in agenda item 116.1 - Reconsultation on Application 18/04386/FUL and did not participate in the discussion.</li></ul>   |
| Councillor I Jones                 | <ul style="list-style-type: none"><li>Declared a personal interest in application 19/01011/FUL as the applicant is known to him.</li></ul>  |

#### 115/18 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 12 March 2019 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 12 March 2019 be approved and signed as a correct record.**

## **116/18 MATTERS ARISING**

### **116.1 Reconsultation on Application 18/04386/FUL – Meeting Room, 17 Betton Street, Mixed residential development of seven dwellings following demolition of all buildings on site**

Members reconsidered the amended plans for the above application and considered their comments previously stated remained relevant. No further comments were made.

#### **RESOLVED:**

**That the Town Council makes no further comments to this application as it considers the Council's original comments still remain relevant.**

### **116.2 Reconsultation on Application 19/00595/FUL – 25 Abington Road**

Members reconsidered the amended plans for the above application and considered their comments previously stated remained relevant. No further comments were made.

#### **RESOLVED:**

**That the Town Council makes no further comments to this application as it considers the Council's original comments still remain relevant.**

### **116.3 Reconsultation on Application 18/05789/FUL – 12 Grangefields Road**

The committee made no further comment as permission had been granted by Shropshire Council prior to this meeting.

## **117/18 APPLICATION**

### **117.1 Application 19/01060/FUL Land SW Of Millrace Cottage Longmeadow Drive**

Applicant, Mr Goode and his agent, Mr Williams, presented the above application for one split-level house with integrated garaging and associated parking. The sloping site is situated adjacent to plot 1 that received planning permission in 2018 for a similar dwelling. It is located in the garden of Millrace Cottage which is largely screened by vegetation. No existing trees will be lost, besides two fruit trees, and the plans include additional planting. The site is not visible from any angle, even in the Winter months.

Pre-application discussions have received supportive responses from Shropshire Council, the Tree Officer, the Highways Agency and the Ecologist and all recommendations have been actioned. The Planning Inspector preferred the split-level design of the house which respects the sensitivity of the site.

Members noted the application details and raised no concerns.

#### **RESOLVED:**

**That the Town Council raises no concerns to this application.**

*Mr Goode and Mr Williams left the meeting.*

### **117.2 Application 19/01241/FUL 169 Wenlock Road**

Mr Pugh, applicant and owner of the above property, joined the meeting. He proposed to extend the dwelling with a two-storey side and rear extension to include a full width balcony and integral garage following demolition of the existing garage.

Due to its orientation, there will be no loss of light to the neighbours and their privacy would be improved. Mr Pugh intended to finish the building with an off-white render to reflect the light. One of the neighbours was satisfied with the revised plans but the other neighbour had lodged his objections with Shropshire Council.

Members considered the application details and raised no objections.

#### **RESOLVED:**

**That the Town Council raise no concerns to this application.**

*Mr Pugh and his agent left the meeting.*

### **118/18 PRESENTATION ON PROPOSED DEVELOPMENT TO REAR OF BELMONT BANK HOUSE**

Mr Arrol (Principal Architect) and Mr Sager (resident of Belmont Bank House) joined the meeting. They presented plans for a proposed development to the rear of Belmont Bank House. The official planning application is due to be submitted imminently.

Mr Arrol provided some background information to the site. The derelict and collapsing Billiard Hall will be demolished and permission has been granted for this work. This will enable 4 Belmont House to be returned to a residential dwelling, gain a garden and garage.

Access to the site will be via the existing entrance which serves the car park off Belmont Bank. The car park has space for 15 cars which will be lost but the plans include 9 garages making an overall reduction of 6 parking spaces. Mr Arrol did not see this would cause problems as there will be a reduction in movement of vehicles and on-street parking is available nearby.

The garages, which will be rented out to provide an income to Mr Sager, will house a separate apartment on top and the second block of garages will have a sedum roof. Having drawn up a full transport plan, Mr Arrol assured members that the access will be suitable for the construction traffic.

The final part of the plans include a new contemporary home, which Mr Sager intends to live in. This is set in the corner of the site and is angled so it is not overlooking the neighbouring residents. This building, designed by Mr Sager, will be clad in a self-oxidising steel, render and glass. It sits lower than adjacent buildings including The Hive.

Members were generally supportive of the scheme but reserved making formal comment until such time as a formal application is received and considered.

*Mr Arrol, Mr Sager and one member of the press left the meeting.*

### **119/18 HIGHWAY ORDERS**

There were no Highway Orders for consideration.

## 120/18 TREE PRESERVATION ORDERS

Members noted a Tree Preservation Order for one Prunus Cerasifera Nigra (purple leaved plum tree) at 9 Kennedy Road and raised no concerns.

### RESOLVED:

**That the Tree Preservation Order on one Prunus Cerasifera Nigra at 9 Kennedy Road be noted.**

## 121/18 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 122/18 PLANNING APPLICATIONS

### 122.1 Schedules of Planning Applications

The Town Clerk submitted schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 06 – 26 March 2019.

### RESOLVED:

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

|   |              |   |  |  |              |
|---|--------------|---|--|--|--------------|
| 1 | 19/01061/FUL | 2 Sweetlake,<br>Longden Road,<br>Shrewsbury,<br>SY5 8NH                                 | Erection of two<br>storey side and<br>single storey rear<br>extension  | Mrs Francis  | No Objection |
| 2 | 19/01290/FUL | Royal<br>Shrewsbury<br>Hospital North,<br>Mytton Oak<br>Road,<br>Shrewsbury,<br>SY3 8XQ | Erection of single<br>storey side<br>extension   | Shrewsbury<br>And Telford<br>Hospital NHS<br>Trust (Mytton<br>Oak Road,<br>Shrewsbury,<br>SY3 8XQ) | No Objection |
| 3 | 19/01008/LBC | 68 Mardol,<br>Shrewsbury,<br>SY1 1PZ  | Insertion of sash<br>window to the<br>northeast rear<br>elevation affecting a<br>Grade II Listed<br>Building | Mr Nester  | No Objection |
| 4 | 19/01318/FUL | 4 Brook Street,<br>Shrewsbury,<br>SY3 7QR   | Erection of a two<br>storey rear<br>extension  | Mr J<br>McGuinness   | No Objection |
| 5 | 19/01331/FUL | 27 Victoria<br>Road,<br>Shrewsbury,<br>SY3 9HX  | Erection of<br>replacement garden<br>room and internal<br>alterations  | Mr And Mrs<br>Thompson   | No Objection |

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| 6 | 19/01250/FUL | Lauriston 5<br>Ashton Road,<br>Shrewsbury,<br>Shropshire,<br>SY3 7AN | Erection of 2No<br>single storey<br>extensions and<br>internal alterations<br>following removal of<br>existing<br>conservatory and<br>front wall | Mr & Mrs<br>Richard<br>Jenkins | No Objection   |
| 7 | 19/01269/FUL | 6 Montgomery<br>Way,<br>Shrewsbury,<br>Shropshire,<br>SY1 4SW        | Erection of single<br>storey extension<br>with associated roof<br>remodelling and<br>internal alterations  | Mrs Julie<br>Newton            | No Objection   |
| 8 | 19/01311/TCA | 12 Longden<br>Gardens,<br>Shrewsbury,<br>SY3 7EG                     | Fell 2no Whitebeam<br>within Shrewsbury<br>Conservation Area   | Mr Arwel Jones                 | Representation |

Members did not oppose the felling of the two Whitebeam trees but requested that the applicant take advice from the Tree Officer as to the chosen replacement.

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| 9  | 19/01238/LBC | Flat 3 4 Quarry<br>Place,<br>Shrewsbury,<br>SY1 1JN  | Consent for internal<br>alterations to<br>include: removal of<br>partition walls; and<br>bathroom fittings;<br>installation of<br>partition walls to re-<br>configure rooms to<br>create second<br>bedroom; creation<br>of mezzanine level;<br>re-openings of<br>doorways | Mr C<br>Brookshaw       | No Objection |
| 10 | 19/01241/FUL | 169 Wenlock<br>Road,<br>Shrewsbury,<br>SY2 6LB   | Erection of two<br>storey side and rear<br>extension to include<br>balcony and integral<br>garage following<br>demolition of<br>existing garage   | Mr Chris Pugh           | No Objection |
| 11 | 19/01218/FUL | Superstore And<br>Premises Old<br>Potts Way,<br>Shrewsbury,<br>SY3 7ET                       | Proposed canopy<br>extension to provide<br>a marshalling area   | ASDA Stores<br>Ltd      | No Objection |
| 12 | 19/01188/COU | Royal Mail<br>Shrewsbury Mail<br>Centre<br>Shrewsbury<br>Delivery Office<br>Castle Foregate, | Change of use for<br>use as Mail Centre<br>and Independent<br>Vehicle Servicing<br>Centre   | Royal Mail<br>Group Ltd | No Objection |

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|    |                 | Shrewsbury,<br>SY1 1AA   |   |   |   |
| 13 | 19/01224/FUL    | 35 Aysgarth Road,<br>Shrewsbury,<br>SY3 8TW                                    | Erection of a single storey side and rear extension   | Mr V Silver   | No Objection  |
| 14 | 19/01193/FUL    | 39 The Mount,<br>Shrewsbury,<br>SY3 8PR  | Garage conversion and rear extension to include a roof top garden   | <del>██████████</del><br><del>██████████</del> 39<br>The Mount,<br>Shrewsbury,<br>SY38PR, | No Objection<br><i>Individual wishes to be forgotten</i><br><i>HBall 2/7/19</i> |
| 15 | 19/01131/FUL    | 65 & 66 North Street,<br>Shrewsbury,<br>SY1 2JL                                | Installation of like for like replacement of timber box sash windows  | Dr S Whild (66 North Street,<br>Shrewsbury,<br>SY1 2JL)                                   | No Objection  |
| 16 | 19/01181/FUL    | The Orchard<br>174 London Rd<br>Shrewsbury,<br>SY2 6PS                         | Erection of rear extension and internal remodelling   | Mr And Mrs Sims   | No Objection  |
| 17 | 19/01169/VRW106 | Proposed Residential Development Opposite 41,<br>Hawthorn Road,<br>Shrewsbury, | Variation of Section 106 for planning application number 15/00547/OUT and 18/00240/REM to reduce the level of affordable housing contribution | Mr Brendan Tuer (41 Hawthorn Road,<br>Shrewsbury,<br>SY3 7NB)                             | Objection   |

The Town Council is against the principle of reducing affordable housing contribution by amending S106 agreements and therefore objects to this application.

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| 18 | 19/01118/LBC | 10 College Hill,<br>Shrewsbury,<br>SY1 1LZ     | Works to gate pier including replacement of the whole original pier cap with new stone to match and refacing the entire plinth course to match affecting a Grade II Listed Building | Mr Robert Hill                       | No Objection |
| 19 | 19/01162/FUL | 19 Whitehall Street,<br>Shrewsbury,<br>SY2 5AD | Change of use from part commercial and part residential to solely residential to form 2No. separate dwellings; erection of part two-storey and part single storey extension         | Mr M Beckley<br>And Miss C<br>Davies | No Objection |

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|    |              |   | following demolition of existing two storey rear extension   |  |              |
| 20 | 19/01172/FUL | 42 Woodfield Avenue, Shrewsbury, SY3 8HT                                | Erection of single storey rear and side extension  | Mr And Mrs Vaughan   | No Objection |
| 21 | 19/01211/TCA | Land To The Rear Of Belgravia Court, Abbey Foregate, Shrewsbury SY2 6BW | Works to trees (See Schedule) within Shrewsbury Conservation Area  | Mr Mike Reed   | No Objection |
| 22 | 19/00809/REM | Proposed Dwelling To The South Of, Gregson Close, Shrewsbury,           | Approval of reserved matters (landscaping, appearance) pursuant of 18/04729/OUT for the erection of one house (access, scale and layout previously approved) | Primesave Properties Ltd London House, Town Walls, Shrewsbury  | No Objection |
| 23 | 19/01187/TCA | Prince Of Wales Bowling Club , St Julian's Friars, Shrewsbury, SY1 1XR  | Fell 14no Cypress, 12no Sycamore, 1no Holly, 1no Beech & 1no Elder within Shrewsbury Conservation Area   | Mr Simon Badrock (Shropshire Horticultural Society, Quarry Lodge, Claremont Bank, Shrewsbury, SY1 1RN) | No Objection |
| 24 | 19/01186/TCA | Lime Street, Shrewsbury,  | Works to trees (See Report) within Belle Vue Conservation Area   | Ian Walshaw (.)  | No Objection |
| 25 | 19/01161/FUL | 4 Sutton Grove, Shrewsbury, SY2 6DN                                     | Erection of single storey rear extension and associated alterations including new roof covering to existing single storey part                               | Mr And Mrs Hockenhull (4 Sutton Grove, Shrewsbury, SY2 6DN)  | No Objection |

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| <b>26</b>  | 19/01153/FUL | 3 Porthill Close,<br>Shrewsbury,<br>SY3 8RR                                      | Erection of a two<br>storey side<br>extension, single<br>storey rear<br>extension and<br>attached garage to<br>the side after<br>demolition of<br>existing and<br>removal of existing<br>detached garage | Dr A Goddard  | No Objection |
| <b>27</b>  | 19/01048/FUL | 35 Torrin Drive,<br>Shrewsbury,<br>SY3 6AW                                       | Erection of single<br>storey rear<br>extension and first<br>floor extension over<br>existing garage  | Mr D Lewis  | No Objection |
| <i>Councillor I Jones left the meeting.</i>      |              |  |  |   |              |
| <b>28</b>  | 19/01011/FUL | Proposed<br>Residential<br>Development<br>South Of, Old<br>Heath,<br>Shrewsbury, | Erection of a pair of<br>semi-detached<br>dwellings  | Mrs S Muller (2<br>Morville Road,<br>Heath Farm,<br>Shrewsbury,<br>SY1 3ER) | No Objection |
| <i>Councillor I Jones re-joined the meeting.</i> |              |  |  |   |              |
| <b>29</b>  | 19/00857/VAR | 9 Whitehall<br>Street,<br>Shrewsbury,<br>SY2 5AD                                 | Variation of<br>condition 2<br>16/05882/FUL<br>(24/02/2017) to<br>allow for the<br>construction of 1.8m<br>brick boundary wall<br>instead of timber<br>fence   | Mr John<br>Delaney<br>9 Whitehall<br>Street,<br>Shrewsbury,<br>SY2 5AD,     | No Objection |
| <b>30</b>  | 19/01100/FUL | 9 Woodlands<br>Park,<br>Shrewsbury,<br>SY2 6JN                                   | Erection of single<br>storey kitchen<br>extension  | Mr And Mrs D<br>Stephens  | No Objection |
| <b>31</b>  | 19/01101/FUL | 170 Copthorne<br>Road,<br>Shrewsbury,<br>SY3 8LP                                 | Erection of two<br>storey side<br>extension  | K Smith   | No Objection |
| <b>32</b>  | 19/01111/FUL | 62 Copthorne<br>Drive,<br>Shrewsbury,<br>SY3 8RX                                 | Erection of single<br>storey rear<br>extension and<br>associated<br>alterations  | Mr & Mrs<br>Fleming   | No Objection |



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| 33 | 19/01122/FUL | 19 Pendle Way,<br>Shrewsbury,<br>SY3 9QH                            | Erection of first floor<br>bedroom extension<br>and side porch<br>extension to existing<br>dwelling   | Mr & Mrs J<br>Dean        | No Objection |
| 34 | 19/01132/FUL | Maesbrook<br>Nursing Home<br>Church Road,<br>Shrewsbury,<br>SY3 9HQ | Erection of first floor<br>extensions to north<br>east part of main<br>building to create<br>additional<br>bedrooms; link<br>corridor to additional<br>bedrooms in<br>roofspace with<br>increase in height of<br>roof & insertion of<br>rooflights (revised<br>scheme to include<br>raise ridge height on<br>approved extension<br>to annex roof with<br>fire escape from<br>new first floor link<br>bridge together with<br>zinc roof line raised) | Maesbrook<br>Nursing Home | Objection    |

The Town Council objects to this application on the following grounds:

- Being mindful of the fact that the Nursing Home is set in a prominent location within the Meole Brace Conservation Area, the style chosen neither enhances nor preserves the area.
- The building is of particular historical importance and the Council regards the link building is of an unsympathetic design within its context and is not in-keeping with the existing building and its historical context.
- Members consider the proposed extensions overdevelopment of the site and the overlooking windows impact on the privacy of the neighbouring properties.
- Increasing the capacity of the Nursing Home will exacerbate the current traffic problems particularly congestion around the narrow streets of Church Road.
- Members request that it be investigated as to whether the planning conditions set by Shropshire Council within previous applications have been met; particularly conditions regarding scale of the facility and bed numbers, extraction from the laundry and treatment of sewage.
- The Town Council requests that the Central Planning Committee consider this application.

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| 35 | 19/01096/TPO | 236 Monkmoor<br>Road,<br>Shrewsbury,<br>SY2 5SP | To carry out a 30%<br>reduction & lower<br>limb deadwood 1 no<br>Lime (T2) protected<br>by SABC (236<br>Monkmoor Rd) Tree<br>Preservation Order<br>2002 (Ref: SA/365) | Mrs Danielle<br>Duncan | No Objection |
|----|--------------|---|---|------------------------|--------------|

*Councillor P Nutting left the meeting.*

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| <b>36</b> | 19/01083/REM | Land Off Greenfields Recreation Ground Falstaff Street, Shrewsbury, , | Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission 12/00620/OUT for the erection of 8 no. dwellings to include allotment space and means of access | CSE Developments (Shropshire) Ltd | Representation |
|-----------|--------------|---|---|-----------------------------------|----------------|

The Town Council notes the many comments regarding this application, particularly around suggestions of development on the Greenfields Recreation Ground and wishes to clarify that this is on land adjacent to the existing Open Space.

The Town Council has no objections to the Reserved Matters

*Councillor P Nutting re-joined the meeting.*

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| <b>37</b> | 19/01104/FUL | 23 Porthill Gardens, Shrewsbury, SY3 8SB                               | Erection of a single storey side utility extension   | Mr & Mrs Smith   | No Objection  |
| <b>38</b> | 19/01086/FUL | Fairview Racecourse Lane, Shrewsbury, SY3 5BJ                          | Erection of two storey extension with alterations to existing conservatory   | Mr & Mrs J Brown   | No Objection  |
| <b>39</b> | 19/01085/FUL | 6 Tenbury Drive, Shrewsbury, SY2 5YB                                   | Erection of single storey side extension, garage conversion and associated works and rear sunroom  | Mr & Mrs N Du- Cros  | No Objection  |
| <b>40</b> | 19/01095/TCA | The Cedars, Shrewsbury, SY2 6BY  | Works to trees (See Report) within Shrewsbury Conservation Area  | Mr Andrew Shyllon  | No comment as permission was granted prior to this meeting. |
| <b>41</b> | 19/01060/FUL | Proposed Dwelling SW Of Millrace Cottage, Longmeadow Drive, Shrewsbury | Erection of one split-level house with integral garaging and associated parking, served by an existing access and improved private drive | Mr & Mrs C Goode (Mill Race Cottage, Long Meadow Drive, Abbey Foregate, Shrewsbury, SY2 6NA) | No Objection  |

|   |              |  |   |   |              |
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| 42  | 19/00990/FUL | 27 Bromley Road, Bicton Heath, Shrewsbury, SY3 5AZ   | Erection of single storey extension to existing conservatory; elevational alterations   | Miss S Lindsay  | No Objection |
| 43  | 19/00966/FUL | 10 Shoplatch, Shrewsbury, SY1 1HL                    | Variation Condition No.3 of permission 09/03354/COU to allow for extended opening hours & installation of ventilation grills on front & rear elevations | Mr O Hileh (9 Woodhall Close, Shrewsbury, SY1 2TS)                    | Objection    |
| <p>Whilst the Town Council does not object to the installation of ventilation grills, members are concerned about the disturbance to residents living nearby and would like to see the closing hours changed from 3am Sunday – Thursdays to a more appropriate time and akin to neighbouring establishments in this area. Members are happy for the closing time on Fridays, Saturdays and Bank Holidays to remain as stated.</p> |              |  |   |   |              |
| 44  | 19/01051/FUL | 10 North Hermitage, Shrewsbury, SY3 7JW              | Widening of existing drive  | Mr G Fishwick   | No Objection |
| 45  | 19/01050/TCA | 20 Belle Vue Gardens, Shrewsbury, SY3 7JH            | To fell 1No Apple Tree within Shrewsbury Conservation Area.   | Mr R Laycock  | No Objection |
| 46  | 19/01017/FUL | 14 Corner Lane, Bicton Heath, Shrewsbury, SY3 5BZ    | Erection of first floor rear extension and associated alterations and improvements  | Miss Neale  | No Objection |
| 47  | 19/01002/FUL | 4 Severn Bank, Shrewsbury, SY1 2JD                   | Removal of existing rockery and over grown shrubs to front of property, replace with hardstanding terraced landscaping (revised scheme)                 | Mr A Goddard  | No Objection |
| 48  | 19/00981/FUL | Pengwern Boat Club, Porthill Rd, Shrewsbury, SY3 7BD | Creation of a hard standing and erection of boat racking on the lawn adjacent to the boat house   | David Clarkson (Oak House , 26 Bratton Rd, Bratton, Telford, TF5 0BT) | No Objection |

|    |              |  |   |   |              |
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| 49 | 19/00962/FUL | Proposed Dwelling South Of 41, Torrin Drive, Shrewsbury, | Erection of a single detached dwelling; alterations to garage of no.41 and creation of vehicular access | Mr S Uddin (41 Torrin Drive, Shrewsbury, SY3 6AW) | No Objection |
|----|--------------|--|---|---|--------------|

### 122.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 06 – 26 March 2019.