

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on Tuesday 6 October 2020

PRESENT

Councillors N Green (Chairman), J Dean, K Halliday, P Gillam, P Nutting, K Roberts, D Vasmer and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk)

APOLOGIES

Apologies were received from Councillor K Pardy.

01/20 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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02/20 MINUTES OF THE LAST MEETING

02.1 The minutes of the Planning Committee meeting held on 10 March 2020 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 March 2020 be approved and signed as a correct record.

02.2 To record the Executive Decisions ratified by Full Council on 18 May, 29 June and 14 September 2020

RESOLVED:

That the Executive Decisions be noted and signed as a correct record.

02.3 To approve the Executive Decisions agreed on 3 September & 17 September 2020

RESOLVED:

That the Executive Decisions be approved and signed as a correct record

03/20 MATTERS ARISING

03.1 Application 20/02651/FUL – 26 Silverdale Road, Bicton Heath, Shrewsbury. SY3 5EY

Members considered the amendments to this planning application and were satisfied that some of their original concerns, especially in relation to the changes to the window arrangements, had now been addressed. Members felt the changes are satisfactory and that there had been movement on the part of the applicant to meet some of the objections of the residents and therefore propose that the Town Council remove their objections to this application.

RESOLVED:

The Town Council remove its objection to this application.

Councillor J Dean joined the meeting at 18:13

03.2 Application 20/03119/FUL – Proposed Dwelling North of 31 Underdale Road, Shrewsbury

Members had previously requested comments from the Conservation Officer before making a decision on this application. Members have now looked at the Conservation Officer comments and are in full support of these. The new building is very dominant and the current design is not appropriate for this particular site and not in keeping with the area and street scene. The revised plans would have a negative impact on the character and appearance of this site within the Conservation Area.

RESOLVED:

That the Town Council object to this application.

04/20 HIGHWAY ORDERS

There were no Highway Orders for consideration

05/20 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

06/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

07/20 PLANNING APPLICATIONS

07.1 Schedules of Planning Applications

The Deputy 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 September – 25 September 2020.

RESOLVED:

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

1	20/03570/FUL	Land Adjacent To Churncote Island, Welshpool Road/A5 Welshpool Road, Bicton Heath, Shrewsbury, Shropshire.	Hybrid application for a mixed-use development - FULL consent for formation of roadside services including a petrol filling station, a drive-through restaurant; drive-through coffee shop; creation of new vehicular access (off A458); on-site roads and parking areas; landscaping scheme; and, OUTLINE consent (access for consideration) for the erection of offices (Use Class B1)	Representation	Although the Town Council do not object to this application per se, Members would like more information before making a decision on this application for such a large development. There are a number of proposals for developments within this area currently under discussion and Members would like to be assured that the consideration of these is co-ordinated. Members would also like to ensure that access arrangements for the Park & Ride would not be compromised by this development. Furthermore, Members would like to see comments from SC Highways on this application. It was also noted that no EV charging points or further information regarding renewable energy or solar panels has been provided in the current application. In summary, Members would like further information and clarification on all of these issues before considering it further.
2	20/03755/FUL	4 Greenfield Street, Shrewsbury, Shropshire, SY1 2PX	Erection of single storey rear extension	No Objection	The Town Council raises no objections to this application. Members did note that the application states a single storey rear extension but the plans actually show a two-storey extension.
3	20/03757/TPO	8 The Woolams, Bicton Heath, Shrewsbury, Shropshire, SY3 5BE	Work to 1no Oak tree - remove 30% of the crown, lower trunk small branches removed, ivy from trunk removed protected by Tree Preservation Order (Land at and surrounding Bicton Heath North) TPO 2008	No Objection	No Comment

4	20/03768/TPO	5 Chelwood Drive, Shrewsbury, Shropshire, SY1 3YZ	Cut back over-hanging branches by 30% protected by Shrewsbury and Atcham Borough Council (Land to Rear of Ellesmere Drive) Tree Preservation Order 1990	No Objection	No Comment
5	20/03786/TPO	3 Roman Close, Shrewsbury, Shropshire, SY3 7HZ	Crown lift 1no Copper Beech Tree by 2metres protected by Shrewsbury & Atcham Borough Council (111 Roman Road) Tree Preservation Order 2005	No Objection	No Comment

Councillor Phil Gillam joined the meeting at 18:41

6	20/03660/FUL	Aldon Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ	Garage conversion to bedroom/shower room with bay window extension	Objection	Members object to this application on the grounds of the lack of privacy for neighbouring properties. Members would like to see recommendations put in place for possible frosted windows or other provisions to address privacy issues.
7	20/03693/FUL	Land To The West Of 30 Havelock Road, Shrewsbury, Shropshire, SY3 7NE	Erection of detached dwelling and associated infrastructure	Objection	Members have carefully considered the plans submitted for this application and believe that it is detrimental to the street scene in this Conservation area. They do not object to the design per se but do not believe that it is appropriate for this area.

8	20/03720/FUL	Wellspring Field House Drive, Shrewsbury, Shropshire, SY3 9HJ	Erection of single storey garage and covered entrance extension and alterations to change single storey flat roof to pitch roof.	No Objection	No Comment
9	20/03455/FUL	W R R Pugh & Sons, 131 Longden Coleham, Shrewsbury, Shropshire, SY3 7DN	Change of use from A1 retail use to C3 residential use	No Objection	No Comment
10	20/03678/FUL	58 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	Erection of single storey rear extension	No Objection	No Comment
11	20/03766/TPO	Cartmel House Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ	Works to 1no large oak tree including remove major deadwood throughout crown over 70mm; crown reduction of height and spread by up to 3 metres; crown lift to 4 metres from ground level protected by SABC (Land at and surrounding Bowbrook) TPO 2008	No Objection	No Comment
12	20/03783/TPO	10 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	To remove 2no (group) Fir trees protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005	No Objection	No Comment
13	20/03607/FUL	44 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Erection of single storey side extension	No Objection	No Comment

14	20/03740/TCA	20 Albert Street, Shrewsbury, Shropshire, SY1 2HT	Crown reduction of 1No Yew Tree (T1) by 50% and general maintenance and pruning of 1No Apple Tree (T2) and reduce crown by approx 30% within Shrewsbury Conservation Area	No Objection	No Comment
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07.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 17 September – 25 September 2020.