

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on Tuesday 17 November 2020

#### PRESENT

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

#### IN ATTENDANCE

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

#### APOLOGIES

No apologies were received.

#### 15/20 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council for Agenda Item 9 and Planning Application 21.</li></ul>
Councillor K Pardy	<ul style="list-style-type: none"><li>Declared an interest in Application 20/04829/FUL as he is Governor of the Haughmond Federation</li></ul>
Councillor K Roberts	<ul style="list-style-type: none"><li>Declared a personal interest in application 20/04425/FUL as applicant is known to him</li></ul>

#### 16/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 27 October 2020 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 27 October 2020 be approved and signed as a correct record.**

## **17/20 MATTERS ARISING**

### **17.1 Application 20/03005/FUL – 72 Mount Pleasant Road, Shrewsbury.**

Members considered the amendments to this application and they are happy with the new plans that have been provided as there is a clear reduction in size and overall mass. They feel the changes are now acceptable.

#### **RESOLVED:**

**The Town Council remove their objections to this application.**

### **17.2 Application 20/03119/FUL – Proposed dwelling North of 31 Underdale Road, Shrewsbury**

Members considered the amendments to this application and welcome the changes. Members fully support the Conservation Officer's comments and ongoing concerns and would like these fully taken into account in this application.

#### **RESOLVED:**

**The Town Council removes its original objection to this application and fully supports the Conservation Officers comments.**

### **17.3 Application 20/04010/FUL – 20 Mayfield Drive, Shrewsbury**

Members have considered the amendments to this application and note that there is a significantly different design. As this property is not in a Conservation Area and there is a lot of upgrading of properties in this area, the proposals would not look out of character.

#### **RESOLVED:**

**The Town Council removes its original objection to this application.**

### **17.4 Application 20/03456/LBC – 131 Longden Coleham, Shrewsbury**

Members have now considered this application following the additional information received. They have noted the Conservation Officers comments in that the changes proposed would result in harm to this Listed Building and should be avoided. The existing windows are visually appealing and changing this to a door would harm the overall rear elevation of the building.

#### **RESOLVED:**

**The Town Council fully support the Conservation Officers comments and wish to object to this application.**

## **18/20 HIGHWAY ORDERS**

There were no Highway Orders for consideration

## **19/20 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

## **20/20 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## **21/20 ASSETS OF COMMUNITY VALUE**

- i) **Moratorium Trigger Meole Retail Hall** - Members were asked to consider any comments in relation to the Moratorium period being triggered by the fact that the existing unincorporated Charity wishes to incorporate itself and as a result transfer ownership of the Hall to the new charity.

**RESOLVED:**

**Members had no objections to this proposal.**

- ii) **Saddlers Public House as an Asset of Community Value** – To note that the Public House is to be removed as an Asset of Community Value as its 5-year registration has now expired

**RESOLVED:**

**Members noted the above.**

## **22/20 PROPOSED GYPSY AND TRAVELLER TRANSIT SITE**

Members were asked to consider proposals by Shropshire Council to develop a traveller site on land abutting the Ellesmere Road roundabout between the A5124 Battlefield Link Road and the A528 Shrewsbury Road. All Members had received briefing notes regarding this proposal prior to the meeting. A question was raised as to whether the Gypsy Community have been involved in this proposal and it was confirmed that the Gypsy Liaison Officer at Shropshire Council has been involved with the Gypsy/Traveller Community regarding this proposal to obtain their views. Members feel the proposed transit site is very well sited and of a good size and has been well thought out.

**RESOLVED:**

**The Planning Committee members are supportive of this proposal.**

## **23/20 PLANNING APPLICATIONS**

### **23.1 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 October – 6 November 2020.

#### **RESOLVED:**

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

1	20/04340/FUL	59 Meole Rise, Shrewsbury, Shropshire, SY3 9JF	Erection of a two - storey side extension	No Objection	No Comment
2	20/04399/FUL	27 Hunter Street, Shrewsbury, Shropshire, SY3 8QN	Erection of single storey rear extension	No Objection	No Comment
3	20/04447/VAR	Holly House 72B, Ellesmere Road, Shrewsbury, Shropshire, SY1 2QS	Variation of condition 2 and condition 8 (amendments to the approved plans for a revised access and parking area to the west side of the property) attached to planning permission SA/05/1782/F for the erection of a detached dwelling and associated parking area	No Objection	No Comment
4	20/04351/FUL	9 Eldon Drive, Shrewsbury, Shropshire, SY3 8YD	Erection of single storey extension and garage conversion	No Objection	No Comment
5	20/04355/FUL	Pear Tree Cottage 127A Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	Reinstatement of garage roof with a pitched roof and siting of a garden shed	No Objection	No Comment
6	20/04356/LBC	Pear Tree Cottage 127A Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	Reinstatement of garage roof with a pitched roof and siting of a garden shed	No Objection	No Comment

<b>7</b>	20/04308/FUL	Bank House Nobold Lane, Shrewsbury, Shropshire, SY5 8NW	Erection of garage with workshop and home office space at first floor following removal of existing garage	Support with Comment	The Town Council has no objections to this application per se, but comments were made with regards to the 'Home Office'. Members request that conditions are established and would like to be assured that a separate dwelling is not being created.
<b>8</b>	20/04321/FUL	67 Portland Crescent, Shrewsbury, Shropshire, SY2 5NL	Erection of two storey side extension and single storey rear extension to dwelling following demolition of existing detached garage	Support with Comment	The Town Council has no objections to this application per se, but fully support the Tree Officer comments with regards to a fencing condition being appropriate for this application to make sure building work does not encroach into the protected rooting area.
<b>9</b>	20/04329/LBC	6 College Hill, Shrewsbury, Shropshire, SY1 1LZ	Listed Building Consent in association with non-material amendment to planning permission 18/02779/FUL to include dropping of the rear first floor window sill to create double doors	Deferred	Members have considered this application and fully support the Conservation Officer comments and do not feel there is enough information with this application to fully consider the impact of lowering the window sill to create a double door access to the terrace. Members request further information before making a decision on this application.
<b>10</b>	20/04494/TPO	24 Woodside Drive, Shrewsbury, Shropshire, SY3 9BW	Oak (T20) - Remove epicormic growth to height of first main branches approx. 5m; remove any dead, broken or hung up branches in tree: lower branch projecting towards house has a large hole at the point where it meets the main trunk, remove approx. 1m back to a growth point protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005	No Objection	No Comment

<b>11</b>	20/04531/HHE	Brynfa 40 Westlands Road, Shrewsbury, Shropshire, SY3 8UT	Erection of a single storey rear extension to semi - detached dwelling, dimensions 4 meters beyond rear wall, 4 meters maximum height, 2.5 meters high to eaves.	Support with Comment	The Town Council has no objections to this application per se, but would like to be ensured that the properties below would not be significantly affected by the height proposed for the property in this application.
<b>12</b>	20/04254/FUL	Beacon Hotel, 156 Copthorne Road, Shrewsbury, Shropshire, SY3 8LP	Application under Section 73A of the Town and Country Planning Act 1990 for the installation of tent/canopy structure over beer garden	Support with Comment	The Town Council has no objections to this application but would like to see a temporary condition be attached to this application so that the canopy structure is not a permanent fixture. Members request a timescale is set for when permission is reviewed.
<b>13</b>	20/04453/TCA	32/34 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	To lift crown and reduce crown by 30% (each) 1No. Holly tree within Shrewsbury Conservation Area	No Objection	No Comment
<b>14</b>	20/04200/LBC	60 Wyle Cop, Shrewsbury, Shropshire, SY1 1UX	Internal works and minor external works to facilitate the conversion of first and second floor to form residential use	Deferred	Members considered this application and would wish to defer their decision and await comments from the Conservation Officer before making a decision on such a prominent building within the town.
<b>15</b>	20/04199/FUL	60 Wyle Cop, Shrewsbury, Shropshire, SY1 1UX	Conversion of first and second floors into two residential apartments	Deferred	Members considered this application and would wish to defer their decision and await comments from the Conservation Officer before making a decision on such a prominent building within the town.
<b>16</b>	20/04292/FUL	24 Langholm Drive, Shrewsbury, Shropshire, SY2 5UN	Erection of first floor side extension and single storey rear extension with some internal alterations	No Objection	No Comment

17	20/04293/FUL	4 Chestnut Close, Shrewsbury, Shropshire, SY3 8UJ	Erection of single storey extensions to front and side elevations; internal alterations; extension and improvements to existing driveway.	No Objection	No Comment
18	20/04297/FUL	16 Clive Green, Shrewsbury, Shropshire, SY2 5QL	Erection of single storey rear extension following demolition of existing outbuilding	No Objection	No Comment
19	20/04233/FUL	Rowton Lodge 88 The Mount, Shrewsbury, Shropshire, SY3 8PL	Conversion of current home office space barn outbuilding to form further ancillary residential accommodation; erection of small lean-to extension to rear of barn outbuilding; erection of single storey fitness studio outbuilding on footprint of former kennels (approved for demolition in 2016).	Support with Comment	Members support the comments made from Shropshire Council Officers regarding this application.
20	20/04240/FUL	12 Longden Gardens, Shrewsbury, Shropshire, SY3 7EG	Installation of replacement ground floor sash window to front elevation	Support with Comment	Members support the comments from the Conservation Officer regarding this application.
21	20/04289/FUL	Harlescott Junior School Featherbed Lane, Harlescott, Shrewsbury, Shropshire, SY1 4QN	Erection of two extensions and one additional building to provide teaching, nursery, assembly and ancillary accommodation; provision of additional parking spaces and re-configuration of existing parking; formation of additional vehicular access; re-	Support with Comment	Members are happy with the proposed plans for this much needed site. Committee would like to be ensured that the traffic arrangements off Featherbed Lane are able to cope with extra number of pupils attending the site and to ensure all Highways conditions are fully considered to maintain good access. Members also fully support the Tree Officers recommendations. <u>It was noted that the twin-hatted members of the Committee declared an interest in this application.</u>



			configuration of external sports field/pitches; landscaping scheme to include removal of trees		
<b>22</b>	20/04390/TCA	28 Underdale Road, Shrewsbury, Shropshire, SY2 5DW	Works to reduce 1No Contorted Hazel Tree by 50% over the next 3 years, reduce height of 1No Hawthorn Tree by 15% and remove some lower branches, reduce by 2m and trim back 1No Holly Tree within Shrewsbury Conservation Area	No Objection	No Comment
<b>23</b>	20/04286/HHE	11 Meole Walk, Shrewsbury, Shropshire, SY3 9EU	Erection of conservatory to rear elevation, dimensions 3.3m beyond the rear wall of the dwelling, 3.2m maximum height and 2.2m height at the eaves.	No Objection	No Comment
<b>24</b>	20/04187/TPO	Greenfields Rec Ground and Allotments, Falstaff Street, Shrewsbury, Shropshire,	Reduce the crown of 1 Oak by up to 2m and remove all growth less than 25mm up to 6m, crown lift 4 limbs on allotment side to appropriate growth points protected by Shrewsbury and Atcham Borough Council (Land to Rear of Ellesmere Drive) Tree Preservation Order 1990	No Comment	Permission granted by Shropshire Council prior to the meeting

<b>25</b>	20/04078/FUL	Earlyworld Nursery and Pre School, Holsworth Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5HJ	Erection of a 4 bay modular building with link to existing building to provide additional nursery accommodation	No Objection	No Comment
<b>26</b>	20/04225/FUL	12 Lonsdale Drive, Shrewsbury, Shropshire, SY3 9QJ	Erection of an extension to existing garage and conversion to living accommodation	No Objection	No Comment
<b>27</b>	20/04302/TCA	Talbot House, 4 The Limes Pountney Gardens, Shrewsbury, SY3 7NU	Half crown reduction to maintain shape of one Sycamore Tree within Belle Vue Conservation Area	No Objection	No Comment
<b>28</b>	20/04207/FUL	4 Porthill Close, Shrewsbury, Shropshire, SY3 8RR	Erection of single storey rear extension and alterations	No Objection	No Comment
<b>29</b>	20/04212/TPO	2 The Redlands, Laundry Lane, Shrewsbury, SY2 6ER	Works to one Silver Birch tree to include the pruning of branches away from property protected by Shrewsbury & Atcham Borough Council (Laundry Lane) Tree Preservation Order 1983	No Comment made	Permission granted by Shropshire Council prior to the meeting
<b>30</b>	20/04298/TPO	9 Pendle Way, Shrewsbury, Shropshire, SY3 9QH	To fell 1No. Copper Beech tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	Representation	Whilst the Town Council does not object to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the tree and any replacements.
<b>31</b>	20/04169/TCA	140 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Crown reduction by 20%. 0.5-1 Metre of 1no Walnut tree (T1); Minor crown reduction of 0.5-1 metre of 1no English Cherry (T2) - Reducing the crown so the tree	No Objection	No Comment

			doesn't get too large. To tidy up the shape of the crown.		
32	20/04180/TCA	St Chads Church St, Chads Terrace, Shrewsbury, Shropshire, SY1 1JX	Reduce over extended limbs between 3-6m of one Sycamore Tree T1, fell one Sycamore tree T2 to ground level and deadwood one Oak tree T3 within Shrewsbury Conservation Area	No Comment made	No Comment made as the Town Council is the applicant
33	20/04181/TCA	12 Holywell Terrace, Holywell Street, Shrewsbury, Shropshire, SY2 5DF	To Fell 1No Contorted Willow Tree within Shrewsbury Conservation Area	No Objection	No Comment
34	20/04185/TCA	Sydney Avenue, Recreation Ground, Sydney Avenue, Shrewsbury, Shropshire	Deadwood 2 x Ash trees and fell to ground level one Silver Maple, one Cherry Tree and one unknown tree within Shrewsbury Conservation Area	No Comment made	The Town Council is the applicant. Members would like to know if any replacement trees are to be planted.
35	20/04256/HHE	54 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UH	Erection of a single storey rear extension to a semi-detached dwelling, dimensions 4.50 metres beyond the rear wall, 2.90 metres maximum height and 2.90 metres high to eaves	No Objection	No Comment made

### 23.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 17 October – 6 November 2020.

