

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR

At 6.00pm on Tuesday 29 October 2019

PRESENT

Councillors N Green (Chairman), Mrs G Burgess, P Gillam, Ms K Halliday, K Pardy, K Roberts and Mrs B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer), Andy Sheldon and Howard Thorn from Shropshire Homes and Andy Barton from Mercian Developments who joined the meeting at 18.31.

APOLOGIES

Apologies were received from Councillor J Dean.

52/19 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.
Councillors N Green and K Roberts	<ul style="list-style-type: none">As a member of Shropshire Council North 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 North Planning Committee.

53/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 08 October 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 08 October 2019 be approved and signed as a correct record.

54/19 MATTERS ARISING

54.1 Application 19/02266/FUL – New Zealand House, Abbey Foregate, Shrewsbury

Members considered the amendments to this planning application, and in the light of the comments from Shropshire Council’s Conservation Officer, are satisfied that some of their concerns in relation to the additional floor have been addressed. Members felt that their original comments should be amended accordingly.

RESOLVED:

That the Town Council raises no objection to this application as amended and submits a revised comment to Shropshire Council’s Planning Department.

55/19 HIGHWAY ORDERS

55.1 Shropshire Council Implementation of Waiting Restrictions Consultation

Members discussed Shropshire Council’s proposed amendments to waiting restrictions at a number of locations in Shrewsbury as part of their Public Consultation. Members considered each location and made the following suggestions.

Corporation Lane	These proposals have caused great concern for residents as they feel the proposed restrictions would result in a significant loss of visitor parking. Suggest there is a single yellow line with waiting restrictions to tie in with refuse deliveries.
Arlington Way	These proposals are in response to employers parking on the road rather than at employers’ premises. Residents in Woodvine Road are now complaining about employer parking in the residential areas. Suggest that employers be encouraged to accommodate employee parking within their own curtilage.
Broughton Road	No Objection
Castle Entrance	No Objection
Copthorne Drive	No Objection
Crescent Lane	No Objection
Crowmeole Lane	These proposals are the result of inappropriate levels of car parking within the confines of the Royal Shrewsbury Hospital. Further waiting restrictions are merely pushing the problem further away from the hospital, inconveniencing residential areas and not addressing the problem. Suggest that discussions take place with the Hospital Trust to create appropriate parking levels for its employees and visitors.
Crowmere Road	No Objection
Glenburn Garden	No Objection
Greenfield Street	No Objection
Greyfriars Road	Whilst the Town Council understands the need for 24/7 access to the sub-station, it appreciates that resident parking is at a premium, Suggest that an additional parking space is laid out to mitigate for the loss of parking space.
Harlescott	No Objection

Crescent	
Kingston Drive	No Objection
Levens Drive	No Objection
Mytton Oak Road	These proposals are the result of inappropriate levels of carparking within the confines of the Royal Shrewsbury Hospital. Further waiting restrictions are merely pushing the problem further away from the hospital, inconveniencing residential areas and not addressing the problem. Suggest that discussions take place with the Hospital Trust to create appropriate parking levels for its employees and visitors.
Preston Street	This has been required due to Shirehall staff and visitors over spilling into residential areas. Suggest that Shropshire Council Estates explores the level of car parking need for the Council and make appropriate provision.
Somerby Drive	These proposals are the result of inappropriate levels of carparking within the confines of the Royal Shrewsbury Hospital. Further waiting restrictions are merely pushing the problem further away from the hospital, inconveniencing residential areas and not addressing the problem. Suggest that discussions take place with the Hospital Trust to create appropriate parking levels for its employees and visitors.
Stanley Land	No Objection

RESOLVED:

That the comments be submitted as the Town Council's formal response to the Waiting Restriction Consultation.

55.2 Amendments to Shropshire Council's Car Parking Strategy

Members looked at a number of proposals put forward by Shropshire Council in respect of parking strategy affecting the whole county.

Proposal 3 – Loading Bays

Members felt that there was a need to retain some flexibility in Shrewsbury town centre in relation to loading bays, which form part of the night-time economy parking provision. Members agreed that a compromise for Shrewsbury was required whereby loading bays had restrictions from 6am to 6pm and could be used as town centre parking outside these hours.

Proposal 4 – On-Street Parking/Residents' Parking Permits

Whilst these proposals specifically refer to Bridgnorth, Members felt that Resident Parking Schemes could be introduced to Shrewsbury at some stage in the future and that it would be beneficial to express concerns now and learn from any issues experienced elsewhere. They welcomed involvement of local members in the decision making process.

Proposal 5 – Season Ticket/Residential Parking Permit Demands

Members felt that there was a need to recognise that the town centre car parks fulfil a number of different uses for visitors, residents and workers in Shrewsbury and that flexibility for providing permits would be beneficial to the town centre.

Proposal 6 – Holiday Let Parking Permits

Members agreed with the proposal to allow holiday let properties to have one permit per property in the town centre to enable visitors to park close to their holiday accommodation.

Proposal 7a and 7b – Raven Meadows Car Park

Members felt that the realignment of the car parking hours of operation and charging to mirror parking at other facilities in the town centre would result in more use of these facilities.

RESOLVED:

That the Town Clerk drafts a letter with the Town Council's comments and circulates to all Councillors prior to formal agreement at the next Full Council.

56/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

57/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

58/19 PLANNING APPLICATIONS

58.1 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 02 – 22 October 2019.

RESOLVED:

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

1	19/04495/FUL	8 West Hermitage, Shrewsbury, SY3 7JP	Erection of single storey rear extension to existing dwelling	No Objection	No Comment
2	19/04484/ADV	The Waterfront, Victoria Quay, Shrewsbury, SY1 1HH	Erect and display various illuminated hanging signs with illuminated and non-illuminated fascia signs on timber and brickwork with assorted illuminated and non-illuminated sign boards	No Objection	No Comment
3	19/04460/REM	Development Land to South of, Oteley Road, Shrewsbury, SY2 6FT	Reserved matters pursuant to outline permission ref: 14/04428/OUT for the erection of 175no. dwellings and associated landscaping and infrastructure to include appearance, landscaping, layout and scale	No Comment	The Town Council appreciates that this application is in its early stages and extends an invitation to the Applicant/Agent to present it proposals to a future Planning Committee meeting to enable Members to make an informed decision on this planning application.
4	19/04554/LBC	16 Castle Street, Shrewsbury, SY1 2BB	Internal alterations in connection with change of use of ground floor to A3 use; installation of extraction outlet to flat roof affecting a Grade II Listed Building	Withdrawn	No Comment
5	19/04574/FUL	23 Primrose Terrace St Michaels Street, Shrewsbury, SY1 2EY	Erection of single storey rear extension	No Objection	No Comment
6	19/04567/FUL	73 Bishop Street, Shrewsbury, SY2 5EZ	Erection of single storey rear extension	No Objection	No Comment

7	19/04624/TCA	Kennedy Building 9 Ashton Road, Shrewsbury, SY3 7AN	Reduce by 1-2m and thin by 15% 1no Lime & fell 1no Holly, 2no Sumac, 1no Ash and 1no Cherry within Shrewsbury Conservation Area	Representation	<p>The Town Council has noted the proposed tree works, and Members would like to see the felled trees replaced with suitable specimens. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.</p> <p>Members would also 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.</p>
8	19/04527/LBC	Flat 1 59 Wyle Cop, Shrewsbury, SY1 1XJ	To combine 2no flats into a single residential unit	No Objection	No Comment
9	19/04578/TCA	Darwin House, 2 The Mount, Shrewsbury, SY3 8PU	Crown lifting to 3m from the foot path, self-seeded Holly and Sycamore trees & fell dead Elms (See Plan) within Shrewsbury Conservation Area	No Objection	No Comment

10	19/04367/LBC	Kings Head Hotel, 48 Mardol, Shrewsbury, SY1 1PP	Internal and external alterations and refurbishments to include decoration, new flooring and lighting, upgrades to bar backfitting; new inner lobby doors to main entrance and internal door to rear lobby; removal of areas of plaster to expose original building structure; installation of wrought iron fence to top of existing brickwork wall for security purposes; new stone slabs; existing garage doors to rear garden removed and blocked up with fixed seating to be provided to existing store; external planters, lighting and heaters; formation of steps to rear; new bound gravel floor surface; erection of timber pergola with festoon lighting and new double metal gates to rear affecting a Grade II* Listed Building	Objection	<p>The Town Council objects to this planning application on the following grounds:</p> <ul style="list-style-type: none"> • Members have concerns that the proposed outdoor amenity space has the potential to create noise disturbance for residential properties in the vicinity. • Members feel that the opening hours for these premises are an integral part of the application and respectfully request that Shropshire Council's Environmental Health Department is consulted on these proposals to ensure that noise nuisance is not a factor for nearby properties and appropriate conditions are imposed should the application be approved
11	19/04366/FUL	Kings Head Hotel, 48 Mardol, Shrewsbury, SY1 1PP	Internal and external alterations and refurbishments to include decoration, new flooring and lighting, upgrades to bar backfitting; new inner lobby doors to main entrance and internal door to rear lobby; removal of areas of plaster to expose original building structure; installation of wrought iron fence to top of existing brickwork wall for security purposes; new stone slabs; existing garage doors to rear garden removed and blocked up with fixed seating to be provided to existing store; external planters, lighting and	Objection	<p>The Town Council objects to this planning application on the following grounds:</p> <ul style="list-style-type: none"> • Members have concerns that the proposed outdoor amenity space has the potential to create noise disturbance for residential properties in the vicinity. • Members feel that the opening hours for these premises are an integral part of the application and respectfully request that Shropshire Council's Environmental Health Department is consulted on these proposals to ensure that noise nuisance is not a factor for nearby properties and appropriate conditions are imposed should the application be approved

			heaters; formation of steps to rear; new bound gravel floor surface; erection of timber pergola with festoon lighting and new double metal gates to rear		
12	19/04501/FUL	Clayton House Clayton Way, Bicton Heath, Shrewsbury, SY3 5DD	Formation of an access and visibility splay resubmission of previously approved 15/04499/FUL	No Objection	No Comment
13	19/04546/FUL	2 Condover Drive, Shrewsbury, SY2 6JD	Erection of side extension above existing garage and front porch extension	No Objection	No Comment
14	19/04483/FUL	5 Porthill Gardens, Shrewsbury, SY3 8SH	Erection of garage building; single storey extension, conversion of outbuildings and garage to residential use; formation of retaining wall	No Objection	No Comment
15	19/04494/FUL	71 Castle Foregate, Shrewsbury, SY1 2EJ	Erection of warehouse enclosure (B8 use) for a temporary period of 2 years	No Objection	No Comment

16	19/04524/VAR	Hencote Farm Cross Hill, Shrewsbury, SY4 3AB	Removal of Condition No. 8 attached to Planning Permission 17/04363/FUL dated 19 January 2018 (amended by application for variation of condition 18/04428/VAR) to allow the safari units to be occupied as holiday accommodation all year round	No Objection	No Comment
17	19/04544/TCA	5A Roman Road, Shrewsbury, SY3 9AZ	To Fell 1no Yew tree (T1), 1no Conifer tree (T2) and 1no Purple Plum (T3), reduce by approx 4 ft 1no Macrocarpa (T4) and reduce by approx 5 ft 1no Holm Oak (T5)	Representation	Whilst the Town Council does not object to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site to provide expert assessment and recommendations on the need to fell an established Yew tree as the reasons are not clear from the report provided with the application.
18	19/04564/TCA	The Fields Kingsland Road, Shrewsbury, SY3 7AF	To remove 2 subsiding limbs of 1no Monterey Cypress, reduce overhanging limbs to boundary fence mixed broadleaves G1, reduce 2no Sycamore and 1no Hazel trees to height of previous pollarding (G2) and reduce height to provide sufficient screening 1no Copper beech hedge (H1) (see condition report) within Shrewsbury Conservation Area.	Support with Comment	The Town Council does not object to this application, but 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.
19	19/04202/OUT	Lord Hill, Hotel Abbey Foregate, Shrewsbury, SY2 6AX	Outline Planning Application (all matters reserved) to convert hotel building into residential accommodation (to include removal of modern extensions); residential development of two apartment buildings comprising a total 46 apartments to the rear following demolition of lodge building	No Objection	No Comment

20	19/04482/FUL	Church Cottage Welshpool Road, Bicton Heath, Shrewsbury, SY3 5AA	Erection of extension to side and alterations and improvements to existing dwelling	No Objection	No Comment
21	19/04521/TCA	Sandhurst New Street, Shrewsbury, SY3 8JF	Trim back overhanging branches by 2 metres of 2no Atlantic Cedars within Shrewsbury Conservation Area	No Objection	No Comment
22	19/04455/ADV	Arrow Point Retail Park Brixton Way, Shrewsbury	Erect and display internally illuminated fascia signage above entrances to retail units	No Objection	No Comment
23	19/04465/FUL	16 Castle Street, Shrewsbury, SY1 2BB	Internal alterations and change of use of ground floor to A3 use; installation of extraction outlet to flat roof	Withdrawn	No Comment
24	19/04423/COU	58 Ennerdale Road, Shrewsbury, SY1 3LD	Change of use from showroom Class A1 to a gymnasium Class D2	No Objection	No Comment
25	19/04436/FUL	Proposed Residential Development Land North Of 65 Abbey Foregate, Shrewsbury	Erection of one dwelling with 1.5m boundary wall; car parking and associated works	Objection	The Town Council objects to this planning application on the grounds that the proposals neither preserve or enhance the Conservation Area and Members fully support the comments made by Shropshire Council's Conservation Officer.
26	19/04447/FUL	13 Claremont Hill, Shrewsbury, SY1 1RD	Installation of 3No. wrought iron balconies outside each first floor window to west elevation	Objection	The Town Council objects to this application on the grounds that the proposals for Victorian balconies on an Edwardian property would adversely affect the street scene in the Conservation Area. Members also respectfully request that Shropshire Council's Conservation Officer's comments be provided on this application.

27	19/04449/LBC	13 Claremont Hill, Shrewsbury, SY1 1RD	Installation of 3No. wrought iron balconies outside each first floor window to west elevation affecting a Grade II Listed Building	Objection	The Town Council objects to this application on the grounds that the proposals for Victorian balconies on an Edwardian property would adversely affect the street scene in the Conservation Area. Members also respectfully request that Shropshire Council's Conservation Officer's comments be provided on this application.
28	19/04450/FUL	11A Sutton Road, Shrewsbury, SY2 6DE	Erection of a first floor extension to existing single storey building, with changes to rear elevation windows to form access to a new garden terrace to the rear	No Objection	No Comment
29	19/04451/TCA	7 The Hawthorns, Shrewsbury, SY3 7NA	To Crown Reduce by 8ft 1no Silver Birch tree within the Shrewsbury Conservation area	No Objection	No Comment
30	19/04456/FUL	6 Radbrook Road, Shrewsbury, SY3 9BA	Erection of a single storey rear extension	No Objection	No Comment
31	19/04498/TCA	39 Wenlock Road, Shrewsbury, SY2 6JR	Fell 1no Cypress within Shrewsbury Conservation Area	Unable to Comment	No Comment
32	19/03897/FUL	23 King Street, Shrewsbury, SY2 5ER	Installation of wrought iron style gate and railings	No Objection	No Comment
33	19/03891/LBC	Longmeadow, 127b Longmeadow Drive, Shrewsbury, SY2 6LY	Works to remove dividing structure and wooden ceiling boarding affecting a Grade II Listed Building	No Objection	No Comment
34	19/04389/OUT	Proposed Development Land to The South of Meole Brace Retail Park, Shrewsbury	Outline Planning Application (all matters reserved other than access) for the development of up to 150 residential dwellings	No Objection	No Comment

Andy Barton from Mercian Developments left the meeting.

35	19/04402/LBC	31 Abbey Foregate, Shrewsbury, SY2 6BT	Repairs to existing rear dormer, repointing to chimney, replacement of existing Velux rooflight, insertion of tile vent, replacement of guttering affecting a grade II listed building	No Objection	No Comment
36	19/04453/TCA	Radnor House, Pountney Gardens, Shrewsbury, SY3 7LU	To remove 1no Conifer Hedge (along the Belle Vue Road), cut back overhanging 1no Cotoneaster and other shrubs overhanging the corner of Pountney Gardens within Belle Vue Conservation Area	No Objection	No Comment
37	19/04454/HHE	148 Whitchurch Road, Shrewsbury, SY1 4EJ	Removal of existing outbuilding and erection of new conservatory to rear elevation of property, dimensions 3.8 metres beyond rear wall, 3.4 metres maximum height, 2.15 metres high to eaves.	No Objection	No Comment
38	19/04338/FUL	23 Canon Street, Shrewsbury, SY2 5HQ	Replace existing bay windows with wooden double glazed replacements to match the original design; add wrought iron railing to the low perimeter walls; replace existing concrete path with tiles; replace gate with wrought iron gate to match the proposed railings	No Objection	No Comment
39	19/04374/VAR	2 Sundorne Retail Park Arlington Way, Shrewsbury, SY1 4YA	Variation of Condition No.14 attached to planning permission SA/86/1079/329/86 to allow up to 250 sq.m. net within Unit 2 to be used for the sale of food and drink goods for consumption off the premises	No Objection	No Comment

40	19/04395/TPO	14 Mountwood Park, Shrewsbury, SY3 8PJ	Reduction of canopy spread on south side by 3 metres of 1no Oak protected by the Shrewsbury and Atcham Borough Council (Land Off Shelton Lane, Shrewsbury) Tree Preservation Order 1992 (Ref: SA/212)	No Objection	No Comment
41	19/04412/TCA	22 Mount Street, Shrewsbury, SY3 8QJ	Crown reduce by 30% 2no Yew, fell 1no Crab Apple & cut back overhang of approx. 3-4ft of 1no Magnolia within Shrewsbury Conservation Area	No Objection	No Comment
42	19/04413/TCA	52 Mount Street, Shrewsbury, SY3 8QH	Fell 1no Ash & reduce by approx. 2metres 1no Holly within Shrewsbury Conservation Area	Support with Comment	The Town Council does not object to this application, but 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.
43	19/04352/TPO	96, London Road, Shrewsbury, SY2 6PN	Fell 1no Weeping Willow protected by the Shrewsbury and Atcham Borough Council (96 London Road) Tree Preservation Order 1992 (Ref: SA/246)	No Objection	No Comment
44	19/04383/TPO	Oaklands Laundry Lane, Shrewsbury, SY2 6ER	Crown lift by 3metres and prune back overhang by 1-2metres of 1no Oak protected by the Shropshire Council (Land at or adjacent to Oaklands and Abbotsfield Drive) TPO 2012 (Ref: SC/00111/12)	No Objection	No Comment
45	19/04261/LBC	6 The Mount, Shrewsbury, SY3 8PS	Refurbishment and minor internal works affecting a grade II listed building	No Objection	No Comment
46	19/04312/FUL	7 Woodlands Park, Shrewsbury, SY2 6JN	Erection of a detached double garage and boundary wall with railings	No Objection	No Comment

47	19/04327/VAR	Land at Meole Brace Roundabout, Shrewsbury	Variation of Condition No. 2 (approved plans) attached to planning permission 17/04527/FUL dated 13 November 2017	Objection	The Town Council objects to this planning application on the following grounds: <ul style="list-style-type: none"> • Members have concerns that the paving slabs acting as a retaining barrier to the earth bank are insufficient to provide stability to the structure and express concerns about the safety of such a construction. • Members also question the engineering integrity of the structure and whether it will withstand pressure from the earth bank over time.
48	19/04351/TPO	10 Alan Gutridge Drive, Shrewsbury, SY3 9BG	Works to trees (See Schedule) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	Representation	In view of the major works proposed for this location, the Town Council respectfully requests that Shropshire Council's Tree Officer visits the site to provide expert assessment and recommendations on the programme of works.
49	19/04380/TCA	32 Underdale Rd, Shrewsbury, SY2 5DW	Fell 1no Silver Birch within Shrewsbury Conservation Area	Unable to Comment	No Comment
50	19/04205/FUL	26 Belle Vue Road, Shrewsbury, SY3 7LL	Installation of timber sash double glazed windows and a new wooden door.	No Objection	No Comment
51	19/04286/FUL	Petrol Filling Station Asda Stores Old Potts Way, Shrewsbury,	Erection a new four pump (eight filling position) petrol filling station and associated works following the demolition of the existing petrol filling station. Minor car park alterations.	No Objection	No Comment

52	19/04306/FUL	11 Town Walls, Shrewsbury, SY1 1TW	Refurbishment of the property including the removal of 2 no. casement windows and 2 no. external door units to the rear of the building at the ground and first floor and the replacement with 2 no. sliding folding door screens in new openings at ground and first floor and the construction of a single storey fully glazed conservatory at first floor level on an existing refurbished balcony	Objection	<p>The Town Council objects to this planning application on the following grounds:</p> <ul style="list-style-type: none"> • Members feel that the proposed works to the first floor of the property, although at the rear, do not enhance or preserve the character or appearance of the Conservation Area in close proximity to a number of Listed Buildings and heritage assets in the vicinity. • Members fully support the comments made by Shropshire Council's Conservation Officer in relation to this application.
53	19/04355/TCA	The Oasis 35 Belle Vue Gardens, Shrewsbury, SY3 7JH	To fell 1no Flowering Cherry tree and replace with a Crabapple tree within Belle Vue Conservation Area.	No Objection	No Comment

51.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 02 – 22 October 2019.

51.3 Proposed Housing Development – Land at Oak Farm, Mytton Oak Road, Shrewsbury

Andy Sheldon and Howard Thorn of Shropshire Homes provided Members with an overview of the company's proposals for land off Mytton Oak Road before a more formal application is made next spring.

Shropshire Homes has an option over the 18-hectare site with a housing development their preference. This parcel of land forms part of the Local Plan Review that the Town Council had raised its approval of.

Working within the framework of the Big Town Plan, the company feels that this is a sustainable location with access to both the river and green corridors as well as good connectivity with local cycle routes.

The existing Public Footpath would have to be moved to accommodate the development.

The development will take into account the existing topography of the area and the trees on the site with a view to maintaining the majority of the features and trees, which in turn, will also dictate the layout of the development.

The company is looking at building approximately 300 homes on the site as part of the Local Plan, and expect to submit an Outline Planning application next spring with Reserved Matters in autumn 2020 before commencing the build in spring 2021.

Members were advised that discussions are ongoing with local bus companies with a view to providing a service within the development for the long-term provision of public transport facilities.

Members would like to see Shropshire Homes engage with the Town Council in respect of play area provision.

The Chairman thanked Andy Sheldon and Howard Thorn for their presentation, and they duly left the meeting.