

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 10 December 2019

#### PRESENT

Councillors N Green (Chairman), J Dean, A Mosley (substituting for K Halliday), P Nutting, K Roberts and Mrs B Wall.

#### IN ATTENDANCE

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer).

#### APOLOGIES

Apologies were received from Councillors Ms K Halliday, P Gillam and K Pardy.

#### 67/19 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"><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 J Dean, N Green and K Roberts	<ul style="list-style-type: none"><li>As a member of Shropshire Council Northern 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.</li></ul>
Councillor N Green	<ul style="list-style-type: none"><li>Declared a personal interest in application 19/05082/TCA as the applicant is known to him.</li></ul>

#### 68/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 19 November 2019 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 19 November 2019 be approved and signed as a correct record.**

## 69/19 MATTERS ARISING

### 69.1 Amendments to Shropshire Council's Car Parking Strategy – Loading Bays

Members had considered Shropshire Council's proposals to amend time restrictions for loading bays in the town centre at a previous meeting. Members were asked to reconsider their position that loading bays should be enforced between 6am and 6pm whilst from 6pm, the bays formed part of the parking provision for the night-time economy.

Shropshire Council would prefer to see the loading bays enforced from 7am until 7pm and thereafter form part of the parking permit scheme in the town centre on the basis that there is little evidence that the bays are utilised as part of the night-time economy.

Members felt that with parking restrictions lifted from 6pm in Shropshire Council pay and display car parks and on-street parking, the loading bays should provide the same parking provision, and they were happy that they be open to broad use rather than restricted to permit use.

#### **RESOLVED:**

**That the Town Council re-states its original position that the loading bays in the town centre should be enforced from 6am until 6pm.**

### 69.2 Reconsultation on application 19/02494/FUL - Erection of a Family Pub/Restaurant, Oteley Road, Shrewsbury.

Members considered the amended plans submitted for this application and were disappointed with the reduction in the number of car parking spaces for the premises.

Members would like to see a comprehensive plan for the whole of this development site to fully appreciate the plans they have been asked to consider.

Members were also disappointed that plans for a bold design for the building to reflect the diverse range of historical buildings in Shrewsbury or the provision for renewables had not been included in the revised plans.

Members felt that their original comments on this planning application should stand.

#### **RESOLVED:**

**That the Town Council restates its original position to this planning application.**

### 69.3 Reconsultation on application 19/04306/FUL - 11 Town Walls, Shrewsbury. SY1 1TW

Members considered the amended plans for this application.

Whilst noting the comments from Shropshire Council's Conservation Officer, Members felt that the conditions imposed when planning permission was originally granted should continue to be enforced.

Members felt that the windows to the first floor should remain a mirror image of the adjacent property to reflect the original design in the Conservation Area, and that their objections should remain for this application.

Members felt that their original comments on this planning application should stand.

**RESOLVED:**

**That the Town Council restates its objections to this planning application.**

## **70/19 GREENFIELDS RECREATION GROUND – VILLAGE GREEN STATUS**

The Town Clerk provided Members with an update from Shropshire Council's Northern Planning Committee meeting earlier in the afternoon in relation to the outcome of an application to register Greenfields Recreation Ground as a Village Green.

Members of the Northern Planning Committee voted five to two to dismiss the application stating that the residents of the area had enjoyed the recreational facilities provided by Shrewsbury Town Council and its predecessors "by right" for at least the previous twenty years.

The Town Clerk also appraised the Committee of the current Judicial Review in relation to land adjacent to the Recreation Ground.

## **71/19 HIGHWAY ORDERS**

### **71.1 Notice of Definitive Map Modification Order – Footpath Addition**

Members noted the order to place the public footpath along an alleyway between Roselyn and Cordon Crescent in Harlescott on the Definitive Map & Statement of Rights of Way for Shropshire.

### **71.2 Proposal to Remove BT Kiosks at Locations in Shrewsbury**

Members considered proposals put forward by BT to remove seven KX100 kiosks at a number of locations in Shrewsbury.

Whilst there are three kiosks where usage was negligible, Members felt that those kiosks that provided a community facility and have been shown to demonstrate established usage should be retained. Members felt that with poor mobile phone reception in some areas, especially in the vicinity of the hospital, public payphone kiosks continued to provide an essential service.

Members would like to see the following kiosks retained:

Sundorne Avenue/Sundorne Road  
Shopping Parade, Mytton Oak Road

London Road, The Column  
York Road

Councillor Mosley asked that consideration be given to removing the kiosk at the junction of Water Street and North Street on ASB Grounds. Whilst it did have some patronage, the fact it was used in the dealing of drugs locally provided a greater dis-benefit to the Community than the provision of a phone box.

**RESOLVED:**

**That the Town Council writes to Shropshire Council in support of retaining those BT kiosks where established usage provides a community facility, especially in areas of poor mobile phone reception, but also requests consideration be given to withdrawing the box at Water Street/North Street junction on ASB grounds.**

**72/19 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**72/19 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

**73/19 PLANNING APPLICATIONS**

**73.1 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 13 November – 3 December 2019.

**RESOLVED:**

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

<b>1</b>	19/04925/FUL	16 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	Change of use from A1 (Retail) to A4 (Micro Pub)	Representation	Whilst the Town Council does not object to this planning application per se, Members have concerns relating to the potential for noise from the premises affecting neighbouring residential properties. Members are fully supportive of the comments made by Shropshire Council's Regulatory Services and would like to see noise reduction plans included within this application.
<b>2</b>	19/05270/TCA	4 Earlston Park, Shrewsbury, Shropshire, SY3 8BE	To carry out a 25% crown reduction and thinning of 1no Ash Tree within Shrewsbury Conservation Area	Support with Comment	The Town Council has no objection to the proposed tree works but 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.
<b>3</b>	19/05155/FUL	Communications Mast 95264 St Marys Street, Shrewsbury, Shropshire, SY1 1ED	Works to upgrade the existing rooftop communications apparatus consisting of additional antenna, and associated GRP screening (with brick effect design) and ancillary apparatus supported on new steelwork	No Objection	No Comment
<b>4</b>	19/05200/FUL	90 Longden Road, Shrewsbury, Shropshire, SY3 7HW	Erection of single storey extension and associated alterations following demolition of single storey part	No Objection	No Comment
<b>5</b>	19/05219/TCA	Montpelier House And Alton Flats Alton Terrace Belle Vue Road, Shrewsbury, Shropshire, SY3 7LW	Fell group of saplings (young sycamores), 1no Laurel, 1no Cherry Plum & 3no Leylandii within Belle Vue Conservation Area	Representation	Whilst the Town Council does not object to this planning application, and in the light of limited information available, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations for suitable replacements.
<b>6</b>	19/05043/FUL	46 Canon Street, Shrewsbury, Shropshire, SY2 5HQ	Application under Section 73A of the Town and Country Planning Act 1990 for the installation of 8no replacement windows (Article 4 Direction)	No Objection	No Comment

<b>7</b>	19/05188/FUL	8 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	Erection of two storey rear extension	No Objection	No Comment
<b>8</b>	19/05196/FUL	9 Foxglove Close, Shrewsbury, Shropshire, SY3 7TT	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of single storey rear and side wraparound extension	No Objection	No Comment
<b>9</b>	19/05141/LBC	7 Ashton Road, Shrewsbury, Shropshire, SY3 7AN	Alterations to internal flat layout to include fewer structural alterations to previously approved permission 18/01432/LBC (alterations in connection with conversion of basement into two residential apartments for use by teachers of the school) affecting a Grade II Listed Building	No Objection	No Comment
<b>10</b>	19/05150/FUL	23 Belvidere Road, Shrewsbury, Shropshire, SY2 5LS	Erection of extension to the existing medical practice building	No Objection	No Comment
<b>11</b>	19/05160/FUL	26 Grangefields Road, Shrewsbury, Shropshire, SY3 9DB	Erection of single storey conservatory extension and associated works and detached garage following demolition of existing garage	No Objection	No Comment
<b>12</b>	19/05097/VAR	Roselyn Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5AH	Variation of condition no.4 attached to planning permission ref 97/0798/214/97 to allow two dentists to operate from the site at any one time	No Objection	No Comment
<b>13</b>	19/05102/FUL	22 Dunkeld Drive, Shrewsbury, Shropshire, SY2 5UZ	Erection of first floor extension above existing ground floor and conversion of garage to living accommodation	No Objection	No Comment

<b>14</b>	19/05113/FUL	Arbour House, 11 Canonbury, Shrewsbury, Shropshire, SY3 7AH	Erection of double garage with storage above following demolition of existing single garage	Representation	Whilst the Town Council does not object to the application per se, it does have concerns for the continued vitality of neighbouring tree stock and would respectfully ask that the Tree Officer visits the site to provide guidance on mitigation measure during construction.
<b>15</b>	19/05133/FUL	15 Rothley Close, Shrewsbury, Shropshire, SY3 6AN	Erection of single storey rear extension following demolition of rear conservatory	No Objection	No Comment
<b>16</b>	19/05084/FUL	Flats 1 - 11 50 Castle Foregate, Shrewsbury, Shropshire, SY1 2EH	Remove 4no false chimneys with associated roof works	No Objection	No Comment
<b>17</b>	19/04947/LBC	Park Cottage, Horsefair, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BL	Erection of single storey side extension	No Objection	No Comment
<b>18</b>	19/04946/FUL	Park Cottage, Horsefair, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BL	Erection of single storey side extension	No Objection	No Comment
<b>19</b>	19/04762/FUL	60 New Park Close, Shrewsbury, Shropshire, SY1 2SQ	Conversion and adaption of existing 2-bedroom bungalow with the proposed addition of a disabled use wet room to the rear of the property.	No Objection	No Comment
<b>20</b>	19/04761/FUL	43 Racecourse Crescent, Shrewsbury, Shropshire, SY2 5BW	Single storey rear extension to accommodate disabled access and adaption improvements to the residential dwelling providing ground floor sleeping and bathroom areas	No Objection	No Comment

<b>21</b>	19/04759/FUL	11 Middletown Square, Shrewsbury, Shropshire, SY2 5TW	Erection of single storey front extension to accommodate disabled access and adaption improvements to provide ground floor wet room	Objection	The Town Council fully supports the need to provide suitable provision for disabled facilities in residential properties, but Members feel that these proposals for an extension at the front of this property are not appropriate at the expense of neighbouring properties. Members feel that the extension would provide an unwelcome alteration to the existing street scene and respectfully request that suitable advice is provided to the applicant for revised plans that would see the extension sited at either the side or the rear of the property.
<b>22</b>	19/04757/FUL	7 Abbots Way, Shrewsbury, Shropshire, SY2 5QQ	Erection of single storey rear extension to provide ground floor disabled accommodation and new disabled access ramp to the front entrance	No Objection	No Comment
<b>23</b>	19/05027/FUL	Shropshire Football Association Shrewsbury Town Football Club Oteley Road, Shrewsbury, Shropshire, Shropshire, SY2 6ST	Creation of an Artificial Grass Pitch with associated works	No Objection	No Comment



*Councillor N Green left the meeting.*

<b>24</b>	19/05082/TCA	Chatsworth House, 6 Chatsworth Gardens, Shrewsbury, Shropshire, SY3 7BG	Lift crown up to a height of 7 feet and reduce crown overall by 1-1.5 metres to reshape 1no Variegated Holly within Belle Vue Conservation Area	No Objection	No Comment
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*Councillor N Green re-joined the meeting.*

<b>25</b>	19/05107/TPO	Reabrook House 9 Beaumont Way, Shrewsbury, Shropshire, SY2 6RQ	Fell 1no Lilac, 1no Beech, 1no Field Maple, 1no Magnolia, group of Laurel, 1no Purple Prunus and carry out various works to a number of trees (See Schedule) protected by The Borough of Shrewsbury (Sutton House Farm) Tree Preservation Order 1950 (Ref: SA/16)	Representation	Whilst the Town Council does not object to this application, Members are concerned about the scale of the tree works proposed. In the light of limited information available in the application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations. 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.
<b>26</b>	19/04976/TPO	11 Squirrel Walk, Bicton Heath, Shrewsbury, Shropshire, SY3 5DU	To crown thin by approx. 15% and crown lift by approx. 3m by removing secondary branches only 1no Oak tree protected by Shrewsbury and Atcham Borough Council (Squirrel Walk and West Edge, Bicton Heath) Tree Preservation Order 1985	No Objection	No Comment

<b>27</b>	19/04893/REM	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	Approval of reserved matters (appearance, layout, scale and landscaping) pursuant to the permission 16/04228/OUT for the erection of 150 no. dwellings; to include a change of house types on plots 65, 72, 74-77, 82, 86, 106, 107, 109, 114-116, 119, 130, 149, 150, 160, 161, 164 and 168 on the part of the site approved under 19/01288/REM (previously approved as an amendment to 18/03637/REM)	Defer Decision	Members have requested more information on the proposed changes to the properties already granted permission for and have expressed concerns that the affordable housing allocation may be adversely affected. Members will be provided with updated information in due course.
<b>28</b>	19/04911/FUL	3 Meole Hall Gardens, Church Lane, Shrewsbury, Shropshire, SY3 9JS	Works to remove redundant chimney breast and chimney stack	Objection	This application site is one half of two pairs of semi-detached dwellings which have a very distinctive style adding greatly to the character of the area. Removal of one chimney to facilitate internal alterations will have an adverse effect on the character and form on the street scene.
<b>29</b>	19/04848/FUL	44 Westlands Road, Shrewsbury, Shropshire, SY3 8UT	Erection of 2 storey side extension and relocation of garage	No Objection	No Comment
<b>30</b>	19/04865/FUL	2 Adswold Grove, Shrewsbury, Shropshire, SY3 9QG	Erection of brick wall 2m in height 8 metres in length following remove of laurel hedge to garden and highway/pavement boundary.	Objection	The Town Council objects to this planning application with Members questioning the need to have the proposed brick wall built so high. Members feel that replacing the laurel hedge with a brutal looking brick wall alters the existing street scene and they feel that any structure should be at the same height at the existing side fencing.

<b>31</b>	19/05026/FUL	Kempsfield Primrose Drive, Shrewsbury, Shropshire, SY3 7TP	Replacement of existing 20 bed residential care home (C2 use) with two residential buildings providing supported living accommodation: one building incorporating 2no. flats (C3(b) use) to provide 3 bedrooms and 4 bedrooms of shared accommodation respectively, one building to provide 10no. self-contained, one-bedroom supported living flats (C3(a) use)	No Objection	No Comment
<b>32</b>	19/05056/FUL	Wellspring Field House Drive, Shrewsbury, Shropshire, SY3 9HJ	Erection of single storey and two storey extensions and alterations and improvements to dwelling	No Objection	No Comment
<b>33</b>	19/05108/TCA	Walden Bradford Street, Shrewsbury, Shropshire, SY2 5DP	Reduce by approx. 1-2metres and thin by 15% 2no Apple, fell 1no Plum & pollard to 3metres 1no Pear within Shrewsbury Conservation Area	No Objection	No Comment
<b>34</b>	19/04987/ADV	Battlefield Services, Starbucks Robert Jones Way Battlefield Shrewsbury, Shropshire, SY4 3EQ	Erect and display 1no internally illuminated 9m Totem Pole Sign (to replace 6mtr totem pole sign on site already)	Objection	Whilst the Town Council appreciates the need for advertising signs, it felt the introduction of a new totem 50% larger than the existing was excessive. Members would prefer to see the roadside hedging trimmed to improve visibility for the existing sign rather than a much higher sign erected.
<b>35</b>	19/05020/ADV	Dunelm Soft Furnishings Ltd 5 Sundorne Retail Park Arlington Way, Shrewsbury, Shropshire, SY1 4YA	Erect and display 3No. internally illuminated flexface box signs, refurbish and re-skin 2No. flexface boxes, 1No. non illuminated welcome sign, 1No set of 2 panels for existing illuminated estate sign	No Objection	No Comment

<b>36</b>	19/05028/FUL	26 Shelton Road, Shrewsbury, Shropshire, SY3 8SR	Erection of front porch extension and rear single storey extension and extend at first floor to create master bedroom	No Objection	No Comment
<b>37</b>	19/04936/TPO	Abbey Hotel 83 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AZ	To crown lift to 5 metres (in the beer garden) and remove epicormic growth Yew, Limes and a multistemmed Ash tree protected by Shrewsbury & Atcham Borough Council (Monkmoor Road/Bradford Street) Tree Preservation Order 1982	Support with Comment	The Town Council has no objection to the proposed tree works but 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.
<b>38</b>	19/05003/FUL	31 Silverdale Bicton Heath, Shrewsbury, Shropshire, SY3 5EY	Erection of a two - storey side extension following demolition of existing garage and works to extend the driveway at the front	No Objection	No Comment
<b>39</b>	19/05013/FUL	5 Porthill Close, Shrewsbury, Shropshire, SY3 8RR	Erection of first floor extension	No Objection	No Comment
<b>40</b>	19/04983/FUL	Riparian 85 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Erection of rear extension following demolition of existing conservatory	No Objection	No Comment
<b>41</b>	19/04820/LBC	2 Belmont, Shrewsbury, Shropshire, SY1 1TE	Conversion of inner courtyard to become part of main hub/family room; replacement of windows to rear and removal of one of these windows to be replaced with double doors; conversion of basement into an additional room installation of ventilation and water proofing system	No Objection	No Comment

<b>42</b>	19/04819/FUL	2 Belmont, Shrewsbury, Shropshire, SY1 1TE	Conversion of inner courtyard to become part of main hub/family room; replacement of windows to rear and removal of one of these windows to be replaced with double doors; conversion of basement into an additional room installation of ventilation and water proofing system	No Objection	No Comment
<b>43</b>	19/04969/FUL	81 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ	Erection of two storey extension to rear elevation and front porch	No Objection	No Comment
<b>44</b>	19/04980/FUL	Asda Stores Limited Superstore and Premises Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Installation of a hand car wash in the car park including the installation of a cabin and erection of a canopy, floodlights and ANPR camera (amendment to 18/04957/FUL)	Representation	Whilst the Town Council does not object to this application, Members fully support the comments made by Shropshire Council's Regulatory Services in relation to timings of the facility and the need for screens to reduce noise.
<b>45</b>	19/04981/ADV	Asda Stores Limited Superstore and Premises Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Erect and display 7 No fascia and 4 No other free-standing non illuminated signs advertising the proposed hand car wash	Representation	Whilst the Town Council does not object to this application, Members fully support the comments made by Shropshire Council's Regulatory Services in relation to timings of the facility and the need for screens to reduce noise.
<b>46</b>	19/04919/FUL	16 Chelwood Drive, Shrewsbury, Shropshire, SY1 3YZ	Erection of conservatory to side	No Objection	No Comment
<b>47</b>	19/04998/HHE	112 Copthorne Road, Shrewsbury, Shropshire, SY3 8NA	Erection of rear single storey extension to a terraced dwelling following demolition of existing w.c., dimensions 3.65 metres beyond rear wall, 3.30 metres maximum height, 2.70 metres high to eaves	No Objection	No Comment

<b>48</b>	19/04916/FUL	33 Westwood Drive, Shrewsbury, Shropshire, SY3 8YB	Proposed Roof extension over Garage/ Store to Create Annexe	Representation	The Town Council has no objections per se to this application but 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.
<b>49</b>	19/04929/FUL	16 And 17 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Change of use from A1 retail to A3 and B1 office	Representation	Whilst the Town Council does not object to this planning application, Members fully support the comments made by Shropshire Council's Regulatory Services in relation to the need for appropriate extraction of smells.

### **73.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council between 13 November – 3 December 2019.

### **73.3 Application for Certificate of Lawful Development - 19/04914/CPL 3 Church Road, Shrewsbury. SY3 9HG**

Members noted the Certificate of Lawful Development for this property and made no further comment.