

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Thursday 20 February 2020 (re-scheduled from 18 February 2020)

PRESENT

Councillors P Gillam (Acting Chairman), Ms K Halliday, P Nutting and K Pardy.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Hilary Humphries (Communications Officer).

APOLOGIES

Apologies were received from Councillors J Dean, N Green, K Roberts and Mrs B Wall.

87/19 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.
------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

88/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 28 January 2020 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 28 January 2020 be approved and signed as a correct record.

88/19 MATTERS ARISING

88.1 Application 19/05318/FUL – Former Public Conveniences, St Julian's Friars, Shrewsbury

Members considered the amendments to this planning application and were satisfied that some of their original concerns, especially in relation to the proposed windows, had been addressed with the revised plans.

Members noted that Shropshire Council's Conservation Officer supports the amendments and were happy to withdraw their objections to this application.

RESOLVED:

That the Town Council removes its objection to this application.

89.2 Application 19I/05300/FUL – Building South of Belmont Bank, Shrewsbury

Members considered the amended proposals for this application and were satisfied that their concerns in relation to the proposed materials to be used had been addressed.

Members noted that Shropshire Council's Conservation Officer supports the amendments and were happy to withdraw their objections to this application.

RESOLVED:

That the Town Council withdraws its objections to this application.

90/19 HIGHWAY ORDERS

90.1 Response to Shropshire Council's Consultation on Proposed Changes to Various Car Parks

The Deputy Town Clerk updated Members on Shropshire Council's consultation on proposed changes to various car parks within Shropshire, including Shrewsbury.

Members requested to review additional information from Shropshire Council in relation to the proposed amendments to parking permits in Frankwell Main, Abbey Foregate and St Julian's Friars car parks and would like more details of the Raven Meadows Multi Storey car park tariff rates before they make further comment.

RESOLVED:

That the Town Council requests further clarification from Shropshire Council Highways Department on their proposals for parking permit allocations within Shrewsbury and the amendments to the tariffs for Raven Meadows Multi Storey car park.

90.2 Notice of Confirmation of Modification Order – Roselyn and Corndon Crescent, Harlescott

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.

90.3 Greenfields Recreation Ground – Formal Application to Add a Footpath

Members were advised that the Town Council had received notification from Shropshire Council that a formal application had been made to add a route to the Definitive Map of Public Rights of Way from Greenfields Recreation Ground entrance to the corner of the recreation ground in August 2018.

Members discussed the issues raised and were satisfied with the Town Clerk's response to Shropshire Council's Public Rights of Way Officer. Members agreed that this matter be delegated to the Town Clerk.

RESOLVED:

That the Town Clerk acts under delegated powers on behalf of the Planning Committee on matters relating to this application.

91/19 SHOP FRONT POLICY

Members discussed the proposals from Shrewsbury Civic Society to produce a Shop Front Policy for Shropshire Council's consideration and how much involvement the Town Council should have in these plans. Members felt it prudent to invite the Civic Society and Shropshire Council's Conservation Officer to discuss these matters in more detail before making any further comment.

RESOLVED:

That a member of Shrewsbury Civic Society and Shropshire Council's Conservation Officer be invited to a future meeting of the Planning Committee to address Members on proposals for a Shop Front Policy within Shrewsbury.

92/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

93/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

94/19 PLANNING APPLICATIONS

94.1 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 22 January – 11 February 2020.

RESOLVED:

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

1	20/00227/LBC	Former F W Thornton, 55 - 57 Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ	Internal and external alterations in connection with change of use to provide 8 dwellings affecting a grade 2 listed building	Defer	Whilst the Town Council does not object to the principle of redevelopment per se at these premises, Members fully support the comments made by Shropshire Council's Conservation Officer and would like to see further information, as well as the Conservation Officer's comments, before making a decision on this application.
2	20/00491/LBC	Pear Tree Cottage 127A Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	Internal reconfiguration and changes to external fenestration (modification to previously approved 18/01938/LBC)	Representation	Whilst the Town Council does not object to this application, Members fully support the comments made by Shropshire Council's Conservation Officer in relation to the front entrance door and the multi-paned windows and would like to see revised proposals submitted to address these concerns.
3	20/00452/FUL	Weston House Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	Erection of two storey side extension, single storey front and side extensions and associated alterations	No Objection	No Comment
4	20/00459/FUL	64 Washford Road, Shrewsbury, Shropshire, SY3 9HP	Erection of a single storey extension, loft conversion and replacement garage	No Objection	No Comment
5	20/00497/VAR	Trevor Ball Warehouse Longner Street, Shrewsbury, Shropshire, SY3 8QS	Variation of condition no2 (approved plans) pursuant of 17/01108/FUL to allow for the installation of roof mounted solar panels	No Objection	No Comment
6	20/00501/FUL	43 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Erection of garden summer house	No Objection	No Comment
7	20/00550/TCA	3 Darwin Gardens, Shrewsbury, Shropshire, SY3 8QB	Pollard to first fork 1no Sycamore within Shrewsbury Conservation Area	No Objection	No Comment
8	20/00340/VAR	New Dwelling To The North Of Copthorne Road, Shrewsbury, Shropshire,	Variation of condition no.2 (approved plans) pursuant of 16/05179/FUL to allow for different internal layout	No Objection	No Comment

9	20/00152/FUL	19 Radbrook Road, Shrewsbury, Shropshire, SY3 9BD	Erection of greenhouse	No Objection	No Comment
10	20/00445/FUL	114 The Mount, Shrewsbury, Shropshire, SY3 8PG	Erection of single storey extension, detached garage and associated alterations, alterations to existing driveway and existing accesses	No Objection	No Comment
11	20/00446/FUL	Holy Cross Care Home 150 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Insertion of new sash windows at ground floor	No Objection	No Comment
12	20/00505/TPO	35 Heron Drive, Shrewsbury, Shropshire, SY1 4UG	Lower limb overhanging neighbour's property to be removed from 1no Oak (T1) & 20% crown thin and crown lift of lower minor branches and removal of epicormic growth from 4no Oak (T1,T2,T3&T4) protected by the Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983 (Ref: SA/109)	No Objection	No Comment
13	20/00507/TCA	61 Copthorne Road, Shrewsbury, Shropshire, SY3 8NW	Reduce crown by 3metres of 1no Apple & pollard to approx. 2metres 1no Cherry within Shrewsbury Conservation Area	No Objection	No Comment
14	20/00512/TCA	2 Ruthen Court Hunter Street, Shrewsbury, Shropshire, SY3 8QN	Prune back branches by 1metre of 1no Silver Birch within Shrewsbury Conservation Area	No Objection	No Comment

15	20/00376/COU	Wightman Hall 14A The Square, Shrewsbury, Shropshire, SY1 1LH	Change of use of ground floor to B1 from D2 (Theatre/venue hire)	No Objection	No Comment
16	20/00479/TCA	6 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	To remove 1no Holly tree within Castlefields Conservation Area	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 need to fell such an established tree in a Conservation Area.
17	20/00100/FUL	40 Bynner Street, Shrewsbury, Shropshire, SY3 7NZ	Demolition of existing rear extension and replacement with new extension with cantilevered sill and awning, alterations to windows and doors to rear elevation, insertion of flue, alterations to party wall	No Objection	No Comment
18	20/00246/FUL	32 New Park Street, Shrewsbury, Shropshire, SY1 2LA	Erection of single storey flat roof extension; alterations to existing roof pitch and enlargement and installation of attic windows	No Objection	No Comment
19	20/00393/FUL	33 Upper Road, Shrewsbury, Shropshire, SY3 9JW	Erection of first floor rear extension	No Objection	No Comment
20	20/00369/FUL	14 Porthill Close, Shrewsbury, Shropshire, SY3 8RR	Erection of single story rear and side extensions; roof works including new rear and side dormer windows to create additional roof space (2nd floor) accommodation and replacement front entrance porch	No Objection	No Comment

21	20/00422/TPO	Wickes Kendal Road, Shrewsbury, Shropshire, SY1 4EN	Remove epicormic growth and crown lift to 5metres 1no Oak (T1) and crown lift to 5metres 8no Norway Maple (T2-T9) protected by the Shrewsbury and Atcham Borough Council (Land Fronting Whitchurch Road, Harlescott) Tree Preservation Order 1993 (Ref: SA/250)	No Objection	No Comment
22	20/00425/TCA	21 Vane Road, Shrewsbury, Shropshire, SY3 7HB	Re-pollard to previous height (approx. 20ft) 1no Ash 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.
23	20/00225/FUL	Former F W Thornton, 55 - 57 Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ	Internal and external alterations in connection with change of use to provide 8 dwellings affecting a grade 2 listed building	Defer	Whilst the Town Council does not object to the principle of redevelopment per se at these premises, Members fully support the comments made by Shropshire Council's Conservation Officer and would like to see further information, as well as the Conservation Officer's comments, before making a decision on this application.
24	20/00370/FUL	Old School House Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Erection of single storey extension following demolition of existing lean-to rear extensions	No Objection	No Comment
25	20/00371/LBC	Old School House Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Erection of single storey extension following demolition of existing lean-to rear extensions affecting Grade II building	No Objection	No Comment
26	20/00230/FUL	31 Mount Street, Shrewsbury, Shropshire, SY3 8QH	Erection of a two storey side extension and replacement of existing conservatory following demolition of existing garage	No Objection	No Comment

27	20/00088/FUL	Wysteria Lane, 12 Dogpole, Shrewsbury, Shropshire, SY1 1EN	Change of use from A1 to mixed use A1 and A3	Representation	Whilst the Town Council raises no objection in principle to this application, Members fully support the comments made by Shropshire Council's Regulatory Services for the lack of detail provided in the application for the change of use of these premises in relation to the extraction and ventilation equipment. Members would also like to see the opening hours be conditioned to reflect the other licenced premises in the vicinity to provide for greater consistency within this region of the Conservation Area.
28	20/00361/FUL	21 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SZ	Erection of single storey rear extension	No Objection	No Comment
29	20/00311/FUL	Unit 2A Plot 30 Anchorage Avenue Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6FG	Change of use from A1 (Retail) to A5 (Hot Food Takeaway) and installation of extraction equipment	No Objection	No Comment
30	20/00343/FUL	14 Monkmoor Avenue, Shrewsbury, Shropshire, SY2 5DZ	Erection of single storey rear extension	No Objection	No Comment
31	20/00305/HHE	10 Kingswood Crescent, Shrewsbury, Shropshire, SY3 8UU	Erection of flat roof single storey extension to rear of existing dwelling	No comment as permission was granted prior to the meeting.	No Comment
32	20/00141/FUL	Shrewsbury Sports Village, Sundorne Road, Shrewsbury, Shropshire, SY1 4RQ	Proposed change of use of land for an outdoor crown bowling green with four flood lighting columns	No Objection	No Comment

33	20/00322/HHE	108 Sutton Road, Shrewsbury, Shropshire, SY2 6RB	Erection of a Single Storey Rear Extension and Associated Alterations to a Semi-Detached Dwelling, Dimensions 3.42 Metres Beyond The Rear Wall, 3.86 Maximum Height, 2.75 Metres High To Eaves	No Objection	No Comment
34	20/00219/FUL	12 Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG	Change of use from B1 and B8 use to a mixed use (B1, B8 and D2) to allow part of the floor area to be used as a weight training and fitness studio.	No Objection	No Comment
35	20/00260/FUL	15 Steepside, Shrewsbury, Shropshire, SY3 6DS	Erection of single storey rear extension and conversion of integral garage	No Objection	No Comment
36	20/00278/FUL	35 Preston Street, Shrewsbury, Shropshire, SY2 5PL	Erection of a two - storey rear extension with associated alterations	No Objection	No Comment
37	20/00287/FUL	44 Kestrel Drive, Shrewsbury, Shropshire, SY1 4TT	Erection of two storey side extension	No Objection	No Comment
38	20/00292/FUL	30 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS	Single storey garage extension; Single storey house extension, alterations and improvements	No Objection	No Comment
39	20/00265/ADV	Kia Motors Furrows Group Limited Benbow Business Park Harlescott Lane, Shrewsbury, Shropshire, SY1 3EQ	Erect and display: 1no (6m high) totem sign (A); 2no moulded logos (B and E) and 4no fascia signs (C,D,F,G) all internally illuminated	No Objection	No Comment

40	20/00274/LBC	16 And 17 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Internal alterations to include insertion of partition walls and facilities; in connection with conversion of building to accommodate a cafe lounge and office space	No Objection	No Comment
41	20/00323/TCA	44 Queen Street, Shrewsbury, Shropshire, SY1 2JU	Reduce height of 1no Sycamore (See Photo) within Shrewsbury Conservation Area	No comment as permission was granted prior to the meeting.	No Comment
42	20/00275/TCA	4 Chatsworth Gardens, Shrewsbury, Shropshire, SY3 7BG	Reduce height by approx. 1m and trim on house side by approx 0.5m of 3no Holly within Belle Vue Conservation Area	No Objection	No Comment
43	20/00273/TCA	6 Uppington Avenue, Shrewsbury, Shropshire, SY3 7JL	Reduce canopy by approx. 0.5m and lift by approx. 1m of 1no Holly within Belle Vue Conservation Area	No Objection	No Comment
44	20/00269/HHE	43 Judith Butts Gardens, Shrewsbury, Shropshire, SY2 5RY	Erection of rear single storey extension to a semi-detached dwelling following demolition of existing conservatory, dimensions 3.63 metres beyond rear wall, 2.67 metres maximum height, 2.67 metres high to eaves	No comment as permission was granted prior to the meeting.	No Comment
45	20/00241/TCA	20 Berwick Road, Shrewsbury, Shropshire, SY1 2LN	Fell 1no Oak within Shrewsbury Conservation Area	No comment as permission was granted prior to the meeting.	No Comment

46	20/00217/FUL	31 Grangefields Road, Shrewsbury, Shropshire, SY3 9DD	Erection of rear extension and loft conversion	No Objection	No Comment
47	20/00179/HHE	111 Tilstock Crescent, Shrewsbury, Shropshire, SY2 6HQ	Erection of rear conservatory to a detached dwelling dimensions 7.10 metres beyond rear wall, 2.910 metres maximum height, 2.10 metres high to eaves	No comment as permission was granted prior to the meeting.	No Comment
48	20/00154/TPO	53 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UG	Trim back overhanging branches by approximately 1m from 1no Oak protected by the Shrewsbury & Atcham Borough Council (Land at 53 Mytton Oak Road, Shrewsbury) TPO 2006 (Ref: SA/430)	No Objection	No Comment
49	20/00198/LBC	Longmeadow 127B Longmeadow Drive, Shrewsbury, Shropshire, SY2 6LY	Various alterations to include recladding of internal walls, removal of various internal walls, replace internal doors and skirting boards, replace windows and installation of a combi gas boiler in connection with modernisation and refurbishment of the property affecting a Grade II Listed Building (see proposals report for full details)	No Objection	No Comment
50	20/00216/FUL	1 Pennywell, Shrewsbury, Shropshire, SY3 8BY	Erection of a first floor extension to existing garage to form hobby room and creation of external staircase and first floor decking area	No Objection	No Comment

51	FOR NOTING/ INFORMATION ONLY - 20/00362/SCR	Land At Greenhill's Enterprise Park, Vanguard Way, Shrewsbury, Shropshire	Environmental Impact Assessment (EIA) Screening Opinion for a hybrid (full and outline) planning application comprising: outline application for employment development comprising B1 (B), (C) / B2 / B8 use class with ancillary B1(A) office space and/or sui generis employment uses (up to 20,714 M ² (22,2964 FT ²)(GEA)), associated landscaping, infrastructure works, car parking, servicing and vehicular, pedestrian circulation, and full application (retrospective) for associated infrastructure works including electricity substation and estate roads forming means of access to each plot	Noted	No Comment
----	----------------------------------------------------------------	---------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------	------------

94.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 22 January – 11 February 2020.