

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in Council Chamber, Shirehall At 6.00pm on 19 July 2022

PRESENT

Councillors N Green (Chairman), R Dartnall, M Davies, C Lemon, P Moseley, D Vasmer and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Clerk).

APOLOGIES

Apologies were received from Councillor Halliday.

25/21 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
Councillor Vasmer	<ul style="list-style-type: none">Declared a personal interest in application 22/02574/FUL
Councillor Davies	<ul style="list-style-type: none">Declared an interest in application 22/02574/FUL and would not enter into discussion
Councillor Green	<ul style="list-style-type: none">Declared an interest in application 22/02574/FUL and would not enter into discussion
Councillor Moseley	<ul style="list-style-type: none">Declared an interest in application 22/03026/TPO as she is a governor at the school and also declared an interest in application 22/02674/FUL as she is a season ticket holder at the football club

26/21 MINUTES OF THE LAST MEETING

26.1 The minutes of the Planning Committee meeting held on 28 June 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 28 June 2022 be approved and signed as a correct record.

27/21 MATTERS ARISING

There were no Matters Arising for consideration.

28/21 PRE - APPLICATION PRESENTATION

This pre - application presentation has been deferred to the next Planning Committee Meeting to be held on 9 August 2022.

29/21 ASSETS OF COMMUNITY VALUE

29.1 Removal of The Red Barn, Longden Road, Shrewsbury from the list of assets of community value.

The Committee were informed that Shrewsbury Town Council had received notice informing them of the removal of the Red Barn public house from the Assets of Community Value list. It was removed on 7 July 2022 as the 5 - year period of listing as laid out in the legislation had now expired.

RESOLVED:

No comments were made by Committee.

30/21 HIGHWAY ORDERS

30.1 Footpath Diversion/extinguishment behind STFC

Shropshire Council had served the Town Council with a copy of the legal notice about the above-named Rights of Way Order made by Shropshire Council on 23 June 2022, along with a copy of the Order and a statement of reasons for making the order. The notice informed the Committee what changes the Council are proposing to make to the Definitive Map and Statement of Rights of Way. It also informed members how they could object to the proposals if they wished to. A copy of the Order was circulated to all members and the map attached to the order showed the proposed changes.

RESOLVED:

Councillor Dartnall commented that this was the third footpath interruption for local residents. The path is used regularly by residents of the area, and they find it an inconvenience. No further comments were made by Committee.

30.2 Dedication of Bridleway to the rear of The Flaxmill Maltings – Shrewsbury

The Deputy Town Clerk informed the Committee that as part of the works on the Flaxmill site, the road to the rear of the buildings was stopped up with the retention of a pedestrian and cycle way. This resulted in representations from the British Horse Society as this route formed the outlet for Bridleway UN52. As such, the then Planning Manager agreed to ensure that the pedestrian and cycle way would also be dedicated as a bridleway on the Definitive Map of Public Rights of Way. Shropshire Council are currently drafting a report to allow this to take place.

RESOLVED:

Councillor Green commented that he was pleased that this would be recognised as a dedicated Bridleway and be correctly maintained. No further comments were made by Committee.

31/21 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

32/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

33/21 PLANNING APPLICATIONS

33.1 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 18 June 2022 – 8 July 2022.

RESOLVED:

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

1.	22/02937/FUL	20 Mytton Oak Road Shrewsbury Shropshire SY3 8UB	Erection of single storey side extension and single storey rear extension	No Objection
2.	22/02936/FUL	Flat 1 8 Victoria Street Shrewsbury Shropshire SY1 2HS	Installation of replacement windows to ground floor of front elevation (Article 4)	No Objection
3.	22/02911/LBC	La Mer Rouge 5 New Street Shrewsbury Shropshire SY3 8JN	Remedial works affecting a Grade II Listed Building	No Objection
4.	22/02883/FUL	41B Wyle Cop Shrewsbury Shropshire SY1 1XF	Change of use from ground floor apartment to two self- contained holiday lets	No Objection
5.	22/02902/FUL	96 London Road Shrewsbury Shropshire SY2 6PN	Erection of detached double garage	No Objection
6.	22/02888/FUL	Faith Cottage 58A Longden Coleham Shrewsbury Shropshire SY3 7EH	Erection of detached double garage	Objection

The Town Council object to this application as there is a lack of information provided with the application and appears to be quite a large garage proposed. It also appears that the applicant has submitted a separate application to fell trees to accommodate this proposed garage which they do not support (22/02831/TCA).

7.	22/02854/FUL	4 Darwin Court Bicton Heath Shrewsbury Shropshire SY3 5AL	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from B1 to D1 (aesthetic medicine clinic) (Offices 2 and 5 ONLY)	No Objection
----	--------------	---	---	--------------

8.	22/02867/LBC	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Erection of illuminated and non-illuminated signage to the exterior affecting a grade II listed building	Representation
-----------	---------------------	---	--	----------------

Whilst the Town Council has no objections per se to this application, Members fully support the comments made by the Conservation Officer in relation to the proposed light over the door.

9.	22/02866/ADV	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Erect and display 1no painted sign written lettering (Sign A); 1no hanging externally illuminated sign (Sign B); 1 no painted sign written (Sign C); 3no decorative frosted window vinyl's (sign D) and 1no internally illuminated brass lantern on bow bracket (sign F)	Representation
-----------	---------------------	---	--	----------------

Whilst the Town Council has no objections per se to this application, Members fully support the comments made by the Conservation Officer in relation to the proposed light over the door.

10.	22/02533/FUL	Proposed Residential Conversion Former Public Conveniences St Julians Friars Shrewsbury Shropshire	Conversion and extension to existing building to provide single dwelling with integral garaging	No Objection
11.	22/03016/TCA	Oak Lodge 33 Hawthorn Road Shrewsbury Shropshire SY3 7NB	To remove lowest branches over roof and reduce lateral branches selectively (all of crown except top height) by up to approx. 2metres of 1no. Gleditsia (T1) and to remove to ground level 1no. Birch within Belle Vue Conservation Area	Objection

The Town Council object to the felling of the Birch tree which is located within a Conservation Area. Gutter guards could be used in relation to leaves in the guttering which would avoid the need for felling. It is hard to make an informed decision from the not to scale map provided as you are unable to work out exactly how close the tree is to the property. The tree also appears to be on the NE side of the property so does not interfere with sunlight. Photographs of the tree would also have been useful. The Town Council raise no objections to the proposed crown reduction works proposed.

12.	22/03017/TCA	Street Record Benbow Quay Shrewsbury Shropshire	Works to a number of trees (see schedule) within Shrewsbury Conservation Area	No Objection
13.	22/03026/TPO	The Belvidere School Crowmere Road Shrewsbury Shropshire SY2 5LA	Repeat 15% (1metre) end reductions of longer limbs on south side, overhanging garden, of 1no. Horse Chestnut protected by the Shrewsbury & Atcham Borough Council	No Objection

			(Belvidere Paddocks) Tree Preservation Order 2005	
14.	22/02820/FUL	16 Featherbed Lane Harlescott Shrewsbury Shropshire SY1 4NN	Erection of single storey rear extension, loft conversion including formation of dormers to front and rear	No Objection
15.	22/02816/VAR	Wyle Blue World 19 Wyle Cop Shrewsbury Shropshire SY1 1XB	Variation of Condition Nos. 3 (opening hours) and 5 (no music) attached to Planning Permission 22/00228/FUL dated 31.03.22 to allow closing time to be extended to 20:00 and to allow the playing of ambient background music	Representation

The Town Council raise no objections to the variation of Condition 3 and support the extension of opening by one extra hour. Members do have concerns with Condition number 5 regarding the music. The location of this business is within a residential area and could cause aggravation to neighbouring properties. Members support the comments made by SC Regulatory Services and support their suggestion for Condition 5.

16.	22/02804/FUL	76 Mytton Oak Road Shrewsbury Shropshire SY3 8UH	Erection of a single storey extension to rear	No Objection
17.	22/02797/FUL	108 The Mount Shrewsbury Shropshire SY3 8PH	Erection of single storey extension to side/rear elevations; insertion of glazed apex to the rear roofline to facilitate the conversion of attic space	Deferred

Whilst the Town Council do not object to this application per se, Members would like further clarification regarding the existing chimneys that are not included in the proposed plans as this would affect the neighbouring property. Members respectfully request the Case Officer looks into this issue and the impact the proposal may have on neighbouring properties.

18.	22/02778/FUL	25 Underdale Road Shrewsbury Shropshire SY2 5DW	Erection of balcony to rear elevation at ground floor level	No Objection
19.	22/02757/FUL	39 - 40 Castle Street Shrewsbury Shropshire SY1 2BW	Conversion and extension of existing two storey warehouse building to provide four storey dwelling and associated works	Objection

The Town Council object to this application and fully support the comments that have been made by the Conservation Officer in that the proposed scheme would be harmful to the area.

20.	22/02737/FUL	Shrewsbury High School 28 - 32 Town Walls Shrewsbury Shropshire SY1 1TN	Removal of existing sail shade and installation of new independent fixed canopy	No Objection
------------	---------------------	---	---	--------------

21.	22/02746/FUL	7 Links Road Shrewsbury Shropshire SY3 7QP	Hip to gable loft conversion, single storey rear extension, convert pitch roof to flat green roof at rear of property, timber cladding to garage and bike shed. External insulation with wooden cladding detail, log store and covered seating area	Objection
------------	---------------------	---	---	-----------

The Town Council object to this application on the grounds of overdevelopment.

22.	22/02678/LBC	53 The Mount Shrewsbury Shropshire SY3 8PP	Revised access arrangement and formation of boundary walls affecting a Grade II Listed Building	Representation
------------	---------------------	---	---	----------------

Whilst the Town Council has no objections per se to this application, Members fully support the comments made by the Conservation Officer and the request for further plans by the Highways Officer.

23.	22/02677/FUL	53 The Mount Shrewsbury Shropshire SY3 8PP	Revised access arrangement and formation of boundary walls	Representation
------------	---------------------	---	--	----------------

Whilst the Town Council has no objections per se to this application, Members fully support the comments made by the Conservation Officer and the request for further plans by the Highways Officer.

24.	22/02910/COU	Sydney House Hotel Coton Crescent Shrewsbury Shropshire SY1 2LJ	Change of use from bed and breakfast to residential use	No Objection
25.	22/02919/TPO	2 Dove Close Shrewsbury Shropshire SY2 6FB	Crown thin by 15%, reduction of side branches by 1-2m & remove epicormic growth of 1no Oak (T1) protected by the Shropshire Council (Land at 2 Dove Close, off Oteley Road, Shrewsbury) Tree Preservation Order 2017	Representation

Whilst the Town Council has no objections per se to this application, it would appear that the tree is sited on the southwest of the property and is clearly visible from most of the surrounding area and may have a high amenity value areas a result. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

26.	22/02981/TCA	4 The Dana Shrewsbury Shropshire SY1 2HP	Fell 1no Robinia within Shrewsbury Conservation Area	No Objection
27.	22/02980/TCA	67 Trinity Street Shrewsbury Shropshire SY3 7PD	Fell 1no Silver Birch within Belle Vue Conservation Area	No Objection
28.	22/02943/TPO	7 Woodbank Drive Shrewsbury Shropshire SY3 8RW	To reduce crown and remove one dead branch (as per annotated photographs) of 1no. Scots Pine protected by The Borough of Shrewsbury	Representation

			(Woodfield Estate) Tree Preservation Order 1966	
--	--	--	---	--

Whilst the Town Council has no objections per se to this application, the overall crown reduction as shown on the photograph provided may appear to some to be excessive. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

29.	22/02831/TCA	Faith Cottage 58A Longden Coleham Shrewsbury Shropshire SY3 7EH	To fell to ground level 1no. Silver Birch (T1), to reduce by 25% (1 meter all round) 1no. Cherry (T2) and to fell to ground level 1no. Mountain Ash (T3) within Belle Vue Conservation Area	Objection
------------	---------------------	---	---	-----------

The Town Council object to this application and the felling of the trees located within a Conservation Area. It appears the trees need to be removed to accommodate the other application submitted by the applicant (22/02888/FUL) where they wish to erect a detached double garage.

30.	22/02806/TCA	Cardington House 21 Dogpole Shrewsbury Shropshire SY1 1ES	To fell 1no. Deodar Cedar within Shrewsbury Conservation Area	Objection
------------	---------------------	---	---	-----------

The Town Council object to the felling of the tree. The plans provided are inadequate as they do not show the exact location of the tree in relation to the warehouse, and you are unable to see how close the tree is in relation to the perceived problem. Members respectfully request that Shropshire Council's Tree Officer visits the site to clarify or ask that the applicant re submits with clearer information to allow us to make a decision.

31.	22/02733/FUL	83 Bishop Street Shrewsbury Shropshire SY2 5EZ	Proposed loft conversion with dormer windows to front and large dormer to rear	Objection
------------	---------------------	--	--	-----------

The Town Council object to proposed works located within a Conservation Area and fully support the comments made by the Conservation Officer.

32.	22/02674/FUL	Montgomery Waters Meadow Oteley Road Shrewsbury Shropshire SY2 6ST	Erection of a Modular single storey community building to facilitate Shrewsbury Town Football Club's sport and learning centre	No Objection
33.	22/02685/FUL	17 Westbury Road Shrewsbury Shropshire SY1 3HG	Erection of two storey side extension	No Objection
34.	22/02642/FUL	9 Dale Road Shrewsbury Shropshire SY2 5TE	Erection of single storey side extension	No Objection

35.	22/02560/FUL	36 Trinity Street Shrewsbury Shropshire SY3 7PF	Replace front windows with heritage box sash windows; repairs to existing front boundary wall including reduction in pillars and installation of metal gate	No Objection
36.	22/02502/FUL	Inchcape Unit 6 Ennerdale Road Shrewsbury Shropshire SY1 3EG	Change of use from vehicle accident and repair body shop to used car sales centre for the preparation, storage, and display of motor vehicles (sui generis use)	No Objection
37.	22/02012/ADV	St Kenelm Business Park, Unit 3 Longden Road Shrewsbury Shropshire SY3 9PU	Erect and display 2No externally illuminated fascia signs	No Objection
38.	22/02654/VAR	Hatfields Jaguar Brassey Road Shrewsbury Shropshire SY3 7FA	Variation of Condition 2 (approved plans and drawings) of Application Reference Number: 21/04625/FUL Date of Decision: 15/02/2022	No Objection
39.	22/02641/FUL	210 Whitchurch Road Shrewsbury Shropshire SY1 4EX	Erection of single-storey side extension and alterations to parking to the front of the property	No Objection
40.	22/02606/FUL	Beacon Hotel 156 Cophorne Road Shrewsbury Shropshire SY3 8LP	Provision of new metal framed pergola at ground floor level with retractable/louvered ceiling, glazed screens and doors, with lighting and heating, with seating below at garden level, new timber framed smoking shelter and new steps to existing beer garden	No Objection
41.	22/02800/TCA	Swan Hill Court House Swan Hill Court Shrewsbury Shropshire SY1 1NP	To crown lift on east side by 2.50 meters and to top crown by a maximum of 5.00 meters of 1no. Lawson's Cypress within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
42.	22/02611/FUL	16 Longden Avenue Shrewsbury Shropshire SY3 7RL	Erection of single storey rear extension, first floor terrace, interior reconfiguring and associated works	Representation

Whilst the Town Council has no objections per se to this application, Members are concerned that there could be potential overlooking issues for neighbouring properties regarding the proposed balcony.

43.	22/02602/FUL	11 Everley Close Shrewsbury Shropshire SY3 5PN	Erection of single storey side extension	No Objection
44.	22/02601/FUL	62 Longden Road Shrewsbury Shropshire SY3 7HG	Erection of 2No. two storey detached houses with on-site parking following demolition of existing commercial premises (revised scheme)	No Objection

Councillor Green, Councillor Davies and Councillor Vasmer left the meeting.

45.	22/02574/FUL	34 Bynner Street Shrewsbury Shropshire SY3 7NZ	Erection of a rear extension and remodelling of existing detached house, to provide fully an accessible house for a disabled applicant	No Objection
-----	--------------	--	--	--------------

Councillor Green, Councillor Davies and Councillor Vasmer re-joined the meeting.

46.	22/02578/FUL	141 Monkmoor Road Shrewsbury Shropshire SY2 5BB	Erection of garden gym building	No Objection
-----	--------------	---	---------------------------------	--------------

Councillor Pam Moseley left the meeting

33.2 Schedule of Planning Decisions

The Deputy Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 18 June 2022 to 8 July 2022.

RESOLVED:

That the variance of planning decisions between the period 18 June to 8 July 2022 be noted.

33.4 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 18 June to 8 July 2022 for noting:

- A) 22/02982/CPL – Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension – 34 Roman Road, Shrewsbury.

RESOLVED:

That the application for Certificates of Lawful Development between 18 June to 8 July be noted.