

## **SHREWSBURY TOWN COUNCIL**

### **Planning Committee Meeting held in Council Chamber, Shirehall At 6.00pm on Tuesday 27 September 2022 (re-scheduled from 20 September 2022)**

#### **PRESENT**

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

#### **IN ATTENDANCE**

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

#### **APOLOGIES**

Apologies were received from Councillor Wall.

#### **49/22 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>
Councillor Halliday	<ul style="list-style-type: none"><li>Declared an interest in 22/03766/FUL as the applicant is known to her</li></ul>

#### **50/22 MINUTES OF THE LAST MEETING**

**50.1** The minutes of the Planning Committee meeting held on 30 August 2022 were submitted as circulated and read.

##### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 30 August 2022 be approved and signed as a correct record.**

#### **51/22 MATTERS ARISING**

**51.1 Re-Consultation – 22/02878/LBC & 22/02909/FUL - Former F W Thornton, 55-57 Wyle Cop, Shrewsbury**

The Deputy Town Clerk reported that Committee had deferred their decision on this application requesting to see a Heritage Impact Assessment and a Flood Risk Assessment. Members had also supported comments raised by the Conservation Officer.

**RESOLVED:**

Members considered the information provided in the Heritage Impact Statement and the Flood Risk Assessment and were satisfied with the responses. They agreed the building needed work and to be improved. Therefore, no objections were raised for this application.

**52/22 ASSETS OF COMMUNITY VALUE**

**52.1 Removal of Dog & Pheasant, Shrewsbury from the list of assets of community value.**

The Committee were informed that Shrewsbury Town Council had received a notice informing them of the removal of the Dog & Pheasant from the Assets of Community Value list. It was removed on 13 September 2022 as the 5-year period of listing as laid out in the legislation had now expired.

**RESOLVED:**

No comments were made by the Committee.

**53/22 HIGHWAY ORDERS**

**53.1 22/05809/NEWDEV Shropshire Council Street Naming & Numbering - Proposed Residential Development Land To The South Of, Thrower Road, Shrewsbury.**

The Deputy Town Clerk reported that they had received an order from Shropshire Council Street Naming and Numbering for two streets at the proposed residential development land to the South of Thrower Road, Shrewsbury. They had put forward two suggestions of Poppy Close and Lupin Drive. If Committee wished to make any further comment or suggestions regarding the proposal it must be done by 7 October 2022.

**RESOLVED:**

Committee were happy with the suggested street names and raised no objections.

**54/22 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**55/22 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

**56/22 PLANNING APPLICATIONS**

**56.1 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 20 August 2022 – 9 September 2022.

**RESOLVED:**

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

<b>1.</b>	<b>22/04010/ADV</b>	Proposed Development Land South Of Battlefield Roundabout Battlefield Shrewsbury Shropshire	Erect and display 1No internally illuminated totem sign and 1No non illuminated directional sign	No Objection
<b>2.</b>	<b>22/03961/FUL</b>	20 Armoury Gardens Shrewsbury Shropshire SY2 6PH	Erection of part two storey and part single storey extension and associated works to side and rear	Representation

Whilst the Town Council did not object to this application per se, Members respectfully requested that the Case Officer looked carefully at the boundaries of the property and the proposal to ensure there would be no loss of light to neighbouring properties. They also raised concerns about the loss of biodiversity for this application.

<b>3.</b>	<b>22/03953/FUL</b>	37 Luciefelde Road Shrewsbury Shropshire SY3 7LB	Erection of single storey extension	No Objection
<b>4.</b>	<b>22/03912/FUL</b>	5 Porthill Gardens Shrewsbury Shropshire SY3 8SH	Replacement kitchen and gym	Objection

The Town Council objected to this application on the grounds of overdevelopment and the strong concerns already raised by residents. The size of the proposed extension was very large and appeared to be doubling the original footprint of the house.

***Councillor Halliday left the meeting.***

<b>5.</b>	<b>22/03766/FUL</b>	38 Belle Vue Road Shrewsbury Shropshire SY3 7LL	Erection of part two storey/part single storey extension to rear and installation of 4 KWH photovoltaic array to front elevation roof	No Objection
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***Councillor Halliday re-joined the meeting.***

<b>6.</b>	<b>22/03933/FUL</b>	Land To Rear Of Number 155 Abbey Foregate Shrewsbury Shropshire	Erection of 3No detached dwellings and associated infrastructure (re-submission)	No Objection
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No objections were raised for this application and Committee fully supported the comments raised by SC Highways.

<b>7.</b>	<b>22/04049/TCA</b>	118 The Mount Shrewsbury Shropshire SY3 8PG	Removal of 3 individual mixed species trees (1, 2 and 4) and removal of a line of self-seeded trees (3) within Shrewsbury Conservation Area	No Objection
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<b>8.</b>	<b>22/03898/ADV</b>	Pavement O/S 22 St. Marys Street Shrewsbury Shropshire SY1 1DE	Erect and display 1No 75" LCD advert screens	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>9.</b>	<b>22/03897/FUL</b>	Pavement O/S 22 St. Marys Street Shrewsbury Shropshire SY1 1DE	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>10.</b>	<b>22/03896/ADV</b>	Junction At Smithfield Road And Chester Street Shrewsbury Shropshire	Erect and display 1No 75" LCD advert screens	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>11.</b>	<b>22/03895/FUL</b>	Junction At Smithfield Road And Chester Street Shrewsbury Shropshire	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>12.</b>	<b>22/03894/ADV</b>	Pavement O/s Market Entrance Shrewsbury Shropshire SY1 1HF	Erect and display 1No 75" LCD advert screens	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>13.</b>	<b>22/03893/FUL</b>	Pavement O/s Market Entrance Shrewsbury Shropshire SY1 1HF	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>14.</b>	<b>22/03892/ADV</b>	Pavement O/s 25-28 Market Street The Square Shrewsbury Shropshire	Erect and display 1No 75" LCD advert screens	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>15.</b>	<b>22/03891/FUL</b>	Pavement O/s 25-28 Market Street The Square Shrewsbury Shropshire	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>16.</b>	<b>22/03911/TPO</b>	9 Huxley Close Shrewsbury Shropshire SY2 6JQ	To crown reduce by 25% (2 metres all round) 1no Oak (T1) protected by the Shrewsbury and Atcham Borough Council (The Springfield No. 2, Wenlock Road) Tree Preservation Order 1995 (Ref: SA/295)	Permission granted by Shropshire Council prior to the meeting.
<b>17.</b>	<b>22/03902/ADV</b>	Pavement O/S H And M 14 Castle Street Shrewsbury SY1 2BW	Erect and display 1No 75" LCD advert screens	Objection

The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>18.</b>	<b>22/03901/FUL</b>	Pavement O/S H And M 14 Castle Street Shrewsbury SY1 2BW	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>19.</b>	<b>22/03864/TCA</b>	20 Crescent Place Town Walls Shrewsbury Shropshire SY1 1TQ	Fell 1no Norway Spruce within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting.
<b>20.</b>	<b>22/04019/TPO</b>	Milford Lodge Upper Road Shrewsbury Shropshire SY3 9JP	Reduce by 25% (1.5 metres all round) of 1no Yew (T3) protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (Ref: SA/70)	No Objection

<b>21.</b>	<b>22/03836/TCA</b>	Milford Lodge Upper Road Shrewsbury Shropshire SY3 9JP	Reduce canopy by 30% and reduce the vertical leaders by 4 metres of 1no Eucalyptus (T1) & reduce by 25% (2-3 feet all round) 1no Mulberry within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting.
<b>22.</b>	<b>22/03702/TCA</b>	Millingtons Hospital Cophthorne Road Shrewsbury Shropshire SY3 8JW	Fell 1no Copper Beech (T1), 1no Lawson Cypress (T4) and 1no Cherry (T7), crown reduce by 30% 1no Sycamore (T2), 1no Lawson Cypress (T3), 1no Ash (T5), 1no Yew (T6) and 1no Hazel (T8), remove any damaged or stressed branches from group of Horse Chestnut (T9) & reduce by 30% group of Apple Trees (T10) and 1no Ash (T11) within Shrewsbury Conservation Area	No Objection

Whilst the Town Council has no objections per se to this application, Members suggested that SC Highways be invited to comment on this application regarding the retaining wall.

<b>23.</b>	<b>22/03840/TPO</b>	110 Portland Crescent Shrewsbury Shropshire SY2 5NW	To crown lift and crown reduce by 30% 1no Oak protected by the Shrewsbury & Atcham Borough Council (110 Portland Crescent) Tree Preservation Order 1995 (Ref: SA/282)	Permission granted by Shropshire Council prior to the meeting.
<b>24.</b>	<b>22/03904/ADV</b>	Pavement O/s 2 Claremont Bank Shrewsbury Shropshire	Erect and display 1No 75" LCD advert screens	Objection

The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>25.</b>	<b>22/03903/FUL</b>	Pavement O/s 2 Claremont Bank Shrewsbury Shropshire	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks	Objection
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The Town Council object to this application as the proposed BT hubs are out of character for the Shrewsbury Conservation Area. Members felt the hubs could encourage anti-social behaviour and they fully supported the comments raised by the Conservation Officer.

<b>26.</b>	<b>22/03877/FUL</b>	Proposed Commercial Development Land To The South Of Hazledine Way Shrewsbury Shropshire	Mixed use development including retail, gym, drive-thru coffee shop and drive-thru restaurant (use class E), tanning and beauty salon (sui generis), and residential care home (use class C2) together with access,	Objection
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			parking, landscaping and associated infrastructure	
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The Town Council objected to this application on the grounds of overdevelopment, concerns about highways and the lack of green space proposed for the care home. The Travel Plan provided is incorrect and needed further investigation, e.g., it states that buses to the site will be available at night and gives inaccurate travel times to the station and town centre. Active travel to the site also needed to be considered further as the plans are currently very car centric. Members felt that that the development was 'crammed on' to a small site. There did not appear to be enough provision for pedestrians to cross nearby roads and Members respectfully requested that SC Highways investigate this further. It was felt that the proposed exit road on to Hazeldine Way was dangerous as the road had a speed limit of 50mph.

The application was also objected to on operational grounds for Shrewsbury Town Council. The Municipal Golf Course is divided by Hazeldine Way. Small ride-on Golf Course specialist maintenance vehicles and equipment access the disused Pitch and Putt Course down a narrow track and cross Hazeldine Way via the field gate positioned in the boundary hedge. No provision for this access appeared on the plans to allow vehicles safe access onto the course from the Golf Course Depot Facilities positioned next to Ballantynes. The current plans isolate the access to the course from the Maintenance Depot which contained all the specialist course vehicles and machinery. The current proposals would direct all maintenance machinery around the busy Meole Island, the equipment is slow and not designed for daily road use.

The land has a well-established natural mixed buffering screen, forming a natural hedge, this should be protected and retained. The boundary contains a mixture of well - established trees which should be protected with TPOs, and Members respectfully requested that the Tree Officer from Shropshire Council investigate this. The removal of any of the hedge for access roads should be limited to the minimum width required and large swathes of hedgerow removal should be avoided.

It was reported that the site also had issues with travellers gaining unlawful access and it was suggested that deterrents are put in place to prevent unauthorised encampment.

It was suggested, with many of the building designed with flat roofs, this provided a great opportunity to green these with permanent planting to reduce the carbon footprint of the development.

The grounds of the Care Home also had the opportunity to create some wetland areas to encourage biodiversity in and around the conservation areas proposed, developing a sustainable drainage system.

<b>27.</b>	<b>22/03919/TCA</b>	The Limes 146 Longden Road Shrewsbury Shropshire SY3 7HT	Crown reduce by approx. 2-3m and remove deadwood of 1no Birch within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting.
<b>28.</b>	<b>22/03812/TCA</b>	51 Trinity Street Shrewsbury Shropshire SY3 7PQ	Reduce by a third 2no Ash within Belle Vue Conservation Area	Permission granted by Shropshire Council prior to the meeting.
<b>29.</b>	<b>22/03826/FUL</b>	185 Copthorne Road Shrewsbury Shropshire SY3 8LX	Two storey extension and associated works to provide additional bedroom, dressing area and living accommodation	No Objection

<b>30.</b>	<b>22/03817/TPO</b>	7 Oakley Manor Gardens Oakley Street Shrewsbury Shropshire SY3 7NT	Reduce height by up to 1ft of 1no Holly hedge & cut back small, lower branches overhanging pavement by approx. 1m of 1no Pine protected by the Shrewsbury & Atcham Borough Council (Manor Gardens, Belle Vue) Tree Preservation Order 2005 (Ref: SA/417)	No Objection
<b>31.</b>	<b>22/03867/TPO</b>	1 Linden Gardens Shrewsbury Shropshire SY3 7PH	Reduce in height by 2metres 1no Holly protected by the Shrewsbury & Atcham Borough Council (1 Linden Gardens 2005) Tree Preservation Order 2005 (Ref: SA/407)	Permission granted by Shropshire Council prior to the meeting.
<b>32.</b>	<b>22/03807/LBC</b>	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Proposed signage to the exterior affecting a grade II listed building	No Objection
<b>33.</b>	<b>22/03802/FUL</b>	Kent Cottage 36 London Road Shrewsbury Shropshire SY2 6NX	Erection of rear and side single storey extension, internal remodelling, and the creation of a new front bay window	No Objection

The Town Council raise no objections to this application and fully supported the comments raised the by the Conservation Officer.

<b>34.</b>	<b>22/03718/FUL</b>	113 Sundorne Crescent Shrewsbury Shropshire SY1 4JH	Replacing an existing timber framed single glazed lean-to conservatory 2m x 3m with a new UPVC conservatory 3.9m x 3m	Permission granted by Shropshire Council prior to the meeting.
<b>35.</b>	<b>22/03866/TCA</b>	1 Linden Gardens Shrewsbury Shropshire SY3 7PH	Fell 4no Leylandii & 1no Cherry within Belle Vue Conservation Area	Permission granted by Shropshire Council prior to the meeting.
<b>36.</b>	<b>22/03845/TPO</b>	19 Kennedy Road Shrewsbury Shropshire SY3 7AB	Fell 1no Cypress protected by the Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	Objection

The Town Council objected to this application. The tree is an evergreen and may have significant amenity value particularly during the winter months. There appeared to be alternatives to felling the tree, for example the gate could be moved away from the tree.



37.	22/03776/FUL	23 Thornton Road Shrewsbury Shropshire SY1 3SJ	Erection of conservatory to side elevation of property to provide covered walk through to rear of property and give additional storage space	No Objection
38.	22/03760/FUL	22 Burnham Avenue Shrewsbury Shropshire SY2 5LL	Single storey extension to rear	No Objection
39.	22/03720/TCA	Arcane House Alton Terrace Belle Vue Road Shrewsbury Shropshire SY3 7LW	Crown reduction by 20% (approx 1-2m) & 20% canopy thinning of 1 No. Silver Birch tree within Belle Vue Conservation Area	Permission granted by Shropshire Council prior to the meeting.
40.	22/03842/TPO	26 Northwood Road Shrewsbury Shropshire SY2 5LH	Fell 1no Silver Birch protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (Ref: SA/411)	Permission granted by Shropshire Council prior to the meeting.
41.	22/03816/TCA	2 Council House Court Shrewsbury Shropshire SY1 2AU	Clear broken branches and reduce weight of canopy by removing small diameter branches (approx. 10%) of 1no Sycamore within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting.
42.	22/03815/TPO	29 Grangefields Road Shrewsbury Shropshire SY3 9DD	Crown reduce by 2-3m, crown lift by 1-2m and thin canopy by approx. 10% of 1no Copper Beech protected by the Shrewsbury and Atcham Borough Council (29 Grangefields Road) Tree Preservation Order 1988 (Ref: SA/147)	No Objection
43.	22/03759/FUL	55 Moston Road Shrewsbury Shropshire SY1 4QE	Erection of two storey side extension	Objection

The Town Council objected to this application as they have concerns regarding the potential loss of light to neighbouring properties and loss of amenity value. Members respectfully request that the Case Officer check the boundary issues raised on this application.

## 56.2 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 20 August 2022 to 9 September 2022.

### RESOLVED:

That the variance of planning decisions between the period 20 August to 9 September 2022 be noted.

### **56.3 Certificates of Lawful Development**

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 20 August to 9 September 2022 for noting:

- 1) 22/03862/CPL - Application for a Lawful Development Certificate for the proposed loft conversion with rear flat roof dormer - 22 Hafren Road, Shrewsbury, Shropshire, SY3 8NG.
- 2) 22/03963/CPL - Application for Lawful Development Certificate for the retention of an existing demountable building - Harlescott Junior School, Featherbed Lane, Harlescott, Shrewsbury.

#### **RESOLVED:**

That the application for Certificates of Lawful Development between 20 August to 9 September be noted.