

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 9 January 2024

#### PRESENT

Councillors K Halliday (Acting Chairman), R Dartnall, M Davies, J Dean (sub for Cllr Lemon), E Roberts (sub for Cllr Moseley) and A Wagner (sub for Cllr Green).

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillors N Green, C Lemon, P Moseley, D Vasmer and B Wall.

#### 87/23 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 Julian Dean	<ul style="list-style-type: none"><li>Declared he was a member of the Northern Planning Committee</li></ul>

#### 88/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 12 December 2023 were submitted as circulated and read.

Councillor Dean voted to abstain as he was not present at the meeting on 12 December 2023.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 12 December 2023 be approved and signed as a correct record.**

#### 89/23 MATTERS ARISING

There were no matters arising for consideration.

#### 90/23 RIVERSIDE SHOPPING CENTRE

The Deputy Town Clerk informed Members that as Shrewsbury Town Council owned a piece of land that was within the red line site location plan, Shrewsbury Town Council had been asked to

comment on this application as a corporate body. This would be in addition to be asked to consider the application as a consultee.

**RESOLVED:**

**That the above was noted by Committee members and it was agreed that the application would be discussed later in the meeting.**

*Councillor Roberts joined the meeting.*

**91/23 HIGHWAY ORDERS**

**91.1 23/06276/NEWSTN Shropshire Council Street Naming & Numbering.**

The Street Naming and Numbering Section had been asked to provide street names/postal addresses for the new development site at the Social Club, Albert Road, Shrewsbury. The development was to consist of 27 new dwellings and would require one new street name. In this instance the Developer had put forward the following Street Name for consideration:

Bowling Green Lane (The Street naming and numbering team reserve the right to amend Street suffixes to suit the surroundings).

Members raised comment on the use of 'Lane' and suggested that as the road would be a dead end that 'Bowling Green Close' or 'Bowling Green Square' would be more suitable.

**RESOLVED:**

**That the Committee Officer would report the suggestions made by Committee to Shropshire Council Street Name and Numbering Team.**

**91.2 Changes to the parking restrictions on Broughton Road and Preston Street, Shrewsbury.**

The order had been circulated to Members of the Committee prior to the meeting. The item was for noting only and the changes had come into effect on 16 December 2023.

**RESOLVED:**

**That the above Highway Order be noted.**

**92/23 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**93/23 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

**94/23 PLANNING APPLICATIONS**

**94.1 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 2 December 2023 – 22 December 2023.

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

<b>1.</b>	<b>23/05340/FUL</b>	75 Moston Road Shrewsbury Shropshire SY1 4QE	Single-storey, flat roof extension to rear of property following partial demolition of existing outbuildings, and single-storey, flat roof porch to front elevation following demolition of existing canopy	No Objection
<b>2.</b>	<b>23/05442/TPO</b>	51 Hillside Drive Shrewsbury Shropshire SY2 5LW	To crown reduce by 25 percent (2 meters all round) 1no. Horse Chestnut (T1) protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (SA/411)	No Objection
<b>3.</b>	<b>23/05441/TPO</b>	53 Hillside Drive Shrewsbury Shropshire SY2 5LW	To crown thin by 10 percent and to reduce the two lower limbs growing over the outbuilding and fence by 3-4 meters from 1no. Horse Chestnut (T1) protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (Ref. SA/411)	No Objection
<b>4.</b>	<b>23/05488/TPO</b>	3 Leeswood Court Bicton Heath Shrewsbury Shropshire SY3 5HQ	To remove (and replace) 1no. Ash tree protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref. SA/456)	No Objection

The Town Council raise no objections to this application. 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.

<b>5.</b>	<b>23/05486/TCA</b>	4 Church Row Shrewsbury Shropshire SY3 9EY	To remove 2no. conifers within Meole Brace Conservation Area	No Objection
<b>6.</b>	<b>23/05402/FUL</b>	Riverside Shopping Centre Pride Hill Shrewsbury Shropshire	Demolition of the Riverside Shopping Centre and related activity, enabling works including boundary wall and the formation of a new public park following demolition, to include pocket gardens, event space and amphitheatre, accessible	No Objection

			ramp, lift and staircase, flood attenuation and temporary meanwhile uses across the Site	
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Whilst the Town Council raise no objections to this application it was noted that any street furniture, planters and bins in this location need to be removed and re-used elsewhere in the Town prior to demolition commencing.

<b>7.</b>	<b>23/05310/FUL</b>	14 South Hermitage Shrewsbury Shropshire SY3 7JR	Installation of new windows, doors, cladding and porch canopy	No Objection
<b>8.</b>	<b>23/05302/COU</b>	Riggs Hall Castle Gates Shrewsbury Shropshire SY1 2AS	Change of use to rooms within library to office accommodation	No Objection
<b>9.</b>	<b>23/05282/FUL</b>	1 The Parks Shrewsbury Shropshire SY1 4TJ	Single storey extension to rear of dwelling	No Objection
<b>10.</b>	<b>23/05271/FUL</b>	21 Whitchurch Road Shrewsbury Shropshire SY1 4DN	Extensions and alterations to create 4 dwellings, retention of existing dwellinghouse, and associated works	No Objection
<b>11.</b>	<b>23/05429/TCA</b>	4 Severn Bank Shrewsbury Shropshire SY1 2JD	Fell 1no multi-stem Leylandii and reduce crown by approx. 20% 1no Pear & 1no Fir within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
<b>12.</b>	<b>23/05391/TPO</b>	White Lodge Field House Drive Shrewsbury Shropshire SY3 9HJ	To reduce over-extended branches by approx. one meter (See picture showing indicative pruning positions) from 1no. Corsican Pine (T1) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref. SA/354)	No Objection
<b>13.</b>	<b>23/05346/TPO</b>	24 Havelock Road Shrewsbury Shropshire SY3 7NE	Crown reduction by approx. 2- 3m over entire canopy of 1no Lime (B) within Belle Vue Conservation Area	No Objection
<b>14.</b>	<b>23/05337/TPO</b>	14 Lonsdale Drive Shrewsbury Shropshire SY3 9QJ	Crown reduce by 20% (1m) & crown thin by 5% 1no Hornbeam (T1) & 1no Field Maple (T2) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection

<b>15.</b>	<b>23/05331/TCA</b>	1 Summers Gardens Belle Vue Road Shrewsbury Shropshire SY3 7NS	Pollarding by 2-3m of group of Ash Trees (G1) within Belle Vue Conservation Area	No Objection
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The Town Council raise no objections to this application. 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.

<b>16.</b>	<b>23/05230/FUL</b>	54 Avondale Drive Shrewsbury Shropshire SY1 2UA	Single storey extension to rear of dwelling, replace flat roof with new pitched roof	No Objection
<b>17.</b>	<b>23/05241/FUL</b>	Hillfield 8 Roman Road Shrewsbury Shropshire SY3 9AU	Erection of single storey rear extension	No Objection
<b>18.</b>	<b>23/05187/FUL</b>	13 Fitzalan Road Shrewsbury Shropshire SY1 3LJ	Single storey flat roof extension to the side elevation to provide comfortable disabled living conditions	No Objection
<b>19.</b>	<b>23/05195/FUL</b>	Drummers Lodge Red Barn Lane Shrewsbury Shropshire SY3 7HR	Proposed single storey extension and internal alterations	No Objection
<b>20.</b>	<b>23/05186/FUL</b>	25 Mereside Shrewsbury Shropshire SY2 6LF	Single storey extension to rear to provide comfortable disabled living conditions	No Objection
<b>21.</b>	<b>23/05251/TPO</b>	Rowton Lodge 88 The Mount Shrewsbury Shropshire SY3 8PL	To fell 1no. Horse Chestnut (T6) protected by the Shrewsbury and Atcham Borough Council (Rowton Lodge, The Mount, Shrewsbury) Tree Preservation Order 1995 (ref. SA/298)	No Objection
<b>22.</b>	<b>23/05190/TCA</b>	Lane End 38 Longden Road Shrewsbury Shropshire SY3 7H	Remove self-set trees to clear paddock and crown raise boundary trees (See Site Plan) within Shrewsbury Conservation Area	Objection

The Town Council objected to this application. The trees are located within the Shrewsbury Conservation Area and Radbrook Valley where any removal of trees could have significant impact. It is also unclear by the applicant why they wish to clear branches below a height of 4.8 metres. An ecology report may be beneficial in this application.

<b>23.</b>	<b>23/05168/TCA</b>	5 North Hermitage Shrewsbury Shropshire SY3 7JW	Crown reduction of approx. 2m of 1no Rowan (T1) & crown reduction of approx. 3.5m of 1no Silver Birch (T2) within Belle Vue Conservation Area	No Objection
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<b>24.</b>	<b>23/05126/FUL</b>	60 Coton Mount Shrewsbury Shropshire SY1 2NL	Erection of single storey rear extension and internal alterations to provide comfortable disabled living conditions	No Objection
<b>25.</b>	<b>23/05113/TCA</b>	78 Canon Street Shrewsbury Shropshire SY2 5HH	Prune back canopy (See Photos) of 1no Lilac within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
<b>26.</b>	<b>23/05110/TCA</b>	40 Queen Street Shrewsbury Shropshire SY1 2JU	Trim back by approx. 20% 1no Yew (T1) and remove ivy and prune back by approx. 20% 1no Hawthorn (T2) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
<b>27.</b>	<b>23/05153/FUL</b>	19 Montague Place Shrewsbury Shropshire SY3 7NF	Replacement of 1No door and 2No windows (Article 4 Direction)	No Objection
<b>28.</b>	<b>23/05136/FUL</b>	8 Hardwick Drive Shrewsbury Shropshire SY3 8UZ	Erection of single storey rear extension and single storey side extension	No Objection
<b>29.</b>	<b>23/05132/FUL</b>	3 Hermitage Drive Shrewsbury Shropshire SY2 5NZ	Erection of single storey garden room extension to replace existing, single storey ground floor extension to replace existing, replace and extend roof to main house, replace and enlarge porch, add carport to existing outbuildings and re roof garages	No Objection
<b>30.</b>	<b>23/05125/FUL</b>	Fairford Place Longden Coleham Shrewsbury Shropshire	Demolition of the existing structure and construction of 2.5 storey almshouse	Representation

Whilst the Town Council did not object to the principle of this application, concerns were raised on the potential change of the visual view of the area. Members suggested that further detail is required on how privacy for neighbouring properties would be mitigated. If there are windows to be placed and they were not primary windows but light allowing windows, it was suggested that they could they be frosted.

<b>31.</b>	<b>23/05107/FUL</b>	Shrewsbury Ark 10 Castle Foregate Shrewsbury Shropshire SY1 2DJ	Change of use of the ground floor from Class E use to drinking establishment (Sui Generis use) including the rear yard and outbuildings/stores and change of use of the first and second floor from Class E use to use Class 1	No Objection
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<b>32.</b>	<b>23/05144/FUL</b>	Proposed Dwelling To The West Of 30 Havelock Road Shrewsbury Shropshire	Erection of detached dwelling and associated infrastructure	Objection
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The Town Council objected to this application. They commented that nothing fundamental has changed since the previous applications for this address. The proposed property will be visible from the road and will have a negative impact on the street scene within the Conservation Area. It will not contribute to the character and appearance of the area. There is also the potential of overdevelopment for this site.

<b>33.</b>	<b>23/05003/FUL</b>	Goosehill Bowbrook Shrewsbury Shropshire SY5 8PG	Conversion of agricultural building into a single dwelling	No Objection
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The Town Council raise no objections to this application and fully supported the comments raised by the Conservation Officer

<b>34.</b>	<b>23/05223/TCA</b>	Longmeadow 127B Abbey Foregate Shrewsbury Shropshire SY2 6LY	To remove 1no. Holly within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
<b>35.</b>	<b>23/05219/TPO</b>	12 Swift Close Shrewsbury Shropshire SY1 4UQ	To reduce crown by 15 percent, to raise crown to 2 meters and to remove dead wood from 1no. Oak protected by the Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983 (Ref. SA/109)	Permission granted by Shropshire Council prior to the meeting
<b>36.</b>	<b>23/05102/FUL</b>	43 Oakfield Road Shrewsbury Shropshire SY3 8AD	Single storey rear extension and associated alterations following some demolition works	No Objection
<b>37.</b>	<b>23/05071/FUL</b>	Priory Vista New Street Shrewsbury Shropshire SY3 8JQ	Erection of rear extension within footprint of existing extension and reconfigure house internally	No Objection
<b>38.</b>	<b>23/04845/TCA</b>	4 Chatsworth Gardens Shrewsbury Shropshire SY3 7BG	To reduce 3no. Holly stems by approx. 2meters to previous reduction points and reduce side over garden and ends by approximately 1meter and to cut back Laurels, Hazels and Holly from adjoining properties to approximate boundary line within Belle Vue Conservation Area	Permission granted by Shropshire Council prior to the meeting
<b>39.</b>	<b>23/05105/FUL</b>	21 Ashton Road Shrewsbury Shropshire SY3 7AP	Extend and modify the roof to garage and utility area and front utility entrance	No Objection

#### **94.2 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 2 December 2023 – 22 December 2023.

**RESOLVED:**

**That the variance of planning decisions between the period 2 December 2023 – 22 December 2023 be noted.**

#### **94.3 Certificate of Lawful Development**

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 2 December – 22 December 2023 for noting:

- 1). 23/05164/CPL – Application for a Lawful Development Certificate for the proposed rear dormer – 56 Whinberry Drive, Shrewsbury.
  
- 2). 23/05482/CPL – Application for a Lawful Development Certificate for Rear extension - 84 White Hart, Shrewsbury, Shropshire, SY3 7TE

**RESOLVED:**

**That the applications for certificates of Lawful Development between 2 December to 22 December 2023 be noted.**