

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 10 June 2025

PRESENT

Councillors J Dean (Chairman), J Daniels, B Jephcott, A Mosley and J Tandy.

IN ATTENDANCE

Helen Ball (Town Clerk), Clare Turner (Deputy Town Clerk) and Michelle Farmer (Committee Officer). Also in attendance was George Marneros for application 37.

APOLOGIES

Apologies were received from Councillors Hancock-Davies and Pardy.

13/25 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	Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
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14/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 13 May 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 13 May 2025 be approved and signed as a correct record.

15/25 MATTERS ARISING

15.1 25/01443/VAR - Variation of Condition No.2 of original planning permission 24/04381/FUL for the addition of an enclosed balcony to the southeast elevation - Hillcrest, Ditherington Road, Shrewsbury.

The Town Clerk reported that the variation_application stated “An enclosed balcony had been introduced to the southeast elevation leading directly from the bedroom within the created roof void. This would further enhance the living space and make use of the availability space. The introduction of a balcony was not deemed to be a non-material amendment. The applicant wished to have the enclosed balcony described and included within the approved plans.”

Town Council looked at the original application on 10 December 2024 and raised no objections. (24/04381/FUL - Refurbishment / internal re-modelling and rear two storey extension. Provide study, bedroom and en-suite within new roof void. Removal of single garage and construction of new detached double garage), with Shropshire Council granting permission in Jan 2025.

RESOLVED:

That Council raised no objections to this application.

16/25 GLOSSARY OF PLANNING TERMINOLOGY

The Town Clerk reported to Committee that at the previous Planning meeting it was suggested that a Glossary of Planning terminology was produced to assist during decision making and the use of material/ non material consideration. The documents had been circulated to Members prior to the meeting, and she asked Members if they were happy to approve the glossary.

Councillor Jephcott commented that the glossary was a good idea and aided terminology use.

Councillor Dean agreed and commented that more could be added to the list as and when but it was a good starting point to trigger comments.

RESOLVED:

That the Glossary of Planning Terminology was accepted by Committee.

17/25 HIGHWAYS ORDERS

There were no Highways Orders for consideration.

18/25 TREE PRESERVATION ORDERS

18.1 SC/00527/24 (Land at Water Lane, Shrewsbury) TPO 2024 - Confirmation

The Town Clerk reported to Committee that this order was confirmed on 22 May 2025. The confirmed Order and Report were circulated to members prior to the meeting.

RESOLVED:

That the SC/00527/24 (Land at Water Lane, Shrewsbury) TPO 2024 - Confirmation be noted.

19/25 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration at this meeting.

20/25 PLANNING APPLICATIONS

20.1 Schedules of Planning Applications

The 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 3 May - 30 May 2025.

RESOLVED:

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

1.	25/01956/TCA	199 New Park Road, Shrewsbury, SY1 2SH	Section fell 1no Sequoia (T1) within Shrewsbury Conservation Area	Representation
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Whilst the Town Council do not object to this application per se, they question if the tree could be managed instead of removed as it would be nice to try and keep this specimen of tree. If the tree is approved for removal is there a planting alternative.

2.	25/01952/TCA	15 Oak Street, Shrewsbury, SY3 7RQ	Reduce height by approx. 5ft and cut back side growth over garden by 3ft and two branches of 1no Holly (T1) & reduce upper endloading by approx. 5ft of 1no Damson (T2) within Belle Vue Conservation Area	No Objection
3.	25/01996/TCA	Longmeadow, 127B Abbey Foregate, Shrewsbury, SY2 6LY	Prune back overhanging branches (max. diameter of 40mm) from 1no. Holly (Tree A) and prune back overhanging branches (max. diameter 70mm) from 1no. Conifer (Tree B) within Shrewsbury Conservation Area	No Objection

The Town Council raised no objections to this application and comment that it was a good example of proactive management.

4.	25/01939/TCA	85 The Mount, Shrewsbury, SY3 8PH	Reduce crown by max. 2m over entire canopy, prune back branches over phone wires to give approx. clearance of 1m, remove deadwood greater than 20mm diameter and remove rubbing branches from 1no. Ash (T1) within Shrewsbury Conservation Area	No Objection
5.	25/01809/FUL	20 Copthorne Drive, Shrewsbury, SY3 8RY	Rear extension and house reconfiguring	No Objection

6.	25/01633/FUL	29 Belle Vue Road, Shrewsbury, SY3 7LN	Re-instate the original wrought iron railings	No Objection
7.	25/01798/FUL	35 Hawthorn Road, Shrewsbury, SY3 7NB	Single storey extension following demolition of existing garage	No Objection
8.	25/01922/TCA	Car Park Adj, 26 Castle Street, Shrewsbury	Crown reduce by 25% and reshape 1no Atlas Cedar within Shrewsbury Conservation Area	No Objection
9.	25/01915/TCA	9 Belle Vue Gardens, Shrewsbury, SY3 7JF	Fell 1no. broadleaf tree within Belle Vue Conservation Area	No Objection
10.	25/01914/TCA	3 South Hermitage, Shrewsbury, SY3 7JR	Crown reduce by 3m to previous reduction points 1no Strawberry Tree & reduce by 0.5m 1no Amelanchier within Belle Vue Conservation Area	No Objection
11.	25/01913/TCA	4 Pountney Gardens, Shrewsbury, SY3 7LG	Fell 3no. conifers within Belle Vue Conservation Area	No Objection
12.	25/01912/TCA	5 Ashley Street, Shrewsbury, SY2 5DU	Reduce by 50% 1no Ash, fell 1no Yew & remove to approx. 2ft above ground level 1no Laurel within Shrewsbury Conservation Area	No Objection

Whilst the Town Council do not object to this application per se, there is no mention of the current size of the trees. More information should be provided on the application along with photographs. Members respectfully request that Shropshire Council Tree Officer inspect this application further.

13.	25/01868/TCA	39 Wenlock Road, Shrewsbury, SY2 6JR	Fell (and replace with shrubs) 1no. Cherry tree within Shrewsbury Conservation Area	Objection
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The Town Council object to this application as there is insufficient information to make a decision. Members respectfully request that Shropshire Council Tree Officer inspect this application further.

14.	25/01748/FUL	22 Newfield Drive, Shrewsbury, SY1 2SL	Erection of detached studio	No Objection
15.	25/01810/REM	Proposed Care Community At Hencote, Cross Hill, Shrewsbury	Submission of Reserved Matters in associated with Application 21/05743/OUT dated 2nd March 2023 for Continuing Care Community (Use class C2) comprising up to 164 units of Extra Care and Close Care accommodation and	Objection

			a 75 bed Nursing Home to include Appearance of the Development, Layout, Scale, and Landscaping	
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The Town Council object as this proposal is situated in the rural fringe off the development boundary and as such whilst large in scale needs to harmonise with its rural setting. This is clearly a development which has been designed for the residents to look out from and not the public to look at. The massing of yellow brick and black zinc does not harmonise with its setting and given it's raised position over the urban area will have a significant massing and disrupt the visual amenity that this rural area affords. Given this development is on a rural setting the need for biodiversity net gain is critical. Members fail to understand the level of BNG for this site. Council is accepting of development on this site and is supportive of innovative design. This is not.

16.	25/01685/FUL	Bilcar Precision Engineering, Sutherland House, Sundorne Retail Park, Arlington Way, Shrewsbury, SY1 4YA	Extension to existing fabrication workshop and creation of covered washing area.	No Objection
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The Town Council do not object to this application but comment that energy efficiency should be encouraged.

17.	25/01739/FUL	New House, Racecourse Lane, Shrewsbury, SY3 5BJ	Single storey rear extension, internal reconfiguration and external insulation of walls	No Objection
18.	25/01652/FUL	School House, Welshpool Road, Bicton Heath, Shrewsbury	First floor shower room extension and associated works	No Objection
19.	25/01717/TCA	1 Sherwood Gardens, Crewe Street, Shrewsbury, SY1 2HN	Fell 1no. Silver Birch and 2no. conifers and crown lift and prune 2no. Norway Maple (see schedule) within Shrewsbury Conservation Area	No Objection

Whilst the Town Council raises no objection to this application, members would like to see suitable replacements planted elsewhere.

20.	25/01726/FUL	22 Newfield Drive, Shrewsbury, SY1 2SL	Extension to rear following demolition of existing conservatory, new porch to side elevation	No Objection
21.	25/01759/TPO	19 Ryelands, Shrewsbury, SY3 9BZ	Reduce side of canopy extending towards house by approx. 1-2m and remove deadwood and rubbing branches of 1no Oak protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection
22.	25/01682/TCA	41 Belle Vue Gardens, Shrewsbury, SY3 7JH	Selectively reduce side branches by 1-2m & remove deadwood and rubbing branches of 1no	No Objection

			Silver Birch within Belle Vue Conservation Area	
23.	25/01787/TPO	19 Fairlawn Avenue, Shrewsbury, SY3 9QQ	Crown reduction of max. 20 percent (up to 2.5 metres), crown lift of 1 metre and crown clean and dead wood 1no. Beech protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (SA/354)	No Objection
24.	25/01773/TCA	20 Berwick Road, Shrewsbury, SY1 2LN	Reduce by 25 percent 2no. Cherry trees (T1 & T2) within Shrewsbury Conservation Area	No Objection
25.	25/01585/TCA	37 Wenlock Road, Shrewsbury, SY2 6JR	Fell 1no Black Pine & 1no Douglas Fir within Shrewsbury Conservation Area	Representation

The Town Council raise no objection to the Douglas Fir being removed as the tree may have a compromised root system due to its location within the wall. However, the Black Pine does not appear to have issues according to the report apart from the sail area. Looking at the photo provided there does seem a significant amount of tree cover within the area. Would it be possible to reduce the sail and keep the Pine tree.

26.	25/01701/FUL	62 Moreton Crescent, Shrewsbury, SY3 7BZ	Replacement windows and door to front elevation	No Objection
27.	25/01657/FUL	Royal Shrewsbury Hospital North, Mytton Oak Road, Shrewsbury, SY3 8XQ	Erection of a new two-storey hospital building and associated works, and provision of dedicated off-site car park	No Objection
28.	25/01679/FUL	46 Trinity Street, Shrewsbury, SY3 7PQ	Single storey rear extension	No Objection

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

29.	25/01654/LBC	Meole Brace Hall, Church Road, Shrewsbury, SY3 9HF	Alterations to property	No Objection
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Whilst the Town Council raise no objections to this application per se, Members fully support the comments raised by the Conservation Officer in relation to the request for further information before there are any changes on such an historic building.

30.	25/01653/FUL	Meole Brace Hall, Church Road, Shrewsbury, SY3 9HF	Alterations to property	No Objection
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Whilst the Town Council raise no objections to this application per se, Members fully support the comments raised by the Conservation Officer in relation to the request for further information before there are any changes on such an historic building.

31.	25/01613/FUL	13 Heane Way, Shrewsbury, SY2 5WT	Single storey rear extension alterations to the existing garage to create an upper storage floor and new re-positioned garden wall	No Objection
32.	25/01289/FUL	4 Claremont Street, Shrewsbury, SY1 1QG	Change of Use of building from Use Class E to use as a restaurant, takeaway business and bar (Sui Generis), and replacement shopfront windows and door and installation of retractable awning	No Objection
33.	25/01743/TCA	28 Bishop Street, Shrewsbury, SY2 5HB	Pollard to previous pruning points 1no Apple & reduce and thin by up to 35% 1no Tree of Heaven within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
34.	25/01665/FUL	3 Greenacre Road, Shrewsbury, SY3 8LR	Erection of a two-storey extension at the side and rear together with a single storey extension at the rear and side after demolition of the existing garage outbuilding and store	Objection

The Town Council maintain their original objection to this application and the previous applications. The application is controversial locally and this new application is slightly increasing the previous approved proposal. The proposal is inappropriate and would disrupt the current street scene. No other garages in this location have been redeveloped and proposals would be visually obtrusive, of a significant mass and harmful to the surrounding setting.

35.	25/01651/FUL	9 Alverley Close, Shrewsbury, SY3 8LS	Extensions to front, side and rear and associated alterations and improvements. Improvements to driveway and parking	No Objection
36.	25/01619/FUL	Rybrook Mini, Featherbed Lane, Harlescott, Shrewsbury, SY1 4NS	Single storey replacement steel building	No Objection
37.	25/01616/FUL	Former Builders Yard, Red Barn Lane, Shrewsbury	Erection of a residential dwelling in place of former builders shed and concrete pad and alterations to existing access	Objection

The Town Council has always maintained a protectionist stance in maintaining the green Rad Valley within the Conservation Area. The Rad Valley is recognised locally for its high landscape value, ecological importance and function as a visual and environmental buffer – characteristics which weigh heavily against the granting of permission. Council objected to previous applications on site for 3 dwellings, it was

subsequently paired back to 2 dwellings which was deemed to be acceptable. Placing a still large, detached dwelling on the access drive is not acceptable. Council does not accept the applicant's argument that this is a previously developed site and the building is an eyesore; it is a shed within a huge green setting. Council does not accept the applicant's suggestion that this development contributes to biodiversity net gain. The loss of existing established trees and promissory contribution to manage a woodland which self manages its biodiversity is not a positive contribution. Council also does not agree with the applicant's suggestion that because Shropshire does not have a 5-year land supply, this development contributes to Shopshire's housing need deficit. Footnote 8 of the NPPF makes it clear that even where the presumption applies, this does not override constraints related to "designated protected areas or assets or particular importance". Precedence has already been set that the Rad Valley is of particular importance that needs to be protected.

38.	25/01614/FUL	14 Meole Rise, Shrewsbury, SY3 9JG	Single storey extension to the rear, conversion of the roof space into a habitable area with a dormer roof to the rear and the altering of the roof from a hip to a gable	No Objection
39.	25/01596/FUL	Proposed Dwelling To The North Of, Drawwell Street, Shrewsbury	One bedroom coach house with off street parking	No Objection

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

Councillor Mosley left the meeting at 7.45pm.

40.	25/01555/FUL	Proposed Development Land To The North Of, Welshpool Road, Bicton Heath, Shrewsbury	Erection of temporary hoarding fence (retrospective)	Objection
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The Town Council object this application as the existing hedgerow that was removed had amenity value within the area and should not have been removed. The hoarding should be removed and a new hedge planted.

41.	25/01547/FUL	5 Rad Valley Gardens, Shrewsbury, SY3 8AU	Replacement garage and improvements to ground floor accommodation	No Objection
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20.2 Schedule of Planning Decisions

The 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 3 May – 30 May 2025

RESOLVED:

That the variance of planning decisions between the period 3 May – 30 May 2025 be noted.