

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 21 November 2023

PRESENT

Councillors P Moseley (Chairman), M Davies, K Halliday, P Gillam (substitute for R Dartnall) and J Dean (substitute for C Lemon.)

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Dartnall, Green, Lemon, Vasmer and Wall.

71/23 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">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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72/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 31 October 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 31 October 2023 be approved and signed as a correct record.

73/23 MATTERS ARISING

There were no matters arising for consideration.

74/23 AMBULANCE STATION, MERICAN CLOSE

The Deputy Town Clerk informed the Committee that the Town Council had received an acknowledgement to their letter dated 12 October 2023, telling them they would be kept updated on the plans for the Shrewsbury Ambulance Hub. This item was for noting only.

75/23 PLANNING APPLICATION FOR NORTH WEST RELIEF ROAD

The Chairman informed Committee that the decision for the North West Relief Road (NWRR) had been made on 31 October 2023 by the Northern Planning Committee at Shropshire Council, with permission being granted with conditions attached.

Councillor Halliday said that as a Town Council the decision was disappointing as valid concerns had been raised at the meeting and she would be interested to see how far the scheme goes ahead with regards to the Business Plan. She also commented that it there was a vocal suggestion the Government would fund the scheme but there were no guarantees that the money would emerge.

Councillor Dean said he was present at the meeting and the outcome was disheartening. There had been no debate to take on the issues raised. It could have been possible to come forward with a scheme which would avoid veteran trees being cut down and water sources being affected but this option had not been considered. He also agreed that they needed to see how far this scheme went. Councillor Dean also commented that he sympathised with the villages in the North of Shrewsbury but there was nothing in the evidence to state the road would be a solution to these issues.

Councillor Gillam asked for the final voting figures to which he was informed it was 6 for and 5 against.

Councillor Moseley commented that she had spoken at the meeting as Chairman of the Town Council Planning Committee. She said that although the outcome was democratic most of the councillors voting were located out of the town of Shrewsbury.

Councillor Davies joined the meeting.

76/23 HIGHWAY ORDERS

76.1 Experimental prohibition of motor vehicles made permanent, Greyfriars Road, Shrewsbury.

The Deputy Town Clerk informed Committee that on 24 October 2023 Shropshire Council made an order to place the following restrictions on Greyfriars Road in Shrewsbury (between its junctions with Longden Coleham and Salters Lane): Prohibition of Motor Vehicles – 08:20 to 09:00 and 14:50 to 15:30 on each school day Pedal cycles, residents requiring access to their premises, and emergency vehicles being used in an emergency, will be exempt from these restrictions. This Order came into effect on 2 November 2023.

Councillor Halliday was very pleased that the restrictions were in place. She believed it was the first school street that this has happened to but would hopefully be one of many.

77/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

78/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

79/23 PLANNING APPLICATIONS

79.1 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 October 2023 – 10 November 2023.

RESOLVED:

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

1.	23/04744/FUL	The Belvidere Crowmere Road Shrewsbury Shropshire SY2 5LA	Demolition of existing public house and the construction of a 2 and 3 bedroom residential development with new vehicular and pedestrian access	Objection
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The Town Council object to this application on the grounds of overdevelopment now that a total of 9 properties are proposed for the location. There were concerns for the number of dwellings and bin storage was also a concern as a bin lorry would struggle to gain access and turn around in the road which would lead to it being a main road collection. The potential impact on the sewage system also needed to be considered. The applicant also failed to mention any energy efficient savings or solar panel installations.

2.	23/04806/TCA	14 Canonbury Shrewsbury Shropshire SY3 7AH	To remove dead vertical branch (prune by approx. 3metres) and to reduce crown by 3 to 4metres of 1no. Ash within Shrewsbury Conservation Area	No Objection
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The Town Council raise no objections to this application. Members wished 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.

3.	23/04702/TPO	The Birches The Copse Shepherds Lane Bicton Heath Shrewsbury Shropshire SY3 5FR	To prune back away from the house by up to 2metres 1no. Ash (T1) and to manage in perpetuity woodland trees (pruning branches below 75mm only) protected by the Shropshire Council (Land at the rear of The Orchards, Shepherds Lane, Bicton Heath, Shrewsbury) TPO 2014 (Ref. SC/00210/14)	No Objection
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Whilst the Town Council raised no objection to works, we would not agree to any TPO works in Perpetuity. Members wished 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.

4.	23/04615/FUL	10 Kendal Road Shrewsbury Shropshire SY1 4ER	Erection of Single storey rear extension to provide ground floor bedroom	No Objection
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5.	23/04742/FUL	38 Pountney Gardens Shrewsbury Shropshire SY3 7LG	Erection of two storey rear extension	No Objection
6.	23/04714/TPO	Maesbrook Nursing Home Church Road Shrewsbury Shropshire SY3 9HQ	To remove the lowest bough overhanging the driveway from 1no. Fir protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection
7.	23/04618/LBC	72 Abbey Foregate Shrewsbury Shropshire SY2 6BE	Erection of two storey rear extension with a partial single element and rear raised patio and garden area	Representation

Whilst the Town Council had no objections to this application per se, Members fully supported the Conservation Officers comment in requesting additional information from the applicant.

8.	23/04568/FUL	154 Underdale Road Shrewsbury Shropshire SY2 5EG	Erection of two storey front extension, internal and associated works	No Objection
9.	23/04721/TCA	22 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	To pollard 1no. Willow to 20-25 feet above ground level within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council
10.	23/04687/TPO	31 Porthill Gardens Shrewsbury Shropshire SY3 8SB	To prune 1no. Hawthorn (as per photo) and to fell (and replace) 1no. Birch protected by Shrewsbury & Atcham Borough Council (Porthill Gardens) Tree Preservation Order 1980 (Ref. SA/86)	No Objection
11.	23/04665/TPO	Copthorne Park Shrewsbury	To remove 1no. Ash tree (and plant a replacement) protected by The Shrewsbury Borough Council (Copthorne Park No. 1) Tree Preservation Order 1968 (Ref. SA/43)	No comment made as Shrewsbury Town Council is the applicant
12.	23/04664/TCA	71 The Mount Shrewsbury Shropshire SY3 8P	To remove to ground level 1no. Weeping Willow and to reduce (as per photos) 1no. Hazel and 1no. Whitebeam within Shrewsbury Conservation Area	No Objection

13.	23/04661/TCA	The Abbey Church Abbey Foregate Shrewsbury Shropshire SY2 6BS	To remove remaining section of snapped branch and deadwood 1no. Ash within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
14.	23/04598/FUL	Apartment 2 The Woodlands Abbey Foregate Shrewsbury Shropshire SY2 6LT	Extension of roof to cover existing conservatory, create external canopy and installation of a number of rooflights to single storey section of dwelling	No Objection
15.	23/04546/FUL	4 Queen Street Shrewsbury Shropshire SY1 2JT	Replacement single storey rear extension and rear roof dormer with juliette balcony	Objection

The Town Council object to this application on grounds of the proposed size and design. Members fully supported the comments made by the Conservation Officer.

16.	23/04269/TPO	3 Woodbank Drive Shrewsbury Shropshire SY3 8RW	To remove 1no. Lime protected by The Borough of Shrewsbury (Woodfield Estate) Tree Preservation Order 1966 (Ref. SA/19)	Objection
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The Town Council object to this application. The initial application to SC stated cutting back, the later correspondence suggested cutting back or removing, while the planning list shows the tree as being removed. This is a high amenity value tree for the road, with a tree also planted the other side of the road. There may be alternative solutions to removing the tree that may be acceptable. Members did not think enough detailed information has been provided to support removing the tree without exploring alternatives first.

17.	23/04561/TPO	4 Radbrook Road Shrewsbury Shropshire SY3 9BA	Fell 1no Beech protected by the Shrewsbury & Atcham Borough Council (4 Radbrook Road) Tree Preservation Order 2006	No Objection
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Whilst the Town Council raise no objections to this application there is no mention in the application of replanting. The TPO tree needs to be replaced.

18.	23/04535/FUL	6 Copthorne Drive Shrewsbury Shropshire SY3 8RY	Gable Rebuild and Erection of Single Storey Rear Extension	No Objection
19.	23/04455/FUL	78 Whinberry Drive Shrewsbury Shropshire SY5 8QN	Erection of side/rear extension	No Objection
20.	23/04502/FUL	Mcdonalds Restaurants Ltd Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Installation of EV charging equipment	No Objection

21.	23/04503/TPO	1 Severn Bank Shrewsbury Shropshire SY1 2JD	Repruning of regrown weight bearing branches of previously pollarded American Plane and remove deadwood from this tree and 2no Lime protected by the Shrewsbury and Atcham Borough Council (Severn Bank, Castlefields) Tree Preservation Order 1990 (Ref: SA/195)	No comment made as permission granted by Shropshire Council
22.	23/04493/FUL	The Range Units 1 And 2 Sundorne Retail Park Arlington Way Shrewsbury Shropshire SY1 4YA	Erection of 3m fence with 2m high security netting above and lighting to provide external garden centre for the Range store with partial loss of parking provision and alteration of fire exits (revised description)	Representation

Whilst the Town Council raise no objections to this application per se, Members do fully support the comments raised by the SC Highways Officer in clarifying the exact number of parking spaces that would be lost as this differs between documents supplied by the applicant.

23.	23/04450/FUL	91 Belle Vue Road Shrewsbury Shropshire SY3 7LY	Change of use to full residential and replacement windows and doors	No Objection
24.	23/04448/FUL	11 Ridgebourne Road Shrewsbury Shropshire SY3 9AA	Erection of garden room with deck	No Objection

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

25	23/04436/ADV	Nationwide Building Society 28 Pride Hill Shrewsbury Shropshire SY1 1DP	signage	No Objection
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The Town Council raise no objections to the application and fully support the comments raised by the SC Conservation Officer with regard to illuminated signage.

79.2 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 October 2023 to 10 November 2023.

RESOLVED:

That the variance of planning decisions between the period 20 October 2023 to 10 November 2023 be noted. There were no planning decisions to note at this meeting.