

SHREWSBURY TOWN COUNCIL

**Planning Committee
Meeting held at Livesey House, 7 St John's Hill
At 6.00pm on Tuesday 10 October 2023**

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor M Davies.

54/23 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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55/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 19 September 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 September 2023 be approved and signed as a correct record.

56/23 MATTERS ARISING

56.1 Re-consultation – 23/01422/FUL – Proposed Travelodge, Barker Street

The Town Council considered the amended plans they had received for this proposal. Members appreciated the work that had gone in to making the amendments, but they felt that the size of the building was still not justified and was still too large for the site. The proposed building would dominate the church next door.

RESOLVED:

That the Town Council object to this application as the proposal was too vast for the location.

57/23 AMBULANCE STATION, MERCIAN CLOSE

The Deputy Town Clerk informed members of the Committee that a letter had been received from the West Midlands Ambulance Service providing an update on the relocation plans for the hub based in Mercian Close, Shrewsbury.

The letter stated that the current building had a lease commitment until September 2027 and their intention was to be operational in their replacement facility by Spring 2027, allowing time to resolve the current lease arrangements in good time.

Final requirements for the facility were being refined and discussions had started about funding requirements alongside a submission for national support for the development.

The letter stated there was a meeting scheduled in early October with Shropshire Council to look at location options and how it would fit in with other planning works in Shrewsbury.

Councillor Lemon said that he was pleased to see the response from the West Midlands Ambulance Service and that he hoped that the timescales stated in the letter would be adhered to. He commented that the situation with the current location was not improving and in 2023 there were 50 ambulances a day dispatched from the current hub compared to 30 before the Covid pandemic.

RESOLVED:

The Deputy Town Clerk agreed to send a formal response to the letter received and ask that Town Council representatives be invited to the meeting with Shropshire Council.

58/23 FREEDOM FIBRE ACTIVE CABINETS

The Deputy Town Clerk informed the committee that the Town Council had received communications from Freedom Fibre stating that three new Active Cabinets were required in Shrewsbury, and locations had been identified in North Street, the junction of Lancaster Road and York Road, and Sundorne Road. It was anticipated that the first of the Active Cabinets across North Shropshire would start to be installed from the start of next year, however, they were not yet able to provide parishes with an exact date. Whilst the installation of such infrastructure was classed as permitted development (i.e., not requiring planning permission), they were keen to ensure that Parish/Town Councils were sighted on their proposals and had the opportunity to raise any questions or concerns with them. Location maps had been provided and this information had already been forwarded to the local members.

RESOLVED

That the above content be noted.

59/23 HIGHWAY ORDERS

There were no Highways Orders for consideration.

60/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

61/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

62/23 PLANNING APPLICATIONS

62.1 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 9 September 2023 – 29 September 2023.

RESOLVED:

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

1.	23/04149/FUL	45 Dale Road Shrewsbury Shropshire SY2 5TE	Conversion of the existing garage into a habitable room, single storey extension to the rear and new flat and pitched roof that will replace the existing flat roofs	No Objection
2.	23/04146/FUL	19 Larkhill Road Shrewsbury Shropshire SY3 8XS	Single storey extensions to front, side and rear to provide porch, utility room and kitchen-diner	No Objection
3.	23/04112/FUL	35 Porthill Drive Shrewsbury Shropshire SY3 8RS	Loft conversion	No Objection
4.	23/04128/LBC	2 St Alkmunds Square Shrewsbury Shropshire SY1 1UH	Remove and replace the existing staircase and extend the stairwell to accommodate affecting a Grade II Listed Building	No Objection
5.	23/04121/FUL	17 New Park Road Shrewsbury Shropshire SY1 2RS	Erection of end of terrace two-bedroom dwelling with off street parking (Resubmission)	Objection

The Town Council object to this application on the grounds of overdevelopment as the applicant still appears to be 'cramming' a new dwelling into a small space. There is also very little amenity space available and the 'cloudscape' behind the old public house would be lost if this dwelling was approved for the location.

6.	23/04191/TCA	81 The Mount Shrewsbury Shropshire SY3 8PL	To reduce canopy of 1no. Magnolia by approx. 10 to 15 percent within Shrewsbury Conservation Area	No Objection
7.	23/04111/FUL	25 Westbury Road Shrewsbury Shropshire SY1 3HG	New front porch replacing the upvc existing porch and new	No Objection

			hipped roof above the existing garage to the side	
8.	23/04077/FUL	10 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
9.	23/04074/FUL	1 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
10.	23/04071/FUL	2 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
11.	23/04069/FUL	5 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
12.	23/04103/TCA	81 Belle Vue Road Shrewsbury Shropshire SY3 7LY	Crown reduction of 30% of 1no Yew & re-pollard 2no Sycamore within Belle Vue Conservation Area	No Objection

Whilst the Town Council raise no objection to the application it is queried if a 30% reduction is needed. The committee feel that this is excessive.

13.	23/03843/FUL	Land At William Farr House Mytton Oak Road Shrewsbury Shropshire SY3 8XL	Demolition of existing buildings and construction of an Extra Care scheme (C2) incorporating 68 apartments and 10 bungalows, communal facilities, amenity open space, landscaping, associated infrastructure and enabling works	No Objection
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Whilst the Town Council raise no objection to this application members commented that it would be preferable for two-storey rather than three-storey development.

14.	23/04185/TPO	Swan Hill House Residential Care Home Swan Hill Shrewsbury Shropshire SY1 1NQ	Crown reduce by 2m and thin by 10% of 1no Beech protected by The Borough of Shrewsbury (Swan Hill House) Tree Preservation Order 1966 (Ref: SA/21)	No Objection
15.	23/04086/FUL	8 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
16.	23/04085/FUL	4 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection

17.	23/04079/FUL	16 Moreton Crescent Shrewsbury Shropshire SY3 7BZ	Installation of a new flood resistant front door	No Objection
18.	23/04078/FUL	9 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
19.	23/04076/FUL	3A Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
20.	23/04075/FUL	13 Moreton Crescent Shrewsbury Shropshire SY3 7BY	Installation of a new flood resistant front door	No Objection
21.	23/04073/FUL	7 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
22.	23/04072/FUL	6 Peace Cottages Old Coleham Shrewsbury Shropshire SY3 7BT	Installation of a new flood resistant front door	No Objection
23.	23/04070/FUL	30 Moreton Crescent Shrewsbury Shropshire SY3 7BZ	Installation of a new flood resistant front door	No Objection
24.	23/04068/FUL	21 Moreton Crescent Shrewsbury Shropshire SY3 7BY	Installation of a new flood resistant front door	No Objection
25.	23/03972/FUL	Ideal Home Bicton Heath House Knowsley Drive Bicton Heath Shrewsbury Shropshire SY3 5DH	Proposed demolition of existing care home wing and proposed new build care home wing (resubmission)	Objection

The Town Council object to this re-submitted application. Members agree that the applicant had looked at different designs for the proposed building, but they still did not agree with the demolition of most of the existing building. The demolition would result in harm to this heritage asset. Members fully support the comments raised by the Conservation Officer.

26.	23/04062/TCA	75 The Mount Shrewsbury Shropshire SY3 8PL	Fell 1no Birch & 1no Magnolia within Shrewsbury Conservation Area	No Objection
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The Town Council raise no objection to the application as long as the applicant replants as stated in the application.

27.	23/03991/TPO	Coppins Oak Lane Bicton Heath Shrewsbury Shropshire SY3 5BT	Work to 1no. Beech (see schedule Ref TGTC/Q2689) protected by the SABC (Land at and surrounding Bowbrook Grange) TPO 2008 (SA/463)	No Objection
28.	23/03990/TPO	Sharrow Mytton Oak Road Shrewsbury Shropshire SY3 5BS	Selectively crown reduce mainly lateral branches by approx. 2.5-3m, cut back by 4m limb extending over neighbour, crown raise by 2m & remove deadwood of 1no Lime covered by the SABC (Land at and surrounding Bowbrook Grange) TPO 2008 (Ref: BR/TPO/125)	No Objection
29.	23/03975/LBC	Living Accommodation 7 - 10 Fish Street Shrewsbury Shropshire SY1 1UR	Remedial works and repairs to two front dormer windows and replacement casement windows affecting a grade II listed building	No Objection
30.	23/03929/TCA	51 Underdale Road Shrewsbury Shropshire SY2 5DT	Fell 1no Silver Birch within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
31.	23/03745/FUL	Radiology Department Royal Shrewsbury Hospital North Mytton Oak Road Shrewsbury Shropshire SY3 8XQ	Proposed single storey Gamma Suite extension with self-contained changing and toilet facilities, a staff rest area and reception office	No Objection
32.	23/03946/LBC	War Memorial Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7BA	Works to remove 1970s river pebble paving and replace with dark grey granite setts affecting a Grade II Listed Building	No Objection
33.	23/03903/FUL	Danley House Welshpool Road Bicton Heath Shrewsbury Shropshire SY3 5AA	Erection of single storey rear extension	No Objection
34.	23/03791/FUL	Coton Grange Corporation Lane Shrewsbury Shropshire SY1 2PD	Installation of PV panel array	No Objection
35.	23/03855/TCA	125 Belle Vue Road Shrewsbury Shropshire SY3 7NJ	To reduce the height by 50 percent of 1no. Holly within Belle Vue Conservation Area	No Objection

36.	23/03692/FUL	36 Montague Place Shrewsbury Shropshire SY3 7NF	Erection of a boundary wall 0.6m high and associated works and a small path to the front door re-instated from reclaimed terracotta tiles (Article 4)	No Objection
37.	23/03833/FUL	37 Hotspur Street Shrewsbury Shropshire SY1 2QB	Erection of single storey rear extension with internal alterations	No Objection
38.	23/03766/FUL	19 Kennedy Road Shrewsbury Shropshire SY3 7AB	Demolition of existing dwelling and erection of replacement dwelling with associated landscaping and drainage	Objection

The Town Council object to this application on the basis that the size of the proposed dwelling is vast and seems out of proportion with other properties in the area, adding up to over development. There are concerns regarding overlooking issues on the rear elevation and the disruption this proposed development would cause to neighbours. At the pre -application stage members enquired about plans to mitigate carbon and whether the existing building might be renovated rather than completely knocked down. Although other carbon mitigation measures are included within the proposal this option does not appear to have been considered.

62.2 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 9 September 2023 to 29 September 2023.

RESOLVED:

That the variance of planning decisions between the period 9 September 2023 to 29 September 2023 be noted.