

**SHREWSBURY TOWN COUNCIL**

**Planning Committee  
Meeting held at Livesey House, 7 St John's Hill  
At 6.00pm on Tuesday 18 July 2023**

**PRESENT**

Councillors K Halliday (Chairman), R Dartnall, M Davies, C Lemon, D Vasmer and B Wall.

**IN ATTENDANCE**

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Officer) and Stuart Thomas and Phoebe Farrell from Berry's.

**APOLOGIES**

Apologies were received from Councillors Green & Moseley.

**23/23 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>
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**24/23 MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 27 June 2023 were submitted as circulated and read.

**RESOLVED:**

**That the minutes of the Planning Committee meeting held on 27 June 2023 be approved and signed as a correct record.**

**25/23 MATTERS ARISING**

**25.1 23/01422/FUL - Car Park, Barker Street Proposed mixed use development to include 83 Bed Hotel and 3 No. Retail Units with associated Car Parking and Landscaping.**

The Town Council objected to this application on 16 May stating the scale of the proposed building was still too large compared with Rowley's House and this proposal deferred away from Rowley's House and ruined the sightline. Specifically, the Committee believed the proposal was one storey too

high for the location. They also felt that the development still failed to be in-keeping with the character of the area and dwarfed the adjacent church.

The Town Council had received an email from the agent regarding this application which stating that a planning application had been submitted for the new hotel, under reference number 23/01422/FUL, and was soon due to be considered by Shropshire Council. They understood that Shrewsbury Town Council had already considered the application and had provided their comments to Shropshire Council as part of the consultation process. Travelodge and Morris & Co have sought to respond to these comments in a letter to Shropshire Council, which they hoped would be useful to members of the Town Council.

The letter mentioned had been sent out to all Members prior to this meeting, and Members were asked if they had any further comments.

**RESOLVED:**

**No further comments were raised, and the original objection made by the Town Council remained in place.**

### **25.2 Re consultation - 23/02330/LBC - Installation of replacement windows affecting a Grade II Listed Building - Signal Box, Chester Street, Shrewsbury.**

The Town Council looked at this application at the meeting held on 27 June 2023 and it was agreed to defer the decision as awaiting comments from the Conservation Officer.

An email had been received from the Conservation Officer stating that the Town Council's comments had been passed on to her on this stand-alone listed building consent application for the Chester Street Signal Box – as this was a stand-alone LBC, she was the case officer rather than a consultee, so would be assessing the details and preparing the Officer Report. She would be reviewing the details and thanked them for their comments.

**RESOLVED:**

**No further comments were raised, and the Town Council raised no objections to the application.**

### **25.3 Reconsultation - 23/02299/FUL - Conversion of existing loft space to study, forming single dormer to rear elevation. Proposed dormer is partly incorporated into the existing roof of the rear kitchen/bathroom extension. Addition of conservation style roof lights as show on attached drawings. Dormer cladding will use hanging slates to match existing the existing roof. New window will match the conservation style and colour (white) as the bathroom window below - 4 Haughmond View, Longner Street.**

The Town Council looked at this application at the meeting held on 27 June 2023 and it was agreed to defer the decision until comments from the Conservation Officer were available.

Comments from the Conservation Officer had been received stating that the proposal would not adversely impact the character and appearance of the conservation area or be harmful in this regard.

**RESOLVED:**

**No further comments were raised, and the Town Council raised no objections to the application. Councillor Dartnall joined the meeting**

## **26/23 PRE-APPLICATION ENQUIRY**

The Deputy Town Clerk introduced Stuart Thomas and Phoebe Farrell from Berry's, who were joining the meeting to present a pre-application to the Committee for a replacement dwelling at Edgehill on Kennedy Road, Shrewsbury.

Stuart Thomas explained to Committee that the ambition for the proposal was for the construction of a new family dwelling to replace the existing low-quality and inefficient property. The proposed new family dwelling would be of exceptional architectural quality, would seek to assimilate seamlessly within the historic context of the Kingsland Conservation Area, and would be extremely sustainable through its fabric performance and building services. The proposals were for a private client who were looking to build a family home in time for their children beginning their educational journey at the prestigious Shrewsbury School in 2025.

The applicant had opted for a traditional design, using locally sourced materials. Although the proposal was big, the dwelling would not extend any closer to the road and would occupy the same footprint. The proposal was for a four-storey house, but the lower floor would be below ground level so would only show as a two-storey property from the street. They would be looking at a comprehensive landscaping scheme and the applicants had been in contact with the neighbouring properties to inform them of their plans. Following a highly detailed, productive, and collaborative pre-application process with Shropshire Council, they hoped to be able to present the proposals at a later date and welcomed any feedback the Town Council may have to enable the application to be put forward.

Councillor Wall asked if this was just going to be a family home to which the answer was 100% yes.

Councillor Davies asked how many bedrooms were in the current property and there were currently 4-5 and this figure would increase slightly with the proposed dwelling.

The Deputy Town Clerk enquired about carbon mitigation. They confirmed they would present a statement with the full application, looking at sustainable materials in full detail, commenting that Shropshire Council had also pushed hard on this issue.

Councillor Vasmer asked if they had considered using solar panels. It was confirmed that this option had been looked into but not sure at this stage if they would be used.

It was also commented that the area was within a Conservation Area and there was likely to be Tree Preservation Orders (TPO's) within the grounds of the property. It was confirmed that trees would be retained where possible and what couldn't, would be replaced. The Tree Officer at Shropshire Council was also involved at the pre application stage.

No further questions were raised by Committee. Stuart and Phoebe were thanked for their time and left the meeting.

## **27/23 PLANNING APPEALS PROCEDURE**

The Deputy Town Clerk explained to Committee that following on from the Hencote Appeal, it was agreed that a policy would be put together. For an appeal against a refused application the Town Council was given notice as a planning consultee. This would usually state how the appeal would be heard. They would be given details of how to make any representations and by when. Routinely they had relied on the fact that the comments they made to the Planning Authority as part of the planning process would form part of the defence bundle and would be considered by the Planning Inspector, but this may not always be the case. The Town Council therefore needed to establish a process whereby they ensured that they made separate representations to the Planning Inspectorate where they had objected to a planning application which subsequently went to appeal.

The Deputy Town Clerk had circulated a copy of the Planning Appeals Procedure to all members prior to this meeting and was asking Members for any feedback prior to the policy going to Full Council for approval.

Councillor Vasmer asked if there should be a role for Full Council in the process .

It was agreed by all Members that a slight amendment be made to the policy to show that Members of the Planning Committee would decide if the matter needed to be referred to Full Council.

### **RESOLVED:**

**That, following the suggestions, the Deputy Town Clerk would amend the policy and circulate to all Members by email before sending to the next Full Council in September for adoption.**

## **28/23 HIGHWAY ORDERS**

### **28.1 - Street Naming & Numbering for the Proposed Residential Development Site North Of, London Road, Shrewsbury.**

Shropshire Council had been asked to provide street names/postal addresses for the new development site listed above. The development was to consist of 82 new dwellings and will require 3 to 4 new street names (more will be needed for further phases). In this instance the Developer had put forward the following suggestions:

- Flottes Way
- Turnpike Close
- Wroxeter Close
- Old Quarry Road
- Atcham Way

The proposed street names were discussed and Councillors were happy with the suggested names.

The only comment made was regarding the proposed 'Old Quarry Road'. Councillors didn't want this suggested street name to be confused with the 'Quarry' situated within the Town Centre.

### **RESOLVED:**

**That the Committee Officer would contact Street Naming & Numbering and inform them of the comment made by Committee regarding the proposed 'Old Quarry Road'.**

## 29/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

## 30/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 31/23 PLANNING APPLICATIONS

### 31.1 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 17 June 2023 – 7 July 2023.

#### RESOLVED:

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

1.	23/02650/LBC	51 New Street Shrewsbury Shropshire SY3 8JQ	Erection of single storey rear extension, internal alterations, re-roofing and installation of new metal railings to front affecting a Grade II Listed Building	No Objection
2.	23/02638/FUL	21 Alma Street Shrewsbury Shropshire SY3 8QL	New windows to front elevation	No Objection
3.	23/02889/TCA	40 Victoria Road Shrewsbury Shropshire SY3 9HX	To remove 1no. Leylandii and to prune branches overhanging from 42 Victoria Road back to fence within Meole Brace Conservation Area	No Objection
4.	23/02869/TCA	11 Lindley Street Shrewsbury Shropshire SY1 2JZ	To reduce 1no. Cherry (T1) by approx. 1m and thin out by approximately 15% and to section fell 1no. Ash tree (T2) within Shrewsbury Conservation Area	Representation

The Town Council raised no objections to this application per se, but questioned why no reasons have been provided for felling the Ash Tree. Members are assuming the reason for felling is due to Ash dieback, but the information should be included in the application.

5.	23/02659/VAR	29 Freshfields Shrewsbury Shropshire SY1 3JB	Variation of Condition No. 4 attached to planning permission 23/00996/FUL dated 10 May 2023	No Objection
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<b>6.</b>	<b>23/02835/TCA</b>	79 Coton Hill Shrewsbury Shropshire SY1 2DP	To prune 6-8no. branches by approx. 2-3 feet of 1no. Persian Ironwood within Shrewsbury Conservation Area	Objection
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The Town Council object to this application. It would appear that the application is reducing growth from a neighbour's tree which they do not have permission for but do have the permission from the person whose land the branches go over. The plan provided does not make the situation clear and no photos have been provided which may have better explained the issue. Members respectfully request that the case officer obtains the information requested from the applicant as not enough clear information has been provided.

<b>7.</b>	<b>23/02850/TCA</b>	St Alkmunds Church St Alkmunds Square Shrewsbury Shropshire SY1 1UH	Selective crown reduction away from building by up to 2.5m of 1no Lime (T1), re-pollard 1no Lime (T2), crown reduction by up to 3m of 1no Chestnut (T4) & remove deadwood and reduce away from buildings 1no Robinia within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
<b>8.</b>	<b>23/02105/FUL</b>	Morris Lubricants Castle Foregate Shrewsbury Shropshire SY1 2EJ	Extension to enclose new blending tank, bund and working space, raise roof of existing blending room to replace existing severely damaged roof	No Objection
<b>9.</b>	<b>23/02830/TCA</b>	Sandringham Court Shrewsbury Shropshire SY3 8LL	To remove 3no. Ash (T18, T20 and T21) to ground level within Shrewsbury Conservation Area	No Objection
<b>10.</b>	<b>23/02649/FUL</b>	51 New Street Shrewsbury Shropshire SY3 8JQ	Erection of single storey rear extension, internal alterations, re-roofing and installation of new metal railings to front	No Objection
<b>11.</b>	<b>23/02634/FUL</b>	52 Upper Road Shrewsbury Shropshire SY3 9JW	Erection of timber framed and clad double garage with electric twin single doors. Re-cycled polymer copy of Welsh slate roof	No Objection
<b>12.</b>	<b>23/02624/FUL</b>	BT Communications House Harlescott Lane Shrewsbury Shropshire SY1 3AQ	Siting of an additional secure storage container	No Objection
<b>13.</b>	<b>23/02602/LBC</b>	Henry Tudor House Barracks Passage Shrewsbury Shropshire SY1 1XA	Change obscure leaded glass panels to 3No [pair] windows to the frontage facing wyle cop and to 1No window to barracks passage affecting a Grade I Listed Building	No Objection

<b>14.</b>	<b>23/02607/FUL</b>	34 Kennedy Road Shrewsbury Shropshire SY3 7AB	Application for the erection of a one-bedroom annexe accommodating an integral two-bay garage to replace the existing two-bay garage on Land at Ashton Road	No Objection
<b>15.</b>	<b>23/02568/ADV</b>	Kings Head Hotel 48 Mardol Shrewsbury Shropshire SY1 1PP	New signage and lighting to replace the existing	No Objection
<b>16.</b>	<b>23/02427/FUL</b>	4 West Edge Bicton Heath Shrewsbury Shropshire SY3 5EZ	Conversion of conservatory to rear extension, and rear and first floor extension to existing garage	No Objection
<b>17.</b>	<b>23/02701/TPO</b>	Go Outdoors 2A Sundorne Retail Park Arlington Way Shrewsbury Shropshire SY1 4YA	To remove 1no. Ash (leaving the stump at hedge height) protected by the Shrewsbury & Atcham Borough Council (Featherbed Lane, Harlescott 1982) Variation of Tree Preservation Order 2003 (Ref. SA/98)	Permission granted by Shropshire Council prior to the meeting
<b>18.</b>	<b>23/02678/TCA</b>	Honnard House 20A Havelock Road Shrewsbury Shropshire SY3 7NE	Fell 1no Cherry within Belle Vue Conservation Area	No Objection
<b>19.</b>	<b>23/02660/TPO</b>	Pengwern Court Longden Road Shrewsbury Shropshire SY3 7JE	To fell 1no. Horse Chestnut (T27) protected by The Shrewsbury Borough Council (Pengwern Hotel) Tree Preservation Order 1969 (ref. SA/48)	No Objection
<b>20.</b>	<b>23/02657/TCA</b>	Leaps And Bounds 22 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Fell 1no Field Maple within Belle Vue Conservation Area	Objection

The Town Council objected to this application as the plan provided did not show the location of the three other trees stated and have no evidence of what the amenity value is. Further information should be provided with this application

<b>21.</b>	<b>23/02630/TPO</b>	The Monklands 158 Abbey Foregate Shrewsbury Shropshire	Works to 1no. Lime (T1), 1no. London Plane (T2) and 1no. Horse Chestnut (T3) (See Schedule) protected by the Shropshire Council (Land at the Monklands, Shrewsbury) TPO 2012 (Ref. SC/00115/12)	Permission granted by Shropshire Council prior to the meeting
<b>22.</b>	<b>23/02629/TCA</b>	New Zealand House 160 - 162 Abbey Foregate Shrewsbury Shropshire	Crown reduce by 1.5m and cut back limb resting on wall of 1no Cherry Leaf Plum (T11), end reduction of 1.5m to the west side of the crown of 1no Liquid Amber (T12) & remove one	No Objection

			branch of 1no Scots Pine (T4) within Shrewsbury Conservation Area	
23.	23/02477/FUL	67 Reabrook Avenue Shrewsbury Shropshire SY3 7PZ	Erection of Two Storey Rear Extension to Existing Detached Dwelling	No Objection
24.	23/02432/FUL	27 Canon Street Shrewsbury Shropshire SY2 5HQ	Application under Section 73a of the Town and Country Planning Act 1990 for Loft conversion with dormers, and single storey side and rear extensions	Objection

The Town Council objected to this application. The proposal makes the property look very bulky and a lot of composite material is proposed, and this would not preserve the character and appearance of the conservation area. Members fully support the comments raised by the Conservation Officer.

25.	23/02425/FUL	Glenthorne Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Rear extension	Objection
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The Town Council object to this application on the grounds of overdevelopment. The design is inappropriate and not in-keeping with the area. Members are concerned about the balcony and the potential overlooking and privacy issues for neighbouring properties.

26.	23/02220/FUL	Lymehurst Residential Home 112 Ellesmere Road Shrewsbury Shropshire SY1 2QT	Change of use of a residential care home (C2) into 14No. residential units (C3) with associated landscaping and parking	No Objection
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### 31.2 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 17 June 2023 to 7 July 2023.

#### RESOLVED:

**That the variance of planning decisions between the period 17 June 2023 to 7 July 2023 be noted.**

### 31.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 17 June to 7 July 2023 for noting:



- a) 23/02774/CPE - Application for a Lawful Development Certificate for the existing use as a residential mobile home site not in compliance with the conditions of the existing planning consent 93/0160/REW for a period exceeding 10 years - Bells Croft, The Mount, Shrewsbury
- b) 23/02865/CPL - Application for Lawful Development Certificate erection of a garden room - 23 Larkhill Road, Shrewsbury
- c) 23/02854/CPL - Application for Lawful Development Certificate for single storey rear extension - 55 Copthorne Drive, Shrewsbury, SY3 8RX
- d) 23/02894/CPL - Application for Lawful Development Certificate for the conversion of the existing garage space to create a bedroom. The works will include lining the external walls and roof to bring the building to modern thermal values required by building regulations. creation of an en-suite and associated works to facilitate drainage. Infill the existing garage door and installation of a front facing window and the same to the rear elevation - 11 Copthorne Gardens, Shrewsbury, Shropshire, SY3 8TQ

**RESOLVED:**

**That the application for Certificates of Lawful Development between 17 June to 7 July 2023 be noted.**