

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 8 August 2023

PRESENT

Councillors P Moseley (Chairman), M Davies, P Gillam (substitute for Councillor Dartnall), N Green, K Halliday and A Mosley.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Dartnall, Lemon, Vasmer & Wall.

32/23 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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33/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 18 July 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 18 July 2023 be approved and signed as a correct record.

Councillor Green abstained from the vote as they were not present at the meeting held on 18 July.

34/23 MATTERS ARISING

34.1 Re-consultation – 23/01792/OUT – 125 Wenlock Road - Outline application for the erection of a detached two storey dwelling with detached garage to include access, landscaping and scale (re-submission) (amended description).

The Deputy Town Clerk informed Committee that they originally looked at this application on 14 March and objected stating trees would need to be removed to accommodate this proposal. There were large concerns regarding access and loss of privacy for neighbouring properties, biodiversity, the impact on wildlife and potential noise and traffic increase.

The application was re-considered on 16 May and again, Committee objected stating that the size of the property proposed was still substantial. Trees would need to be removed to accommodate this proposal and this issue had not been addressed by the applicant. There were still large concerns regarding access and loss of privacy for neighbouring properties, biodiversity, the impact on wildlife and potential noise and traffic increase. From the plans submitted it also appeared that the proposed driveway would impact the existing property.

Shropshire Council asked the Town Council to look at the outline application again as amended plans had been provided. Shropshire Council Highways had no objections and Shropshire Council Trees commented stating the application could be supported on arboricultural grounds if conditions were applied.

The Committee discussed the revised plans and were in agreement that they were happy to remove the original objection to this application.

RESOLVED:

The Town Council removed their original objection this application and had no objections.

35/23 HIGHWAY ORDERS

35.1 Proposed Pay & Display parking in Shirehall Overflow car park

Shropshire Council proposed to introduce Pay and Display parking in the Shirehall Staff and Visitor overflow car park on London Road, Shrewsbury. Documents had already been circulated to members, and the Deputy Town Clerk asked for any comments on these proposals by 10 August 2023.

RESOLVED:

The Town Council had no objections to the proposed pay display parking.

35.2 Proposed changes to the speed limit on Pritchard Way, Shrewsbury

Shropshire Council proposed to reduce the speed limit from 50mph to 30mph on the following length of road in Shrewsbury: That length of A5112 Pritchard Way from its junction with the Sutton Park Roundabout to a point approximately 97 metres north-east of that junction. The proposed 30mph speed limit would improve pedestrian and cyclist safety when using the crossing facilities.

Documents had already been circulated to members, and the Deputy Town Clerk asked for any comments on these proposals by 17 August 2023.

Councillor Gillam commented that this was a sensible idea but did question why it was only imposed on one side of the road as Hazeldine Way should also have this reduced speed limit imposed.

RESOLVED:

That the Town Council had no objections to the reduction in the speed limit and Councillor comments would be sent to the Highways Department at Shropshire Council.

36/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

37/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

38/23 PLANNING APPLICATIONS

38.1 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 8 July – 28 July 2023.

RESOLVED:

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

1.	23/03336/TPO	16 Elstree Close Shrewsbury Shropshire SY3 9QF	Crown reduce top and sides by 30 percent and crown thin by 10-15 percent 1no. Cherry Plum protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref. SA/354)	No Objection
2.	23/03255/TCA	18 Betton Street Shrewsbury Shropshire SY3 7NY	30 percent crown reduction of 1no. Lime (T1) in Belle Vue Conservation Area	No Objection
3.	23/03253/TCA	54 St Michaels Gate Shrewsbury Shropshire SY1 2HL	To fell 2no. Silver Birch (T1 & T2) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
4.	23/03226/TPO	Land Adj. 30 Trinity Street Shrewsbury Shropshire SY3 7PF	End weight canopy reduction by 1-2 metres retaining a natural form of 1no. Sycamore (T2) protected by the Shrewsbury & Atcham Borough Council (Land forming part of 30 Trinity Street, Belle Vue, Shrewsbury) Tree Preservation Order 1996 (Ref. SA/306)	No Objection
5.	23/03165/FUL	Lloyds Bank Plc 6 Mount Pleasant Road Shrewsbury Shropshire SY1 3BQ	Change of Use from bank to mixed use scheme involving restaurant/hot food takeaway at ground floor and residential	No Objection

			(comprising 1 x 3 bed/3 person flat) at first floor	
6.	23/03164/FUL	44 Abbey Foregate Shrewsbury Shropshire SY2 6AQ	Alter the ground floor rear window to become a double door and extend roof/ third floor to become a new bedroom	No Objection
7.	23/03313/TPO	34 Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FT	Work to 1no. Common Lime (T396) and 1no. Tree of Heaven (T311) (see schedule) protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004) (Ref. SA/384)	No Objection
8.	23/03144/FUL	Christian Science Society 6A Greyfriars Bridge Shrewsbury Shropshire SY3 7DS	Change of use and conversion of the Christian Science Reading Rooms, into 1No residential dwelling and associated works	No Objection

Whilst there are no objections to this application a Flood Evacuation Plan should be included with the application.

9.	23/03115/FUL	Greenhill East Copthorne Road Shrewsbury Shropshire SY3 8NS	Application of timber cladding to exterior walls and roof of detached double garage	No Objection
10.	23/03121/FUL	31 Bynner Street Shrewsbury Shropshire SY3 7PB	Erection of single storey rear extension with replacement of part of roof with the installation of roof lights	No Objection
11.	23/03111/FUL	115 Crowmere Road Shrewsbury Shropshire SY2 5JG	Side extension	No Objection
12.	23/03106/FUL	38 Pountney Gardens Shrewsbury Shropshire SY3 7LG	Erection of two storey rear extension	No Objection
13.	23/03061/FUL	27 Victoria Road Shrewsbury Shropshire SY3 9HX	Proposed loft conversion, replacement windows and front door and internal alterations	No Objection
14.	23/03052/FUL	1 Johnson Villas Falstaff Street Shrewsbury Shropshire SY1 2QW	Rear wrap around rear extension	No Objection
15.	23/03232/TCA	Orchard House 5 Chatsworth Gardens	Reduce height by 50 percent, prune tangled branch growth and remove 1no. branch at	No Objection

		Shrewsbury Shropshire SY3 7BG	height of 2metres from 1no. Holly within Belle Vue Conservation Area	
16.	23/03143/TCA	3 Butler Road Shrewsbury Shropshire SY3 7AJ	End reduction of crown by approx. 2metres to give clearance over the neighbouring property to the east of the crown of 1no. Small leaved Lime (T1) within Shrewsbury Conservation Area	No Objection
17.	23/03142/TPO	38 Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FT	Work to 4no. trees (T1-4) (see schedule) protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004) (ref. SA/384)	No Objection
18.	23/03227/TCA	20 West Hermitage Shrewsbury Shropshire SY3 7JP	Crown reduction of approx. 1.5m of 1no Holly within Belle Vue Conservation Area	No Objection
19.	23/03188/TPO	2A Westminster Close Shrewsbury Shropshire SY1 2DA	Work to 4no. Sycamore and 2no. Yew trees protected by the Shrewsbury & Atcham Borough Council (Land adj to Westminster Close, Coton Hill, Shrewsbury) TPO 2006 (Ref. SA/428)	No Objection
20.	23/03088/TCA	The Boathouse Inn New Street Shrewsbury Shropshire SY3 8JQ	To reduce height and prune 1no. Copper Beech (T1) (see schedule) within Shrewsbury Conservation Area	No Objection
21.	23/03087/TPO	Overdale 25 Ridgebourne Road Shrewsbury Shropshire SY3 9AA	Reduce in height by 3m 1no Norway Spruce (T1) & reduce in height by 6m 1no Norway Spruce (T2) and 3no Scots Pines (T3, T4, T5) protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (Ref: SA/37	No Objection
22.	23/02711/TCA	107 Abbey Foregate Shrewsbury Shropshire SY2 6BA	To reduce the canopy of 1no. Cherry/Plum hybrid by a maximum of 55 percent within Shrewsbury Conservation Area	No Objection

23.	23/03179/TPO	6 Mousecroft Grange Mousecroft Lane Shrewsbury Shropshire SY3 9DU	To prune by 2metres 1no. branch rising above the rest of the canopy, to prune by max. 3metres the branches growing close to the house and to remove 3no. lower branches from 1no. Sycamore (T1) protected by the Shrewsbury & Atcham Borough Council (Four Winds, Mousecroft Lane) Tree Preservation Order 2004 (Ref. SA/398)	No Objection
24.	23/03178/TPO	Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Remove branch from 1no Fir & reduce overhanging limb by approx. 1/3rd of 1no Beech protected The Shrewsbury Borough Council (Abbey Foregate 130-131) Tree Preservation Order 1971 (Ref: SA/58)	No Objection
25.	23/03028/LBC	Shrewsbury Railway Station Castle Foregate Shrewsbury Shropshire SY1 2DQ	Internal Alterations to Ground Floor Staff Accommodation	No Objection
26.	23/02962/TCA	37 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Reduce crown by approx. 2-2.4m of 1no Lime within Belle Vue Conservation Area	No Objection
27.	23/02961/TPO	16 Larkhill Road Shrewsbury Shropshire SY3 8XS	Cut back one overhanging branch by 2.5m and lowest branch by 6m & reduce remaining crown overhanging adjacent property by 1.5m of 1no Oak protected by the Shrewsbury and Atcham Borough Council (Larkhill Road, Shrewsbury) Tree Preservation Order 1999 (Ref: SA/345)	No Objection
28.	23/02999/LBC	42B Abbey Foregate Shrewsbury Shropshire SY2 6AQ	Alterations to existing single storey lean to section of accommodation to increase the headroom of the external door and space with lead covered flat roof over affecting a Grade II Listed Building	No Objection
29.	23/02996/FUL	15 Berwick Road Shrewsbury Shropshire SY1 2LL	Erection of single storey rear extension	No Objection

30.	23/03074/FUL	Coton Hill House Berwick Road Shrewsbury Shropshire SY1 2PG	Conversion of former residential care home to provide 25 no. self contained supported housing apartments (1B1P) and associated staff offices and training room	Representation
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Whilst the Town Council support the principle of the proposal there are elements of the Management Plan that members are not happy with. The security plans needs to be more precise and increased to at least three (including one female). There is a lack of information regarding the training of the staff on site and concerns for the safety of females. The proposed six entrances that would be left unguarded needs to be explained in greater detail. CCTV in the wider area was also an issue that members would like to see written within the report. If the management plan could be improved it may alleviate the large concerns of local residents in the vicinity of Coton Hill House. Members request that the case officer reviews the Management Plan for this application.

31.	23/02963/FUL	Monkmoor Trading Estate Monkmoor Road Shrewsbury Shropshire	Creation of 8no residential apartments on first floor	Objection
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The Town Council object to this application as the plans are still not clear regarding the Belfast Trusses and how they are going to be treated. There is still a concern regarding the lack of open space available to residents of the apartments as children are likely to be resident, open space is vital.

32.	23/02710/FUL	Land East Of Percy Street North Shrewsbury Shropshire	Development of 2 no. detached dwellings, detached garaging and associated landscaping works. Including change of use to Class C3 - Residential Dwelling	No Objection
33.	23/02818/FUL	Tannery East, Ground Floor Unit 2 Block B And Unit 1 Block C Barker Street Shropshire Shrewsbury SY1 1QJ	Minor external works including installation of a new air conditioning condensers, three MVHR systems (each with an intake louvre and a discharge duct), and two toilet extract fans	No Objection
34.	23/03090/TCA	19 Crescent Place Town Walls Shrewsbury Shropshire SY1 1TQ	Regular maintenance to be carried out every two years for a period of 5 years to maintain shape and height of trees with initial reduction of height by 1.5m of 1no Magnolia and reduction of crown by 20% of 1no Pear within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting

35.	23/02947/TPO	8 Shelton Hall Gardens Shrewsbury Shropshire SY3 8BS	Overall crown reduction by approximately 2-3 metres of 1no Red Oak protected by the Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006 (Ref: SA/436)	No Objection
36.	23/02918/LBC	The Old House 20 Dogpole Shrewsbury Shropshire SY1 1ES	New external stair and first floor doorway	No Objection
37.	23/02917/FUL	The Old House 20 Dogpole Shrewsbury Shropshire SY1 1ES	New external stair and first floor doorway	No Objection
38.	23/02913/FUL	144 Longden Road Shrewsbury Shropshire SY3 7HT	Single storey extension to rear elevation. New front entrance porch, Replacement windows to front elevation and cladding the existing garage to become a games room	No Objection
39.	23/02911/FUL	20 Squinter Pip Way Shrewsbury Shropshire SY5 8PY	Part two part single storey rear extension and associated alterations	No Objection
40.	23/02713/FUL	Unit 10D Nine Bridges Industrial Park (Former Stadco Factory And Premises Site) Harlescott Lane Shrewsbury Shropshire SY1 3A	Change of use from Class B (industrial) to use Class E (d), gymnasium, and training facility	No Objection
41.	23/02887/LBC	14 Belmont Shrewsbury Shropshire SY1 1TE	Replacement wooden kitchen floor affecting a Grade II* Listed Building	No Objection
42.	23/02882/FUL	92 Oakfield Road Shrewsbury Shropshire SY3 8AN	Erection of single storey rear and side extension with dual pitched roof and roof lights	No Objection
43.	23/02857/LBC	3 Mardol Shrewsbury Shropshire SY1 1PY	Works to Grade II Listed Building to facilitate the conversion of the upper floors of 3 Mardol into 4No. residential units with alterations to the frontage to form a separate access and creation of a roof terrace at first-floor level	No Objection
44.	23/02973/TCA	103 Longden Coleham Shrewsbury Shropshire SY3 7DX	Remove two minor stems of 1no Sycamore & crown reduce by 3m 1no Beech within Shrewsbury Conservation Area	No Objection

45.	23/02971/TCA	Holy Trinity Vicarage Greyfriars Road Shrewsbury Shropshire SY3 7EP	Works to trees (See Report) within Belle Vue Conservation Area	No Objection
46.	23/02927/TCA	Chevins The Mount Shrewsbury Shropshire SY3 8PD	To section fell 1no. Cherry (T1) (cutting the stump as close to ground level as possible) within Shrewsbury Conservation Area	No Objection

Whilst the Town Council have no objections to this application, Members would like to see a replacement tree planted.

47.	23/02906/TCA	Hartlands Rest Home Whitehall Street Shrewsbury Shropshire SY2 5AD	Fell 1no Tree of Heaven within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
48.	23/02886/TCA	9 Bishop Street Shrewsbury Shropshire SY2 5HA	To remove 1no. Silver Birch and 1no. Holly within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
49.	23/02787/FUL	283 Monkmoor Road Shrewsbury Shropshire SY2 5TF	Garage extension and conversion to create kitchen/diner	No Objection
50.	23/02403/FUL	Former Builders Yard Red Barn Lane Shrewsbury Shropshire	Proposed erection of 4 dwellings and alterations of existing access	Objection

The Town Council object to this application. The proposed houses are very large in scale and do not reflect the surrounding area. The location is an important green/wildlife corridor. The proposal will affect the visual amenity of the area and would have a negative impact on the adjacent woodland. Members fully support the comments that have been raised by the Tree Officer and the Conservation Officer.

51.	23/01481/FUL	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Full planning application seeking permission for the demolition of existing structures and erection of new healthcare facilities, refurbishment of existing structures, road realignment, works to the car park including relocation of existing helipad, the provision of a single storey car park deck over existing carpark and proposed landscaping	Representation
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Whilst the Town Council do not object to this application per se, there are concerns regarding the lack of a Travel Plan. The travel plans that have been proposed are not good enough and Active Travel should be a key element within this application. Members would like to see more information as to whether the A&E

department would be large enough to meet demands and views from Clinicians on the proposal would be welcomed. This is an important application and all details needed to be correct.

38.2 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 8 July 2023 to 28 July 2023.

RESOLVED:

There were no planning decisions to note between the period 8 July 2023 to 28 July 2023.

38.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 8 July to 28 July 2023 for noting:

RESOLVED:

That the application for Certificates of Lawful Development between 8 July to 28 July 2023 be noted.