

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 19 September 2023

#### PRESENT

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

#### IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer).

#### APOLOGIES

Apologies were received from Councillor Wall and Amanda Spencer (Deputy Town Clerk)

#### 46/23 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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#### 47/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 29 August 2023 were submitted as circulated and read.

Councillors Davies voted to abstain as she was not present at the meeting on 29 August 2023.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 29 August 2023 be approved and signed as a correct record.**

#### 48/23 MATTERS ARISING

There were no matters arising for consideration.

#### 49/23 PROPOSED TRAVELODGE

A presentation was made to Committee by Ian Kilby (Berrys), Liz Lowe (Morris Property) and Bryan Hamilton (ARH). They attended the meeting to discuss proposed amendments to the Travelodge application on Barker Street. The application had been considered at a previous planning meeting and

following comments raised by other consultees and subsequent meetings with key stakeholders including Civic Society and the Big Town Plan Partnership, they wanted to explain to Committee the amendments that had been made.

They wanted to create an active frontage on Claremont Street and Barker Street and a good pedestrian link and green corridor on Hills Lane and the back of Rowley's House. They ensured that St Marys spire would always be visible. Although the Design Code was not yet in the public domain the amendments to the proposal did correspond with it and this was an important first step with points raised by stakeholders.

The height of the proposed hotel had been kept down, keeping the top floor within the roof space, which was similar to other buildings in the vicinity. Materials for the proposed hotel would match Rowley's House and Claremont Street Baptist Church. They had slightly extended the hotel at the front but this was done after discussions with the church so they could install a glass canopy as they were hoping to do. The shop fronts on the ground floor would be stonework that would step down to street level. They have ensured with their design that the view to Rowley's House would not be interrupted from Belmont. They confirmed that parking spaces would be reduced to 27 and this was due to the increased size of green space, and there would be disabled and EV parking available. This was anticipating the Movement Strategy regarding less traffic in the town, with more footfall through to the West End being the aim.

The proposed 83 bed Travelodge would support the town as the hotel would be a vending hotel only. As there would be no restaurant on site, services would go out to the local economy with an estimated income of around £2,000,000.

Morris & Co intended to hold this hotel as an asset and it would be maintained to a good quality and they hoped the new amendments would create a space the public would want to be in. All revised drawings had now been sent to Shropshire Council.

Councillor Green thanked the representatives for attending the meeting to show the amendments they had made, and he fully appreciated the work that had been done so far to make this an asset for the town, but he was unsure if this was still overdevelopment.

Berrys replied to say that the proposal did match the design code with the scheme being consistent with the site and that they wanted to put back the fabric of that particular part of town. The Big Town Plan were also comfortable with what had been suggested.

No further questions were raised by Committee, so the representatives were thanked for their attendance and left the meeting.

#### **50/23 HIGHWAY ORDERS**

There were no Highways Orders for consideration.

#### **51/23 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

## 52/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 53/23 PLANNING APPLICATIONS

### 53.1 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 19 August 2023 – 8 September 2023.

#### RESOLVED:

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

1.	<b>23/03413/FUL</b>	40 Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FT	Erection of single storey rear extension to provide new office and enlarged kitchen, dining and day living area	No Objection
2.	<b>23/03760/FUL</b>	57 North Street Shrewsbury Shropshire SY1 2JL	Removal of 2No. current wooden sash windows and replacement with uPVC sash windows consistent with original windows	No Objection
3.	<b>23/03866/TCA</b>	29A Trinity Street Shrewsbury Shropshire SY3 7PF	To remove 1no. Sycamore (T2) within Belle Vue Conservation Area	No Objection
4.	<b>23/03865/TPO</b>	29A Trinity Street Shrewsbury Shropshire SY3 7PF	To crown reduce by 25% and thin canopy by removing crossing branches 1no. Horse Chestnut (T1) protected by the Shrewsbury & Atcham Borough Council (Land forming part of 30 Trinity Street, Belle Vue, Shrewsbury) Tree Preservation Order 1996 (SA/306)	No Objection
5.	<b>23/03864/TPO</b>	7 Burnham Avenue Shrewsbury Shropshire SY2 5LL	To raise crown to approx. 6 feet and prune back branches outside of uniformity from 1no. Birch protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (Ref. SA/411)	No Objection
6.	<b>23/03835/TCA</b>	April Cottage 87 Underdale Road Shrewsbury Shropshire SY2 5EF	To remove a group of cupressus trees (overgrown former hedge) within Shrewsbury Conservation Area	No Objection

7.	<b>23/03832/TCA</b>	Norfolk House Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	To remove 1no. conifer within Meole Brace Conservation Area	No Objection
8.	<b>23/03830/TCA</b>	23 Belle Vue Gardens Shrewsbury Shropshire SY3 7JG	Crown reduce by 20% 1no Magnolia within Belle Vue Conservation Area	No Objection
9.	<b>23/03813/TPO</b>	Cycle Path Behind 57 Lambourn Drive Shrewsbury Shropshire SY3 5NE	Reduce branch ends obscuring streetlight and lift low branches to give max height clearance of 5m over cycle path of 1no Oak (T28) protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref: SA/456)	No Objection
10.	<b>23/03712/TCA</b>	Oak Lodge 33 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Work to 1no. Beech (T1) and 1no. Holly (T2) (See schedule ref TGTC 2665) within Belle Vue Conservation Area	No Objection
11.	<b>23/03680/FUL</b>	57 Sundorne Crescent Shrewsbury Shropshire SY1 4JF	Erection of single storey extension to the side that will be connected to the proposed extension to the side of 55 Sundorne Crescent	No Objection
12.	<b>23/03679/FUL</b>	55 Sundorne Crescent Shrewsbury Shropshire SY1 4JF	Erection of single storey extension to the side that will be connected to the proposed extension to the side of 57 Sundorne Crescent	No Objection
13.	<b>23/03439/TCA</b>	83 The Mount Shrewsbury Shropshire SY3 8PL	Crown reduce by 10 - 15% 2no Magnolia within Shrewsbury Conservation Area	No Objection
14.	<b>23/03814/TCA</b>	The Limes 146 Longden Road Shrewsbury Shropshire SY3 7HT	To remove deadwood (greater than approx. 30mm diameter) from crown and prune lower canopy by approx. 2 metres to reduce encroachment on house-side and over road from 1no. Oak within Shrewsbury Conservation Area	No Objection

***Councillor Vasmer joined the meeting.***

15.	<b>23/03810/TCA</b>	9 Woodlands Park Shrewsbury Shropshire SY2 6JN	To fell 1no. conifer within Shrewsbury Conservation Area	No Objection
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<b>16.</b>	<b>23/03785/TPO</b>	28 Lower Blackfriars Crescent Shrewsbury Shropshire SY1 2BA	End reduction by 30% (See Report) of 1no Cherry protected by the Shrewsbury and Atcham Borough Council (Land off St. Mary's Water Lane, Shrewsbury) Tree Preservation Order 1995 (Ref: SA/299)	No Objection
<b>17.</b>	<b>23/03784/TCA</b>	2 Swan Hill Gardens Shrewsbury Shropshire SY1 1NT	Reduce in height by 30% and reduce lateral branches by 1-2m 1no Silver Birch within Shrewsbury Conservation Area	No Objection
<b>18.</b>	<b>23/03667/FUL</b>	41A Coton Hill Shrewsbury Shropshire SY1 2DX	Change of use from office to domestic dwelling - to form a 1 bedroom unit with associated alterations	No Objection
<b>19.</b>	<b>23/03662/FUL</b>	5 Alverley Close Shrewsbury Shropshire SY3 8LS	Demolition of the existing bungalow and replacement with a single storey dwelling and alterations to vehicular access	No Objection
<b>20.</b>	<b>23/03590/LBC</b>	Bucks Head Inn Frankwell Shrewsbury Shropshire SY3 8JR	Installation of replacement kitchen extraction equipment	No Objection
<b>21.</b>	<b>23/03589/FUL</b>	Bucks Head Inn Frankwell Shrewsbury Shropshire SY3 8JR	Installation of replacement kitchen extraction equipment	No Objection
<b>22.</b>	<b>23/03623/FUL</b>	10 Meole Walk Shrewsbury Shropshire SY3 9EU	Erection of part two storey and part single storey rear extension and two storey side extension, alterations to driveway and parking	No Objection
<b>23.</b>	<b>23/03628/FUL</b>	Proposed Dwelling East Of Red Barn Road Off Longden Road Shrewsbury Shropshire	Proposed erection of 1no. dwelling, garage, construction of access and associated infrastructure	Objection

The Town Council object to this application. The proposed dwelling would be an intrusion within the Conservation Area and the green corridor which is teeming with wildlife. It is an area of open space frequented by the wider local community which lies within the Kingsland Valley Wildlife Corridor that is regularly used by the public.

<b>24.</b>	<b>23/03622/FUL</b>	13 Fawcett Grove Shrewsbury Shropshire SY2 5WG	Porch to front elevation	No Objection
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<b>25.</b>	<b>23/03592/FUL</b>	5 Abbey Foregate Shrewsbury Shropshire SY2 6AD	Conversion of garage to form Holiday Let and installation of dormer window	Objection
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The Town Council object to this application. The area is already congested by parked vehicles on double yellow lines/pavements and residents are already experiencing difficulties in gaining access to and from Abbey Foregate. Adding another residential dwelling in the area would only add to the current problems. Members agree with the concerns raised by the Conservation Officer on the proposed alterations in that they would not preserve or enhance the Conservation Area. This is a very characterful building and adds to the local historic vernacular. The Town Council fully support the comments raised by Shropshire Fire & Rescue regarding escape arrangements and regardless of the outcome the applicant needs to address these concerns as a matter of urgency.

<b>26.</b>	<b>23/03555/FUL</b>	Former Railway Land Used For Storage Washford Road Shrewsbury Shropshire SY3 9HR	Proposed erection of a three- bedroomed dwellinghouse and alterations to existing vehicular access	Objection
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The Town Council object to this application. The applicant is trying to achieve too much on this site and the proposed dwelling would have on the visual impact of the street scene. Additionally plans show it is not possible to access and egress the site in forward gear posing a risk at an already busy part of the network. There is no provision for tree planting and the site could have a potential negative impact on adjacent trees and amenity value. The proposed site is located on a dangerous bend that has restricted vision. The Town Council fully support consultee comments that have already been supplied.

<b>27.</b>	<b>23/03540/FUL</b>	18 New Park Close Shrewsbury Shropshire SY1 2SQ	Erection of single storey rear extension	No Objection
<b>28.</b>	<b>23/03532/FUL</b>	52 Montague Place Shrewsbury Shropshire SY3 7NF	Replacement of a ground floor bay window and 2 first floor windows, all on the front of the property	No Objection
<b>29.</b>	<b>23/03625/TPO</b>	28 Woodcrest Bicton Heath Shrewsbury Shropshire SY3 5EX	To prune back 20-25% from property to suitable pruning points, remove deadwood and crown lift two to three metres from 1no. Sycamore protected by the SABC (Land to the west of Gains Park Way) TPO 2008 (ref. SA/461)	No Objection
<b>30.</b>	<b>23/03531/FUL</b>	21 Oak Street Shrewsbury Shropshire SY3 7RQ	Erection of rear extension	No Objection

### **53.2 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 19 August 2023 to 8 September 2023.

**RESOLVED:**

**That the variance of planning decisions between the period 19 August 2023 to 8 September 2023 be noted.**

### **53.3 Certificate of Lawful Development**

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 19 August to 8 September 2023 for noting:

- a) 23/03636/CPL – Certificate of Lawful Development - Detached domestic storage/workshop building - 6 Arden Close, Shrewsbury.

**RESOLVED:**

**That the application for Certificates of Lawful Development between 19 August to 8 September 2023 be noted.**