

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Council Chamber, Shirehall At 6.00pm on 28 June 2022

PRESENT

Councillors M Davies (Acting Chair), R Dartnall, K Halliday, P Moseley and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Hilary Humphries (Communications Officer) and Bryan Hamilton from AHR Architecture

APOLOGIES

Apologies were received from Councillors Julian Dean, Nat Green and Chris Lemon

17/22 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
All Councillors	<ul style="list-style-type: none">Declared a personal interest in 22/02783/TPO as the applicant is the Town CouncilDeclared a personal interest in 22/0270/TPO as the applicant is the Town CouncilDeclared a personal interest in 22/02701/TCA as the applicant is the Town Council
Councillor M Davies	<ul style="list-style-type: none">Declared a personal interest in 22/02497/LBC as the applicants are known to her
Councillor P Moseley	<ul style="list-style-type: none">Declared a personal interest in 22/02504/FUL as she is a season ticket holder at the football club

18/22 MINUTES OF THE LAST MEETING

18.1 The minutes of the Planning Committee meeting held on 7 June 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 7 June 2022 be approved and signed as a correct record.

19/22 MATTERS ARISING

There were no matters arising for consideration.

20/22 PRE-APPLICATION PRESENTATION

Members received a presentation from Bryan Hamilton of AHR Architecture based in Shrewsbury as part of a pre-application consultation with stakeholders in the town, including Shropshire Council's Conservation Officer and Shrewsbury Civic Society, in relation to the proposed new hotel on an existing car park on Barker Street. Members were advised that these pre-application discussions will enable the architects to consider all proposals and make design amendments as necessary.

Mr Hamilton provided detailed explanations of the architectural design and features of the proposed building and the requirement to ensure that views of existing heritage sites in the town are not obscured.

Members expressed reservations about the reduction of car parking spaces from 95 to 29 spaces and the impact of the modern building when set against the adjacent Rowley's House. Provision of 6 disabled parking bays and 15 cycle racks will be incorporated in the plans.

Members discussed the new retail units on the ground floor and the climate change facilities that need to be incorporated in the site, including solar panels and EV charging points.

RESOLVED:

That Members await submission of the formal planning application for this site before making further comments.

The Chair thanked Mr Hamilton for his presentation and he duly left the meeting.

21/22 HIGHWAY ORDERS

21.1 THE SHROPSHIRE COUNCIL (FP 101 (PART) TOWN OF SHREWSBURY) PUBLIC PATH DIVERSION ORDER 2022

Members noted the proposed changes to the Rights of Way Order for land at the new Aldi supermarket at Battlefield and made no further comment.

22/22 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

23/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

24/22 PLANNING APPLICATIONS

24.1 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 28 May 2022 – 17 June 2022.

RESOLVED:

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

1.	22/02873/TPO	Street Record Salamanca Avenue Shrewsbury Shropshire	Removal of deadwood and a reduction of the four lower branches to growth points marked on photos from 1no. Ash (T1) and removal of deadwood from 1no. Ash (T2) protected by the Shrewsbury and Atcham Borough Council (Shorncliffe Drive, Shelton, Shrewsbury) Tree Preservation Order 1987	No comment as the Town Council is the applicant
2.	22/02780/TPO	Land To the Rear Of 75 Shelton Road Shrewsbury Shropshire SY3 8TD	To remove 1no. false acacia (T1) (and replace with 2no. native species) protected by the Shrewsbury and Atcham Borough Council (Shorncliffe Drive, Shelton, Shrewsbury) Tree Preservation Order 1987	No comment as the Town Council is the applicant
3.	22/02573/FUL	13 Kenwood Gardens Shrewsbury Shropshire SY3 8AQ	Erection of a single storey rear extension and associated alterations	No Objection
4.	22/02553/FUL	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Removal of existing metal pergola, provision of new timber framed pergola, new planter troughs, timber posts with festoon lighting, new resin bound gravel flooring	No Objection
5.	22/02812/TPO	5 Mayfield Gardens Shrewsbury Shropshire SY2 6PZ	Remove large lower branch, a dying branch and a broken branch from 1no Scots Pine protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (Ref: SA/47)	No Objection
6.	22/02551/FUL	13 Darwin Gardens Shrewsbury Shropshire SY3 8QB	Siting of a shepherd's hut	Support with Comment

The Town Council supports this application, although Members expressed concerns on the proposed rear gate to Hermitage Walk and respectfully request that the proposals match the existing gates in the vicinity.

7.	22/02712/TCA	The Corner House Vicarage Road Shrewsbury Shropshire SY3 9EX	Fell 1no Sycamore within Meole Brace Conservation Area	Representation
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Whilst the Town Council does not object to this planning application, Members expressed concern that whilst this tree may have significant amenity value in the area and there are other large trees in the vicinity, they respectfully request Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

8.	22/02534/FUL	2 Willow Place Shrewsbury Shropshire SY3 8YQ	Erection of two storey side extension, partly over existing garage, new porch and interior reconfiguring	Application withdrawn
9.	22/02522/FUL	30 New Park Street Shrewsbury Shropshire SY1 2LA	Erection of single storey rear extension following some demolition	No Objection
10.	22/02515/FUL	The Laurels 1 Earlston Park Shrewsbury Shropshire SY3 8BE	Erection of first floor extension to side elevation	No Objection
11.	22/02461/FUL	1 Violet Grove Shrewsbury Shropshire SY3 9FG	Erection of single storey extension to rear	No Objection
12.	22/02526/LBC	The Hole In The Wall 1 Shoplatch Shrewsbury Shropshire SY1 1HF	Redecoration of the exterior and replacement signage and lighting	Support with Comment

The Town Council supports this planning application and Members feel that these proposals will significantly improve the establishment.

13.	22/02525/ADV	The Hole In The Wall 1 Shoplatch Shrewsbury Shropshire SY1 1HF	Signwriting to the front and rear elevations and refurbishment of the hanging sign	Support with Comment
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The Town Council supports this planning application and Members feel that these proposals will significantly improve the establishment.

14.	22/02418/LBC	The Hole In The Wall 1 Shoplatch Shrewsbury Shropshire SY1 1HF	Internal renovation works to including new surface finishes and works to fixed seating/sanitaryware and minor external repair works affecting a Grade II Listed Building	Support with Comment
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The Town Council supports this planning application and Members feel that these proposals will significantly improve the establishment.

15.	22/02378/COU	14 Dogpole Shrewsbury Shropshire SY1 1EN	Change of use of the ground floor from offices to residential (no physical alterations)	Support with Comment
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The Town Council supports this application and Members feel that the proposals represent a positive move towards more people choosing to live in the town centre.

16.	22/02504/FUL	Montgomery Waters Meadow Oteley Road Shrewsbury Shropshire SY2 6ST	Erection of a Modular single storey community building to facilitate Shrewsbury Town Football Club's sport and learning centre	Support with Comment
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The Town Council supports this application and Members are pleased to see additional facilities introduced for the benefit of the local community especially with new housing developments in the area.

17.	22/02501/FUL	1 St Andrews Road Shrewsbury Shropshire SY3 6BH	Erection of a two storey extension to side and a single storey extension to rear	No Objection
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Councillor M Davies left the meeting

18.	22/02497/LBC	10 Holywell Terrace Holywell Street Shrewsbury Shropshire SY2 5DF	Removal of partition wall in bathroom on first floor affecting a Grade II Listed Building	No Objection
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Councillor M Davies re-joined the meeting

19.	22/02476/LBC	Upper Floors 29A - 31 Princess Street Shrewsbury Shropshire SY1 1LW	Internal alterations to form 5 No. bedsits with communal living areas and refurbishment of an existing 2 bedroom flat and redecoration of the principal elevation	No Objection
20.	22/02444/LBC	4 College Hill Shrewsbury Shropshire SY1 1LT	Works to widen the garage doorway and to install a painted softwood panelled door to match the existing entrance door affecting a Grade II Listed Building	No Objection
21.	22/02420/REM	Proposed Dwelling To The East Of Tythe House Welshpool Road Bicton Heath Shrewsbury Shropshire	Application for approval of reserved matters (appearance, access, layout, scale and landscaping) pursuant of 21/00370/OUT for the erection of one dwelling	No Objection
22.	22/02100/ADV	Go Carz Shop And Office Shrewsbury Shropshire SY1 2AA	Erect and display 2No internally illuminated LED signs in the interior of the building	Objection

The Town Council objects to the planning application for this prominent site at one of the major gateways to the town centre and adjacent to the Grade II Listed train station and Grade I Listed Shrewsbury Castle in the Town Centre Conservation Area. Members feel there is a lack of detail in the planning application and would like clarification on a number of points, including the hours of operation for these premises. Members also expressed concern for the impact on the street scene of the bright colours in use in this highly visible area of

the town and would like to see the comments from Shropshire Council's Conservation Officer before making any further observations.

23.	22/01503/LBC	Flat 1 Rodney House School Gardens Shrewsbury Shropshire SY1 2AJ	Demolition of walls to ground floor, reduction of floor level to basement room to provide better access and head height, reconfiguration of external steps and access to basement room, formation of glazed veranda roof and formation of external decking area affecting a Grade II Listed Building	Representation
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Whilst The Town Council does not object to residents making tangible improvements to their property, Members note the concerns of other freeholders for this Grade II Listed building and would like to view the report from Shropshire Council's Conservation Officer before submitting further comments. Members have noted the application includes plans to remove two established sycamore trees at the rear of the property close to the Darwin Shopping Centre, thus reducing the amenity value in this built-up area of town. Members respectfully request that Shropshire Council's Tree Officer visits the site to provide expert advice and recommendations on this aspect of the application.

24.	22/02717/TPO	14 Pendle Way Shrewsbury Shropshire SY3 9QH	Reduce height by 30%, remove branches overhanging drive and balance shape of 1no Variegated Maple protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	Representation
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Whilst the Town Council does not object to this planning application, Members feel that this tree provides a valuable amenity within the existing street scene. Members expressed concerns that the proposals would result in a large overall percentage crown reduction and respectfully request Shropshire Council's Tree Officer visits the site to provide expert assessment and recommendations.

25.	22/02701/TCA	Church Road Recreation Ground Church Road Shrewsbury Shropshire SY3 9HQ	Fell 2no Norway Maple within Meole Brace Conservation Area	No Comment as the Town Council is the applicant
26.	22/02383/FUL	Shrewsbury School Porthill Road Shrewsbury Shropshire	Installation of 2No single storey demountable buildings to be used as temporary teaching spaces for a period of 52 weeks	No Objection
27.	22/02424/FUL	Flat 46 Mardol Shrewsbury Shropshire SY1 1PP	Construction of first floor rear extension, insertion of patio doors, formation of roof terrace and installation of two rooflights	Representation

Whilst the Town Council does not object to this planning application, Members expressed concerns in relation to the proposed access to the property in a flood zone and respectfully request further clarification

on this aspect of the application. Members would like to see the report from Shropshire Council's Conservation Officer before making any additional comments.

28.	22/02357/LBC	Flat 46 Mardol Shrewsbury Shropshire SY1 1PP	Construction of first floor rear extension, insertion of patio doors, formation of roof terrace and installation of two rooflights	Representation
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Whilst the Town Council does not object to this planning application, Members expressed concerns in relation to the proposed access to the property in a flood zone and respectfully request further clarification on this aspect of the application. Members would like to see the report from Shropshire Council's Conservation Officer before making any additional comments.

29.	22/02344/FUL	95 Mytton Oak Road Shrewsbury Shropshire SY3 8DU	Erection of single storey extension to rear and part garage conversion	No Objection
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The Town Council has no objections per se to this application, but requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

30.	22/02370/FUL	12 New College Road Shrewsbury Shropshire SY2 6PU	Erection of single storey rear extension with associated internal and external alterations	No Objection
31.	22/02368/FUL	3 Carmen Avenue Shrewsbury Shropshire SY2 5NP	Erection of single storey rear extension replacing existing conservatory	No Objection
32.	22/02340/FUL	Brickfield Cottage Hanwood Road Shrewsbury Shropshire SY5 8NT	Construction of 2No. dormer windows	No Objection
33.	22/02617/TCA	Woodlands Kingsland Road Shrewsbury Shropshire SY3 7AF	To prune crown overhanging driveway and facing house by 25% of 1no. Sycamore (A) and to re-pollard 1no. Sycamore (B) within Shrewsbury Conservation Area	No Objection
34.	22/01502/FUL	Flat 1 Rodney House School Gardens Shrewsbury Shropshire SY1 2AJ	Demolition of walls to ground floor and reduction of floor level to basement, reconfiguration of external steps and access to basement, formation of glazed veranda roof and formation of external decking area	Representation

Whilst The Town Council does not object to residents making tangible improvements to their property, Members note the concerns of other freeholders for this Grade II Listed building and would like to view the report from Shropshire Council's Conservation Officer before submitting further comments. Members have noted the application includes plans to remove two established sycamore trees at the rear of this property close to the Darwin Shopping Centre, thus reducing the amenity value in this built-up area of town. Members

respectfully request that Shropshire Council's Tree Officer visits the site to provide expert advice and recommendations on this aspect of the application.

35.	22/02336/FUL	Proposed Early Years Nursery Building North Of Woodfield Road Shrewsbury Shropshire	Erection of a permanent single storey Portakabin building to be used as an Early Years Foundation Stage Nursery	Representation
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Whilst the Town Council does not object to this planning application, Members expressed concern that a building usually associated with being of a temporary nature will be utilised as a permanent fixture within the school grounds.

36.	22/02320/FUL	26 Burlington Place Shrewsbury Shropshire SY3 7LF	Conversion of integral garage into kitchen/dining room	Objection
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The Town Council objects to this planning application. Members fully support the comments from Shropshire Council's Conservation Officer and feel that these proposals will have a detrimental impact on the design of both the property and the wider development and adversely affect the existing street scene within the Belle Vue Conservation Area.

37.	22/02247/FUL	Copper Beech Kingsland Bridge Shrewsbury Shropshire SY3 7AQ	Erection of first floor side extension with link bridge/walkway to provide accessible entrance, enhancements to the front elevation, erection of first floor balcony to rear, erection of single storey extension, replacement of all windows and doors, replacement of roof covering and other associated works	No Objection
38.	22/02310/FUL	17 Trinity Street Shrewsbury Shropshire SY3 7PF	Erection of single storey extensions, associated works and formation of a driveway to provide off-street parking (re-submission)	Representation

Whilst the Town Council does not object to this planning application, Members expressed concerns that the revised proposals appear more modern than those previously submitted and question whether this is appropriate within the Belle Vue Conservation Area. Members feel that the design will have a detrimental impact on the existing street scene. Members have previously requested clarification from Shropshire Council's Highways Department on any issues which may arise from these proposals for the formation of a driveway and respectfully request they look at this application and comment as appropriate.

24.2 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 28 May 2022 to 17 June 2022.

RESOLVED:

That the variance of planning decisions between the period 28 May to 17 June 2022 be noted.

