

SHREWSBURY TOWN COUNCIL

**Planning Committee
Meeting held in the Shrewsbury Room, Shirehall
At 6.00pm on 9 August 2022**

PRESENT

Councillors N Green (Chairman), R Dartnall, M Davies, J Dean (substitute for Cllr Lemon), K Halliday, P Moseley and A Wagner (substitute for Cllr Vasmer).

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Michelle Farmer (Committee Officer), Berit Rose (Senior Land Manager at Anwyl Homes) and Olivia Carr (Associate Director at Turleys)

APOLOGIES

Apologies were received from Councillor Lemon and Councillor Vasmer.

34/22 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

There were no pecuniary interests declared.

Councillor Davies	<ul style="list-style-type: none">Declared a personal interest in application 22/03223/TCA
Councillor Dean	<ul style="list-style-type: none">Declared an interest in application 22/03218/TCA as the applicant is known to him.
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

35/22 MINUTES OF THE LAST MEETING

35.1 The minutes of the Planning Committee meeting held on 19 July 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 July 2022 be approved and signed as a correct record.

36/22 MATTERS ARISING

There were no matters arising for consideration.

37/22 PRE-APPLICATION PRESENTATION

Berit Rose and Olivia Carr attended the Planning Committee meeting to give a brief presentation for a housing proposal on Land to the West of Gains Park Way, Shrewsbury. The proposal was currently at pre-application stage with a full application to be submitted to Shropshire Council shortly.

The proposed site is situated within the Shrewsbury West Urban Extension which would comprise of low density, high quality semi-detached and detached dwellings. The proposed scheme would consist of 102 new high quality, family homes, comprising of 1,2,3 and 4 bedroom properties. It was proposed that there would be single vehicular access from Gains Park Way. There would be 20% on-site affordable housing (20 no.) comprising of apartments, terraced and semi-detached dwellings. There would be net gain in biodiversity across the site, being achieved by landscaping schemes including the retention of high - quality trees and hedgerows within and around the perimeter of the site, and wildflower planting for habitat. There would be a Policy compliant level of public open space, which would include a play area. New pedestrian and cycle connections would be put in place to Welshpool Road and Gains Park Way and 100% EV charging provisions would be in all proposed dwellings.

The buildings would be 2 and 2.5 storeys and had been designed to respect the design principles within the adopted Shrewsbury West SUE and taking influence from the character of the surrounding area. The dwellings would be built in accordance with Part L of Building Regulations to ensure maximum energy efficiency, including measures such as mechanical ventilation.

Anwyl Homes confirmed they had extensive pre-application engagement with the Local Authority, including planning officers, Highways team, affordable housing and Ecology. They had also engaged with National Highways and local ward councillors and Bicton Parish Council.

They informed Members that a public consultation would be taking place for local residents on 6 September 2022 at Bicton Village Hall and this was open to all to attend.

Members were given the opportunity to ask the representatives questions regarding their proposal.

Councillor Dartnall asked if there were any planned cycle routes and would they be LTN120 standard. Anwyl Homes stated that there was a pedestrian crossing and link proposed as there is nothing there at present, along with a 2m footpath. Bike sheds were also proposed across the site.

Councillor Wagner thanked Anwyl Homes for the presentation and for their huge effort. His only concern was for road safety as Welshpool Road is currently a 40mph zone, but he was happy to hear there would be a pedestrian crossing. Anwyl Homes confirmed that there would be a crossing on Welshpool Road which would lead to a refuge crossing – tactile drop kerb crossing on Gains Park Way.

Councillor Dean commented that he would like to see an Active Travel Plan when the full application is submitted and also asked if there were any plans for solar energy on the site and were they still installing gas boilers.

Berit Rose confirmed that solar energy was not yet confirmed for the site, and they were still delivering gas boilers as Building Regulations do not change until 2025. At this point they would look at improved installations. They also confirmed that Hedgehog fences would be in place on the proposed site.

Councillor Moseley asked who would be maintaining the public open space and it was confirmed by Anwyl Homes that a management team would be managing the site and it would not transfer to Shrewsbury Town Council to be maintained. No further questions were asked by Committee, so Berit Rose and Olivia Carr were thanked for their time and their presentation and left the meeting.

38/22 HIGHWAY ORDERS

There were no Highways Orders for consideration.

39/22 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

40/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

41/22 PLANNING APPLICATIONS

41.1 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 July – 29 July 2022.

RESOLVED:

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

1.	22/03421/TCA	44 Belle Vue Road Shrewsbury Shropshire SY3 7LP	Remove and replace 1no. hedge within Belle Vue Conservation Area	No Objection
2.	22/02989/FUL	25 Victoria Street Shrewsbury Shropshire SY1 2HS	Installation of white wooden bi- folding door set (with matching ovolo mouldings to rest of house) to rear ground floor (Article 4)	No Objection
3.	22/03354/FUL	8 Grangefields Road Shrewsbury Shropshire SY3 9DB	Loft Conversion including balcony to create second floor living space	No Objection
4.	22/03290/LBC	3 Quarry Place Shrewsbury Shropshire SY1 1JN	Erection of a single storey extension to replace existing, conversion of first floor to habitable space, erection of car port in garden with new entrance from rear boundary and reconfiguration of existing internal layout	No Objection
5.	22/03289/FUL	3 Quarry Place Shrewsbury Shropshire SY1 1JN	Erection of a single storey extension to replace existing, conversion of first floor to	No Objection

			habitable space, erection of car port in garden with new entrance from rear boundary and reconfiguration of existing internal layout	
6.	22/03265/LBC	The Crown 115 Longden Coleham Shrewsbury Shropshire SY3 7DX	Internal and external works affecting a Grade II Listed Building. Works to include some demolition, formation of disabled toilet and boiler room, creation of new openings, installation of fireplace, remodelling and associated works	No Objection
7.	22/03264/FUL	The Crown 115 Longden Coleham Shrewsbury Shropshire SY3 7DX	Internal and external works including some demolition works, formation of a disabled toilet and boiler room, creation of new openings, installation of a skylight and associated works	No Objection
8.	22/03413/TPO	33 Sutton Bridge Belle Vue Shrewsbury Shropshire SY3 7RT	Fell 1no Walnut protected by the Shrewsbury & Atcham Borough Council (Sutton Lane Railway Yard) Tree Preservation Order 2003 (Ref: SA/378)	Objection

The Town Council object to this application as no valid reasons have been provided by the applicant to fell the Walnut Tree. The tree was given a TPO because it did have an amenity value.

9.	22/03338/FUL	Land North West Of 52 Upper Road Shrewsbury Shropshire	Erection of garaging to serve no's 48, 50 and 52 Upper Road	No Objection
10.	22/03297/FUL	Proposed Dwelling Adjacent 183 Monkmoor Road Shrewsbury Shropshire	Erection of one dwelling and formation of vehicular access	Deferred

The Town Council requested to see better plans for the proposed dwelling as there has been insufficient information provided and proper drawings of the proposal are required to enable the Committee to make a decision. Members also supported SC Highways in their request for further information.

11.	22/03311/FUL	4 Canon Street Shrewsbury Shropshire SY2 5HG	Erection of single storey extension to rear elevation	No Objection
12.	22/03269/FUL	18 Canonbury Shrewsbury Shropshire SY3 7AH	Demolition of garage in a conservation area	No Objection
13.	22/03285/FUL	16 Strickland Shrewsbury Shropshire SY1 3PG	Erection of a single storey extension	No Objection

14.	22/03277/FUL	Proposed Dwelling South Of 27 Harlescott Crescent Shrewsbury Shropshire	Erection of 1No single storey dwelling with 3 car garage following demolition of existing derelict 4 car garage	No Objection
15.	22/03263/ADV	Chase Tyre Specialists Ltd Smithfield Road Shrewsbury Shropshire SY1 1PW	Installation of 1no. gable mounted digital advertising display unit measuring 6.2m wide and 3.2m high and comprising pressed metal frame with sealed LED screen	Objection

The Town Council object to this application as the proposed advertising display unit could be a distraction to drivers leading to a potential impact on road safety and that it was not an appropriate development in a historic town setting.

16.	22/02673/LBC	47 Whitehall Street Shrewsbury Shropshire SY2 5AD	Extending and improvement to the light well, adding a bathroom and internal alterations to the basement level affecting a Grade II Listed Building	No Objection
17.	22/02672/FUL	47 Whitehall Street Shrewsbury Shropshire SY2 5AD	Extending and improvement to the light well, adding a bathroom and internal alterations to the basement level	No Objection
18.	22/03242/FUL	2 Granville Street Shrewsbury Shropshire SY3 8NE	Erection of garage with attached garden room following demolition of existing garage	Representation

Whilst the Town Council did not object to this application, Members fully supported the recommendations made by the SC Highways officer.

19.	22/03377/TCA	75 Underdale Road Shrewsbury Shropshire SY2 5EE	Crown reduction by 1.5-2m of 1no Cherry within Shrewsbury Conservation Area	No Objection
20.	22/03232/FUL	11 Maithen Crescent Shrewsbury Shropshire SY5 8QE	Erection of single storey rear extension	No Objection
21.	22/03224/FUL	1 Earlston Park Shrewsbury Shropshire SY3 8BE	Alterations to existing detached garage and erection of new pedestrian access gates and increased parking area	Representation

Whilst the Town Council did not object to this application per se, Members objected to the large amount of tarmac proposed and felt that a permeable surface should be used on the area for flood reasons.

22.	22/03168/FUL	18 Oakfield Road Shrewsbury Shropshire SY3 8AA	Erection of single storey side extension to form ancillary accommodation; insertion of dormer window to side roofline and rooflight to front roofline to	No Objection
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			allow for loft conversion; to include removal of five Leylandii trees	
23.	22/03086/LBC	National Westminster Bank 8 Mardol Head Shrewsbury Shropshire SY1 1HE	Remedial works to the main roof, rear flat roof and roof lantern, provision of access with handrails to maintain air conditioning units with relocation of two units; replacement window	No Objection
24.	22/03085/FUL	National Westminster Bank 8 Mardol Head Shrewsbury Shropshire SY1 1HE	Remedial works to the main roof, rear flat roof and roof lantern, provision of access with handrails to maintain air conditioning units with relocation of two units; replacement window	No Objection
25.	22/03156/LBC	Kennedy House School Gardens Shrewsbury Shropshire SY1 2AJ	Alterations to the rear elevation including removal of C20th partition, inclusion of lantern in existing extension and widening of existing internal door opening affecting a Grade II Listed Building	No Objection
26.	22/03049/FUL	Tanners Wines Ltd 26 Wyle Cop Shrewsbury Shropshire SY1 1XD	Erection of a new blockwork rear boundary wall in a similar location to the partially collapsed one, to separate ownerships, and for security	Deferred

Members would like to see comments from SC Tree Officer with regards to the Chestnut Tree removal before making a decision on this application.

27.	22/02139/LBC	8B College Hill Shrewsbury Shropshire SY1 1LZ	Change of use to residential and associated internal alterations	No Objection
28.	22/02138/FUL	8B College Hill Shrewsbury Shropshire SY1 1LZ	Change of use to residential and associated internal alterations	No Objection
29.	22/03137/VAR	70 Berwick Road Shrewsbury Shropshire SY1 2NF	Variation of Condition No. 2 attached to Planning Permission 21/03041/FUL dated 18 October 2021	No Objection
30.	22/03108/LBC	24-25 High Street Shrewsbury Shropshire SY1 1SJ	Works to facilitate the installation of kitchen extraction system and air intake system to rear elevation; re-fitting works to interior; installation of signage to front elevation	Representation

Whilst the Town Council had no objections to this application per se, Members wanted SC Regulatory Services to comment regarding the potential noise of the extraction units. The location of the property had

residential properties surrounding it and members wanted to be assured that the extraction units do not exceed the legal limits.

31.	22/03107/FUL	24-25 High Street Shrewsbury Shropshire SY1 1SJ	Installation of kitchen extraction system and air intake system to rear elevation; re-fitting works to interior Listed Building Application for interior fitting out to form restaurant	Representation
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Whilst the Town Council had no objections to this application per se, Members wanted SC Regulatory Services to comment regarding the potential noise of the extraction units. The location of the property does have residential properties surrounding it and members would like to be assured that the extraction units do not exceed the legal limits.

32.	22/03106/ADV	24-25 High Street Shrewsbury Shropshire SY1 1SJ	Application for consent to display one projecting sign to existing bracket; one free standing menu box and three externally illuminated fascia signs	No Objection
33.	22/02916/FUL	13 Fawcett Grove Weir Hill Shrewsbury Shropshire SY2 5WG	Erection of a detached double garage to front elevation and insertion of new window in side ground floor elevation to serve existing study	Objection

The Town Council objected to this application on the grounds of overdevelopment of the site. The proposal blocks views to the estate, affecting the street scene and making it less open, leading to a loss of visual amenity.

34.	22/02890/FUL	1 Church Road Shrewsbury Shropshire SY3 9HG	Formation of new vehicular access with dropped kerb and driveway	No Objection
35.	22/03295/TPO	Public Open Space Coleham Head Shrewsbury Shropshire	Fell to ground level 1no. Black Poplar (T1) and tidy previous pruning cuts and reduce crown by a maximum of 15% of 1no. Black Poplar (T2) within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
36.	22/03294/TCA	Mardol Quay Shrewsbury Shropshire	Works to a number of trees (see schedule) within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
37.	22/03074/FUL	Meole Brace CE Primary School and Nursery Church Road Shrewsbury Shropshire SY3 9HG	Installation of a self - contained multi use games arena pitch to be sited next to the school playing field in place of the existing play equipment and bark pit currently installed	Representation

Whilst the Town Council did not object to this application per se despite the loss of biodiversity artificial grass meant, Members did raise concerns regarding the use of artificial grass when the weather got very hot. They trusted that the applicant was aware of the dangers in using such materials.

38.	22/02949/REM	Approval of reserved matters (appearance, landscaping, layout and scale) pursuant of 18/02392/OUT for residential development of 36no dwellings and formation of vehicular access	Proposed Residential Development Land To The West Of Ellesmere Road Shrewsbury Shropshire	Representation
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The Town Council did not have any objections with the appearance, layout and scale of the proposal. Members supported the comments raised by SUDS in relation to the requirement for water systems in case of flooding and SC Regulatory Services in relation to possible contaminated land which needs to be confirmed in a report. Members commented that there was a lack of sustainable energy on the site and that there appeared to be no proposals for cycling parking/storage mentioned in the plans. The Town Council did not support the comment raised by SC Highways in relation to more parking spaces required as Members feel the proposed parking requirement is adequate as active travel should be encouraged from the site, particularly given its proximity to the town centre.

39.	22/03218/TCA	105 The Mount Shrewsbury Shropshire SY3 8PH	Reduction of over-extending limbs by approx. 1-2metres within lower to mid canopy and crown clean 1no. Walnut (T1), and crown lift by 1-2metres 1no. Walnut (T2) within Shrewsbury	No Objection
40.	22/03209/TPO	3 Sundorne Crescent Shrewsbury Shropshire SY1 4JF	Crown reduction by approx. 30 - 40% of 1no. Oak (T1) protected by the Shropshire Council (Land at the Sports & Social Club, Albert Road, Shrewsbury) TPO 2009	No Objection
41.	22/03053/FUL	35 Copthorne Park Shrewsbury Shropshire SY3 8TH	Erection of single storey side and rear extensions	No Objection
42.	22/03033/FUL	71 Ashfields Road Shrewsbury Shropshire SY1 3SD	Erection of a single storey rear extension and replacement conservatory; two storey side extension and porch to front	Representation

Whilst the Town Council did not object to this application per se, Members feel that this application may be possible overdevelopment. The Committee understood the need for a therapy room but felt that a two storey extension was not required to achieve this. There are potential issues with overlooking properties of neighbours that need to be addressed by the Case Officer before a decision is made.

Councillor Dean left the meeting.

43.	22/03019/VAR	Flaming Great 182 Monkmoor Road Shrewsbury Shropshire SY2 5BH	Variation of Condition No. 6 attached to planning permission 18/05121/FUL dated 21 December 2018 to allow customer deliveries from 13:00 to 02:00	Objection
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The Town Council objected to this application and did not agree to the proposed extension to operate until 2:00am. The change in time would bring more traffic to the residential area along with increased noise and neighbour disturbance late at night. The original application time should be kept in place and Members do not see any reason to change it.

The live public feed via Microsoft Teams was lost at this stage of the meeting due to technical issues and could not be broadcast further.

44.	22/02714/LBC	17 St Johns Hill Shrewsbury Shropshire SY1 1JJ	Works to conservatory to include new roof with roof window, replacement glass in side walls and removal of internal doors affecting a Grade II Listed Building	No Objection
45.	22/02713/FUL	17 St Johns Hill Shrewsbury Shropshire SY1 1JJ	Works to replace existing conservatory roof and replacement glass in side walls and removal of internal doors	No Objection
46.	22/03035/FUL	32 Albert Street Shrewsbury Shropshire SY1 2HT	Erection of a single storey rear extension	No Objection
47.	22/02958/FUL	36 Stersacre Shrewsbury Shropshire SY1 3PW	Internal works on existing garage/store space to create new kitchen and downstairs wet room	No Objection
48.	22/03206/TCA	Meole Cottage Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Fell 1no. Cherry-plum (T1) within Meole Brace Conservation Area	No Objection
49.	22/02976/FUL	155 Ellesmere Road Shrewsbury Shropshire SY1 2RA	Erection of two storey rear extension	Representation

Whilst the Town Council did not object to the application per se, it did appear to be a large extension proposed and Members respectfully requested that the case officer examined the issues raised by members of the public.

50.	22/02975/FUL	14 Fairburn Drive Shrewsbury Shropshire SY3 6DQ	Erection of new single storey extension to rear following removal of existing conservatory	No Objection
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51.	22/02964/FUL	23 Greenacre Road Shrewsbury Shropshire SY3 8LR	Erection of a two - storey extension to the side and single storey extension to the rear	No Objection
52.	22/02961/FUL	Flat 1 9 Victoria Street Shrewsbury Shropshire SY1 2HS	Installation of replacement windows to ground floor of front elevation (Article 4)	No Objection
53.	22/02952/FUL	United Carpets Unit 1 Monkmoor Trading Estate Monkmoor Road Shrewsbury Shropshire SY2 5TZ	Sub-division of existing retail unit to form 5 class 'E' units	Objection

The Town Council objected to this application as it appears some confusion has arisen over the inclusion of residential units. The proposal did not mention residential, nor was it detailed in the application form. However, the `design and access` statement described 5 retail and 14 residential units. If this was the case, then this application should be withdrawn and resubmitted using the correct information.

54.	22/02970/ADV	Former Dragon King Old Potts Way Shrewsbury Shropshire SY3 7ET	Erect and display 4No. freestanding signs, 2No. banner signs and 22No. DOT signs	No Objection
55.	22/02947/ADV	Former Dragon King Old Potts Way Shrewsbury Shropshire SY3 7ET	Erect and display a freestanding totem sign	Representation

Whilst the Town Council had no objections to this application per se, Members fully supported the comments made by SC Highways in their request for further information.

56.	22/02946/ADV	Former Dragon King Old Potts Way Shrewsbury Shropshire SY3 7ET	Erect and display 6No. fascia signs, 3No. booth lettering signs and 1No. digital booth screen	No Objection
57.	22/03225/TCA	4 West Hermitage Shrewsbury Shropshire SY3 7JP	Reduction by 1-2metres on roadside and removal of deadwood and rubbing branches of 1no. Tibetan Cherry within Belle Vue Conservation Area	No Objection
58.	22/03223/TCA	10 Holywell Terrace Holywell Street Shrewsbury Shropshire SY2 5DF	Removal of 1no. Pear (#1) and crown reduction of 1no. Hawthorn (#2) by 3metres in height and 2metres in diameter within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
59.	22/03096/TCA	Silverdale 11 Severn Bank Shrewsbury Shropshire SY1 2JD	Removal of 1no. Magnolia Grandiflora within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
60.	22/03094/TCA	6 Column House Gardens Preston Street Shrewsbury Shropshire SY2 5GY	To fell and replace 1no. Field Maple (T1) within Shrewsbury Conservation Area	Permission granted by Shropshire

				Council prior to the meeting
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41.2 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 July 2022 to 29 July 2022.

RESOLVED:

That the variance of planning decisions between the period 9 July to 29 July 2022 be noted.

41.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 9 July to 29 July 2022 for noting:

- a) 22/03390/CPL - Application for a Lawful Development Certificate for the proposed erection of single storey rear extension - 37 Gains Avenue, Shrewsbury.

RESOLVED:

That the application for Certificates of Lawful Development between 9 July to 29 July be noted.