

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in the Shrewsbury Room, Shirehall At 6.00pm on 30 August 2022

#### PRESENT

Councillors N Green (Chairman), R Dartnall, M Davies, K Halliday, C Lemon, K Pardy (substitute for Councillor Mrs Moseley) and D Vasmer

#### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Michelle Farmer (Committee Officer) and Sally Nicholson (Mayoral Administrator)

#### APOLOGIES

Apologies were received from Councillors P Moseley and B Wall.

#### 42/22 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council</li></ul>
Councillor N Green	<ul style="list-style-type: none"><li>Declared an interest in applications 22/03259/LBC &amp; 22/03258/FUL and would not take part in any discussion.</li></ul>
Councillor K Pardy	<ul style="list-style-type: none"><li>Declared an interest in application 22/03576/FUL and would not take part in any discussion.</li></ul>

#### 43/22 MINUTES OF THE LAST MEETING

**43.1** The minutes of the Planning Committee meeting held on 9 August 2022 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 9 August 2022 be approved and signed as a correct record.**

#### **44/22 MATTERS ARISING**

**44.1 – Re-consultation - 22/03049/FUL - Tanners Wines Ltd, 26 Wyle Cop - Erection of a new blockwork rear boundary wall in a similar location to the partially collapsed one, to separate ownerships, and for security.**

The Deputy Town Clerk reported that the Committee had deferred their decision on the application as they wished to see comments from the Shropshire Council Tree Officer.

The Tree Officer had now commented on the planning application and advised that they had received photographs from the applicant, and they were happy to withdraw their original request for a further tree report and raised no objections to the proposal. It was also noted to Committee that the Conservation Officer had also looked at the application and raised no objections.

#### **RESOLVED:**

Committee were happy with Consultee comments and raised no objections to the application.

**44.2 – Re-consultation - 22/03297/FUL - Proposed Dwelling Adjacent 183, Monkmoor Road, Shrewsbury - Erection of one dwelling and formation of vehicular access.**

The Deputy Town Clerk reported that Committee had deferred their decision on this application, requesting better plans for the proposed dwelling from the applicant, as there had been insufficient information provided to make a decision. Members had also supported Shropshire Council Highways in their request for further information.

#### **RESOLVED:**

Members considered the revised drawings and objected to the application as there was still insufficient information regarding the Highways which the applicant has not addressed.

#### **45/22 HIGHWAY ORDERS**

There were no Highways Orders for consideration.

#### **46/22 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

#### **47/22 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

*Councillor Vasmer joined the meeting*

#### **48/22 PLANNING APPLICATIONS**

##### **48.1 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 30 July 2022 – 19 August 2022.

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

<b>1.</b>	<b>22/03630/FUL</b>	1 Bishop Street Shrewsbury Shropshire SY2 5HA	Erection of a single storey brick garage with pitched roof	No Objection
<b>2.</b>	<b>22/03299/FUL</b>	Bricklayers Arms 78 Cophorne Road Shrewsbury Shropshire SY3 8NL	Erection of single storey extension with attached open covered area to Public House	No Objection
<b>3.</b>	<b>22/03187/FUL</b>	51 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Works to replace the front boundary wall with wall topped with steel railings painted black and erection of side wall (between 51 and 53 Belle Vue Gardens)	No Objection
<b>4.</b>	<b>22/03673/TCA</b>	34 Coton Crescent Shrewsbury Shropshire SY1 2NZ	Fell to ground level 2no Poplar within Shrewsbury Conservation Area	No Objection
<b>5.</b>	<b>22/03715/LBC</b>	The Crown 115 Longden Coleham Shrewsbury Shropshire SY3 7DX	Works to erect and display (Sign A) Externally illuminated individual brass effect letters, (Sign B) Non illuminated externally illuminated individual brass effect letters, (Sign C) Marstons corporate logo, (Sign D) Hanging sign panel only to suit existing bracket work, (Sign E & F) Signwriting messages directly to building, (Sign G & H) Panels to suit existing correx frames, (Sign I) 2No brass lanterns and (Sign J) Internally illuminated brass menu case affecting a Grade II Listed Building	No Objection
<b>6.</b>	<b>22/03713/ADV</b>	The Crown 115 Longden Coleham Shrewsbury Shropshire SY3 7DX	Erect and display (Sign A) Externally illuminated individual brass effect letters, (Sign B) Non illuminated externally illuminated individual brass effect letters, (Sign C) Marstons corporate logo, (Sign D) Hanging sign panel only to suit existing bracket work, (Sign E & F) Signwriting messages directly to building, (Sign G & H) Panels to suit existing correx frames, (Sign I) 2No brass	No Objection

			lanterns and (Sign J) Internally illuminated brass menu case	
<b>7.</b>	<b>22/03684/TCA</b>	1 Red Barn Lane Shrewsbury Shropshire SY3 7HR	Cut back to trunk 1no Ash within Shrewsbury Conservation Area	No Objection.

Members would wish to be assured that in light of Government Guidance on the treatment of Ash Trees, any removal and disposal will be dealt with in accordance with such guidelines.

<b>8.</b>	<b>22/03694/FUL</b>	5 The Furlongs Bicton Heath Shrewsbury Shropshire SY3 5FU	Erection of a single storey extension to rear (Minor design amendments to approved application ref 21/04478/FUL	No Objection
<b>9.</b>	<b>22/03579/TEL</b>	Robertson Way Underdale Shrewsbury Shropshire	Proposed telecommunications installation: Proposed 16.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works	No Objection
<b>10.</b>	<b>22/03139/FUL</b>	Boat House Water Lane Shrewsbury Shropshire	Erection of replacement two storey boat house following demolition	Objection

The Town Council objected to this application on the grounds of overdevelopment. The proposed building appeared larger than the current footprint. It was also questioned why it needs to be a two storey building as this would have a significant visual impact and dominate the scene. Parking for this facility would be a major issue in this location. The applicant had also failed to mention the trees that would need to be removed to accommodate this proposed building.

<b>11.</b>	<b>22/03693/FUL</b>	Proposed Residential Development Land North Of Site Of 1 Glenburn Gardens Shrewsbury Shropshire	Erection of one pair of semi- detached dwellings with alteration to existing vehicular access and formation of parking	Objection
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The Town Council objected to this application as this was overdevelopment of the site by shoe-horning two properties in to a small space. The houses appear to be tightly built and there would only be one parking space per house which was not sufficient.

***Councillor Pardy left the meeting.***

<b>12.</b>	<b>22/03576/FUL</b>	Shrewsbury Academy Corndon Crescent Shrewsbury Shropshire SY1 4LL	New build two storey extension and remodel / refurbishment works of existing school, including partial demolition, landscaping (including removal of trees) and other associated works.	Representation
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Whilst the Town Council raised no objections to this application as school provisions are required, there were some concerns raised over the lack of energy efficiency in the proposed plans and asked that energy efficiency measures were adopted where possible as other local schools had done recently. Members fully

supported the comments raised by SC Tree Officer with regards to the removal of the semi mature oak tree requesting that if it had to be removed three oaks were planted in its place.

***Councillor Pardy re-joined the meeting and Councillor Davies left the meeting.***

<b>13.</b>	<b>22/03707/TCA</b>	19 Kennedy Road Shrewsbury Shropshire SY3 7AB	To fell 3no. trees in the rear garden within Shrewsbury Conservation Area	Objection
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The Town Council objected to this application. This is a large garden area and the reasons the applicant has provided for felling the trees were not sufficient. The removal of the trees may lead to loss of amenity for the area.

<b>14.</b>	<b>22/03676/LBC</b>	13 Princess Street Shrewsbury Shropshire SY1 1LP	Refurbishment and development of existing roof terrace	No Objection
<b>15.</b>	<b>22/03675/FUL</b>	13 Princess Street Shrewsbury Shropshire SY1 1LP	Refurbishment and development of existing roof terrace	No Objection
<b>16.</b>	<b>22/03663/FUL</b>	15 Burton Street Shrewsbury Shropshire SY1 2JW	Installation of two rooflights to rear roofline and one to the front roofline to enable loft conversion	No Objection
<b>17.</b>	<b>22/03577/COU</b>	10 Bodkin Way Shrewsbury Shropshire SY1 4FD	Change of use from C3 to C2 in order to create a therapeutic care home for up to three children	No Objection
<b>18.</b>	<b>22/03636/TPO</b>	4 Hillside Drive Shrewsbury Shropshire SY2 5LW	To crown lift canopy of loose hanging foliage by 2 metres of 1no. Copper Beech (T25) protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (ref. SA/411)	No Objection
<b>19.</b>	<b>22/03583/LBC</b>	3 High Street Shrewsbury Shropshire SY1 1SP	Change of use to residential C3 of the first, second and third floors and minor internal alterations affecting a Grade II Listed Building	No Objection
<b>20.</b>	<b>22/03582/FUL</b>	3 High Street Shrewsbury Shropshire SY1 1SP	Change of use to residential C3 of the first, second and third floors and minor internal alterations	No Objection
<b>21.</b>	<b>22/03575/FUL</b>	3 Alma Street Shrewsbury Shropshire SY3 8QL	Replacement of 2no. first floor traditional sash windows on front elevation (Article 4 Direction)	Representation

The Town Council have no objections to this application as long as there is assurance that the replacement windows will be of a wooden frame.

<b>22.</b>	<b>22/03562/LBC</b>	41B Wyle Cop Shrewsbury Shropshire SY1 1XF	Works to facilitate the change of use from ground floor apartment to two self - contained holiday lets affecting a Grade II Listed Building	Representation
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Whilst the Town Council do not raise any objections to the application per se, and thought in principle flood proofing the property was a good idea, they had concerns about the size of the proposed holiday lets. They appeared very small and queried whether they meet national guidance on the size of the property relating to holiday lets.

<b>23.</b>	<b>22/03536/TCA</b>	96 Frankwell Shrewsbury Shropshire SY3 8JS	To fell 1no. Holly and replace with suitable species within Shrewsbury Conservation Area	No Objection
<b>24.</b>	<b>22/03419/FUL</b>	13 Shelton Road Shrewsbury Shropshire SY3 8ST	Formation of an additional dropped kerb and gravel driveway	Objection

The Town Council objected to this application on the grounds outlined by SC Highways.

<b>25.</b>	<b>22/03093/FUL</b>	36 Wyle Cop Shrewsbury Shropshire SY1 1XF	Installation of replacement shop front	No Objection
<b>26.</b>	<b>22/03608/TPO</b>	St Chads Vicarage 14A Claremont Hill Shrewsbury Shropshire SY1 1RD	Reduce longest branches on the north side by 25% to previous pruning points and remove deadwood over drive of 1no. Horse Chestnut (T1), and remove 1no. Ornamental Cherry (T2) protected by The Shrewsbury Borough Council (St. Chad's Vicarage) Tree Preservation Order 1968	No Objection
<b>27.</b>	<b>22/03362/TCA</b>	The Crown 115 Longden Coleham Shrewsbury Shropshire SY3 7DX	Pollard to 4.5 metres 1no. Sycamore within Shrewsbury Conservation Area	No Objection
<b>28.</b>	<b>22/03526/FUL</b>	Bowbridge House Bowbrook Shrewsbury Shropshire SY5 8PG	Internal and external alterations to three outbuildings to form office and store, gym and ancillary residential annex	No Objection

***Councillor Green left the meeting and Councillor Vasmer stood in as Chairman for the following application.***

<b>29.</b>	<b>22/03259/LBC</b>	Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7BA	Works to Listed Building and some demolition to enable the erection of extensions, internal and external reconfigurations, general renovation works and removal of the escape stairs to both Churchill's Hall and Ingram's Hall	Objection
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The Town Council objected to this application and fully supported the comments raised by the Conservation Officer in that the proposed works look incongruous and would be visible from the street scene. Members objected to the proposed tree removals and respectfully requested that Shropshire Council's Tree Officer visited the site and provides expert assessment and recommendations of the removal of the trees.

<b>30.</b>	<b>22/03258/FUL</b>	Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7BA	Erection of extensions, some demolition, internal and external reconfigurations, general renovation works and removal of the escape stairs to both Churchill's Hall and Ingram's Hall; to include the removal of four trees and 1.5 hedgerows	Objection
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The Town Council objected to this application and fully supported the comments raised by the Conservation Officer in that the proposed works look incongruous and would be visible from the street scene. Members objected to the proposed tree removals and respectfully requested that Shropshire Council's Tree Officer visited the site and provides expert assessment and recommendations of the removal of the trees.

***Councillor Green re-joined the meeting and resumed role of Chairman.***

<b>31.</b>	<b>22/03521/FUL</b>	17 New Park Road Shrewsbury Shropshire SY1 2RS	Erection of end of terrace two bedroom dwelling with off street parking	Objection
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The Town Council objected to this application on the grounds of overdevelopment as the applicant appeared to be 'cramming' a new dwelling into a small space. Members fully supported the comments made by the Conservation Officer who had stated the proposal appears to result in reduced amenity area to the proposed dwelling and an overall increase in built form.

<b>32.</b>	<b>22/03473/FUL</b>	6 Westhope Avenue Shrewsbury Shropshire SY3 8UY	Loft conversion works including formation of front and rear dormers, porch extension, single storey rear extension and alterations and improvements works	No Objection
<b>33.</b>	<b>22/03417/FUL</b>	3 Coseley Avenue Shrewsbury Shropshire SY2 5UP	Erection of single storey rear extension	No Objection
<b>34.</b>	<b>22/03392/FUL</b>	10 Cornelia Crescent Shrewsbury Shropshire SY2 5LZ	Erection of single storey side and rear extension and conversion of existing garage to habitable space	No Objection

<b>35.</b>	<b>22/02878/LBC</b>	Former F W Thornton 55 - 57 Wyle Cop Shrewsbury Shropshire SY1 1XJ	Conversion of main building and rear workshop to form 9No. flats	Deferred
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The Town Council requested to see a Heritage Impact Assessment for this application as it appeared to be a large increase in flats proposed by the applicant. Members also wished to see a Flood Risk Assessment for this location as the area is prone to flooding before making a decision.

<b>36.</b>	<b>22/02909/FUL</b>	Former F W Thornton 55 - 57 Wyle Cop Shrewsbury Shropshire SY1 1XJ	Conversion of main building and rear workshop to form 9No. flats	Deferred
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The Town Council requested to see a Heritage Impact Assessment for this application as it appeared to be a large increase in flats proposed by the applicant. Members also wished to see a Flood Risk Assessment for this location as the area is prone to flooding before making a decision.

<b>37.</b>	<b>22/03498/TCA</b>	Shrewsbury Sixth Form College English Bridge Campus Abbey Foregate Shrewsbury Shropshire SY2 6AA	Works to a number of trees (see schedule) within Shrewsbury Conservation Area	Objection
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The Town Council objected to this application as no reasons have been provided for the felling of the trees located within the Shrewsbury Conservation Area. The trees provide natural shading and replacement trees had not been proposed. Members also commented that it appeared work to remove the trees had started before permission had been granted. An email will be sent to the case officer requesting the current status of this application.

<b>38.</b>	<b>22/03471/TPO</b>	25 Kennedy Road Shrewsbury Shropshire SY3 7AB	To fell 3no. conifers (T1, T2 and T3) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	No Objection
<b>39.</b>	<b>22/03423/FUL</b>	Mulberry House Swan Hill Shrewsbury Shropshire SY1 1NQ	Erection of single storey rear extension, alterations to fenestration to include insertion of doors/windows	No Objection
<b>40.</b>	<b>22/03380/FUL</b>	Meole Brace Peace Memorial Hall Upper Road Shrewsbury Shropshire	Erection of extension, refurbishment and re-model memorial hall	No Objection
<b>41.</b>	<b>22/03376/FUL</b>	47 Westwood Drive Shrewsbury Shropshire SY3 8YB	Erection of a two storey front extension and two-storey side extension, following demolition of front porch together with conversion of existing detached garage and covered way to habitable use	No Objection



42.	22/03369/OUT	Proposed Care Community At Hencote Cross Hill Shrewsbury Shropshire	Outline application (access for consideration) for a Continuing Care Community (Use class C2) comprising up to 182 units of extra care/close care accommodation; graduated care provision in the form of lodges and apartments; a 75 bed nursing home/dementia unit; amenities building providing support and management facilities, treatment/therapy rooms, fitness pool, restaurant; open space/communal gardens, landscaping, car parking and supporting infrastructure	Objection
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The Town Council objected to this application on the same basis as their previous decision as little had changed to address any issues raised since the previous outline application was refused. Specifically, their objections were:

- Overshadowing/loss of outlook to the detriment of residential amenity
- Highway issues: traffic generation, vehicular access, highway safety
- Adverse impact on nature conservation interests & biodiversity opportunities

Members added their concerns that the development would be highly visible not just from certain parts of the town but by anyone using the Public Right of Way adjacent to this site a They also raised their strong concerns that the Visual Impact Assessment did not show any pictures of the skyline and questioned the visual receptors used in the document. They questioned if the assessor had actually visited the site and the town in order to assess the impact. The Committee also felt that there was little connectivity between the narrative provided in the application and the actual plans, and that this needed to be addressed as it felt disingenuous. The proposed site still appears reliant on the application for the North West Relief Road which had not yet been approved.

#### 48.2 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 30 July 2022 to 19 August 2022.

##### **RESOLVED:**

That the variance of planning decisions between the period 30 July to 19 August 2022 be noted.

#### 48.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 30 July to 19 August 2022 for noting:

- 1) 22/03655/CPL - Application for a Lawful Development Certificate for the proposed loft conversion – 4 Mayfield Gardens, Shrewsbury.

- 2) 22/03681/CPL - Lawful development certificate for the proposed installation of electric vehicle charger in front elevation - 4 North Hermitage, Shrewsbury, Shropshire, SY3 7JW

**RESOLVED:**

That the application for Certificates of Lawful Development between 30 July to 19 August be noted.