

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 27 April 2021

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, K Halliday, P Nutting, K Pardy and K Roberts.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk).

APOLOGIES

No apologies were received.

75/20 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
Councillor N Green	<ul style="list-style-type: none">Declared an interest in Agenda item 4.1 due to a professional connection to the issue.

76/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 30 March were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 30 March be approved and signed as a correct record.

77/20 MATTERS ARISING

Councillor Green left the meeting. Councillor Gillam took over as Chairman.

77.1 Land Adjacent to 30 Havelock Road

The Deputy Town Clerk explained to the Committee that, following comments from members of the public, the Committee should note a resolution from full Council on 22 March 2021 regarding an application to recognise this land as an Asset of Community Value. It also needed to clarify the Town Council's role in this process.

At the Full Council Meeting there was a discussion regarding a proposal that had been made to Shropshire Council to nominate land adjacent to 30 Havelock Road to be listed as a Community Asset. This would normally have come to Planning Committee but, given the timings for a response, Full Council was the next available meeting.

It was clarified that when considering the application Shropshire Council consults with the Town Council as a non-statutory consultee. We are not the decision maker and asked only for our view.

The land adjacent to 30 Havelock Road is actually divided into two parts. The first part being the one proposed in the application to become a Community Asset. The remainder is private woodland.

At Full Council, the following recommendation was made:

- That Shrewsbury Town Council supports the registration of land adjacent to 30 Havelock Road as an Asset of Community Value on the grounds that this site has been recognised as a valuable visual amenity to the area since 2005 and by virtue of its annexing from the principle building residents have enjoyed an as-of-right use of this site for recreational activity.

Since that meeting, the nomination of land adjacent 30 Havelock Road Shrewsbury (application CR2B0141) as an Asset of Community Value has been successful and that the asset was listed on 19 April 2021.

No further comments were made by Members.

RESOLVED:

The update from the Deputy Town Clerk was noted.

Councillor Green re-joined the meeting.

77.2 Delegated authority for the meeting scheduled for 4 May 2021

The Deputy Town Clerk explained to Members that the next Planning meeting was scheduled for 4 May. Given elections were due to take place in the following week, it was proposed that instead of holding that meeting, we will email out the list of applications to be considered along with the recommended decisions on Wednesday 28 April. Members would then be asked to respond with comments by Tuesday 4 May. The decisions will then be formally noted at the next Planning meeting.

RESOLVED:

Members were happy with this suggestion and no comments were raised.

78/20 HIGHWAY ORDERS

78.1 Street naming and numbering - Land East of Bowbridge House, Off Mytton Oak Road, Shrewsbury.

The street naming and numbering section of Shropshire Council have been asked to provide official addresses in respect of the residential development; Land East of Bowbridge House, Off Mytton Oak Road, Shrewsbury. The development requires one new street name and the developer has put forward the following suggestions:

- The Firs
- Stapeley Court

They believe the land being developed was previously owned by an adjacent property, which was originally/historically known as 'The Firs' and 'Stapeley Court' is derived from a Shropshire Landmark, hence the suggestions made.

RESOLVED:

Members were in agreement that the new development should be called 'The Firs' as this is more suitable for this location. Notification of our decision will be sent to the Street Naming team.

79/20 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

80/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

81/20 PLANNING APPLICATIONS

81.1 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 20 March – 16 April 2021

RESOLVED:

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

1.	21/01949/TCA	11 Drawwell Street Shrewsbury SY3 7RF	Felling of 2No. Apple trees and crown reduction of 1No. Weeping Willow tree by approximately 1-2m over entire canopy within Belle Vue Conservation Area	Representation
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The Town Council object to the felling of the two apple trees for the purpose of excessive shading and Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees within a Conservation Area. There are no objections for the proposed crown reduction of the Willow Tree.

2.	21/01618/FUL	14 Peace Drive Shrewsbury SY2 5NQ	Erection of single storey extension and internal reconfiguration	Representation
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Whilst the Town Council does not object to this application per se, Members do object to the removal of the pine tree as indicated on the site plan. The location of the pine tree seems quite a distance away from the proposed works so cannot understand why it needs to be removed.

3.	21/01607/VAR	55-57 Former F W Thornton Wyle Cop Shrewsbury SY1 1XJ	Variation of Condition No.2 (approved plans) attached to listed building consent 20/00227/LBC dated 21/12/2020	No Objection
4.	21/01160/FUL	41 Oswell Road Shrewsbury SY2 5YL	Erection of detached outbuilding to be used as self-contained residential accommodation ancillary to the main dwelling	Support with Comment

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.

5.	21/01537/FUL	119 The Mount Shrewsbury SY3 8PG	Installation of new and replacement windows with internal alterations	No Objection
6.	21/01500/FUL	16 Bardsley Drive Shrewsbury Shropshire SY2 5NT	Erection of a single storey rear and side extension	No Objection
7.	21/01586/LBC	40 Wyle Cop Shrewsbury SY1 1XF	Conversion of upper floors into 2No. flats and ground floor shop unit and rear single storey kitchen extension in courtyard for Class E (a, b and c) uses including internal and external works affecting a Grade II Listed Building	No Objection

8.	21/01585/FUL	40 Wyle Cop Shrewsbury SY1 1XF	Conversion of upper floors into 2No. flats and ground floor shop unit and rear single storey kitchen extension in courtyard for Class E (a, b and c) uses including internal and external works	No Objection
9.	21/01568/FUL	28 Copthorne Park Shrewsbury SY3 8TJ	Erection of single storey rear extension following demolition of existing conservatory	No Objection
10.	21/01541/LBC	6 Shoplatch Shrewsbury SY1 1HF	Subdivision of existing upper floor flat into 3 separate bedsit flats including new street level doorway to provide access	No Objection
11.	21/01540/FUL	6 Shoplatch Shrewsbury SY1 1HF	Subdivision of existing upper floor flat into 3 separate bedsit flats including new street level doorway to provide access	No Objection
12.	21/01536/FUL	4 Burton Street Shrewsbury SY1 2JW	Erection of single storey side and rear extensions	No Objection
13.	21/01519/FUL	Unit 10 Shopping Parade Tilstock Crescent Shrewsbury Shropshire	Change of use from retail (Class E(a)) to Veterinary Practice	No Objection
14.	21/01512/FUL	Monkmoor Sewage Treatment Works Monkmoor Road Shrewsbury	Upgrading of existing telecommunications equipment	No Objection
15.	21/01489/ADV	39 - 40 High Street Shrewsbury Shropshire SY1 1ST	Display of replacement signage	No Objection
16.	21/01890/HHE	5 The Furlongs Bicton Heath Shrewsbury Shropshire SY3 5FU	Erection of a rear single storey extension to detached dwelling, dimensions 5.50 metres beyond rear wall, 2.90 metres maximum height, 2.90 metres high to eaves	No Objection
17.	21/01884/TPO	2 Carlton Close Shrewsbury SY3 5JA	Crown lift 1No. Beech tree removing lowest level small diameter low hanging branches protected by SABC (Land at and surrounding Bowbrook) TPO 2008	No Objection
18.	21/01876/TCA	18 Whitehall Street Shrewsbury Shropshire SY2 5AD	Crown reduction by 30% of 1No. Holly tree within Shrewsbury Conservation Area	No Objection

19.	21/01852/TCA	Greenhill East Copthorne Road Shrewsbury SY3 8NS	T1 - Lawson Cypress - Fell, T2 - Ash - Fell within Shrewsbury Conservation Area	Objection
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The Town Council object to this application as there are no reasons given for the felling of two trees within the Shrewsbury Conservation Area.

20.	21/01841/TCA	20 Crescent Place Town Walls Shrewsbury Shropshire SY1 1TQ	Works to trees as per schedule within Shrewsbury Conservation Area	Representation
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The Town Council object to the felling of the three trees proposed for removal as no reasons have been provided for their removal. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees within a Conservation Area. There are no objections for the further tree works proposed.

21.	21/01773/TCA	4 Burton Street Shrewsbury Shropshire SY1 2JW	Cut back 20% of Silver Birch tree within Shrewsbury Conservation Area	No Objection
22.	21/01505/FUL	42 Belle Vue Gardens Shrewsbury SY3 7JH	Construction of first floor accommodation with pitched roof; fill-in rear extension	No Objection
23.	21/01493/FUL	19 Wyle Cop Shrewsbury SY1 1XB	Change of Use of rear garden from residential use to E(b) Sale of food and drink for consumption (mostly) on the premises	Representation

The Town Council has no objections per se to this application, but would like to see strong recommendations put in place with regards to the trading hours and to take in to serious consideration the effects this may have on neighbouring residential properties with regards to noise and light.

24.	21/01487/FUL	3 Severn Bank Shrewsbury SY1 2JD	Replacement of two wooden bay windows with wooden double glazed bays	No Objection
25.	21/01463/FUL	Proposed Dwelling At Cheshire Court Old Coleham Shrewsbury	Erection of 1No dwelling	Representation

The Town Council has no objections per se to this application, but would like the Case Officer to look into concerns that have been raised from residents of Cheshire Court in regards to the balconies at the back of the property and the possibility of overlooking/privacy issues this may cause.

26.	21/01842/TCA	19 Crescent Place Town Walls Shrewsbury Shropshire SY1 1TQ	Fell 1no Holly Tree, Crown reduce 1no Pear Tree by 20% and top 1no Magnolia by 1-1.5metres within Shrewsbury Conservation Area	Representation
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The Town Council object to the felling of the Holly Tree as no reasons have been provided for its removal. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree within a Conservation Area. There are no objections for the further tree works proposed.

27.	21/01492/FUL	6 Eldon Drive Shrewsbury SY3 8YD	Erection of two storey side extension, single storey kitchen dining extension, Alterations to external materials on front elevation	No Objection
28.	21/01481/FUL	37 Hafren Road Shrewsbury Shropshire SY3 8NG	Erection of single storey extension to rear	No Objection
29.	21/01471/FUL	32 Copthorne Park Shrewsbury Shropshire SY3 8TJ	Erection of a single detached garage following removal of existing	No Objection
30.	21/01458/FUL	25 Lesley Owen Way Shrewsbury SY1 4RB	Proposed pitch roof single storey extension to rear	Support with Comment

Whilst the Town Council does not object to this application per se, Members fully support the comments that have been raised by the Tree Officer with regards to confirming if the protected Oak Tree is still present on site.

31.	21/01331/FUL	2 Hexham Way Shrewsbury SY2 6QX	Proposed alterations to roof to include insertion of pitch roof dormers	No Objection
32.	21/01269/LBC	186 Abbey Foregate Shrewsbury Shropshire SY2 6AH	Erection of single storey extension; insertion of replacement window to front elevation	Support with Comment

Whilst the Town Council does not object to this application per se, Members fully support the comments made by the Conservation Officer with regards to the planned building materials.

33.	21/01801/TCA	105 The Mount Shrewsbury Shropshire SY3 8PH	Removal of 1No Beech Tree removal including root within Shrewsbury Conservation Area	Representation
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Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree within Shrewsbury Conservation Area. This is an important tree and we would like to know if any other action can be taken instead of felling the tree.

34.	21/01745/TCA	47 London Road Shrewsbury Shropshire SY2 6NP	Removal of 1 No Laburnum tree from back garden within Shrewsbury Conservation Area	Objection
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The Town Council objects to the removal of the tree for the reasons of excessive shading, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations to confirm if the removal of the tree is necessary or if there are alternative suggestions rather than removal.

35.	21/01438/FUL	Chestnut House 33B Kennedy Road Shrewsbury SY3 7AB	Conversion of loft space to provide two additional bedrooms, insertion of new rooflights and windows to gable ends and replacement of existing render facade with brick detailing	No Objection
36.	21/01425/FUL	27 Walton Road Shrewsbury SY3 7QJ	Erection of single storey rear extension, rear dormer window and small front dormer window to roof	No Objection
37.	21/01411/FUL	Ashleigh 3 Ridgebourne Road Shrewsbury SY3 9AA	Erection of single storey rear extension and partial conversion of existing garage into additional living space	No Objection

The Town Council fully support the comments made by the Tree Officer with regards to a General Tree Protection Plan being implemented.

38.	21/01403/FUL	Glan Afon 77 Underdale Road Shrewsbury SY2 5EE	Alterations to existing dwelling to include raising of roof line, installation of 2No. juliet balconies and balcony to span the west elevation, installation of dormer windows to east elevation and replacement of windows and doors and internal remodelling	No Objection
39.	21/01387/FUL	Hunters Court Hunter Street Shrewsbury SY3 8QN	Erection of first floor front box- bay window/balcony extension, ground floor single rear extension and renovation of existing apartments	Representation

Whilst the Town Council does not object to this application per se, some concerns were raised with regards to affordable housing and converting affordable flats into those much higher in price resulting in a loss affordable living space. Members fully support the comments raised with regards to trying to improve the energy efficiency and this must be given greater consideration.

40.	21/01385/FUL	4 Canon Street Shrewsbury SY2 5HG	Replace five windows to front and rear elevations	No Objection
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41.	21/00926/PRCPA	Bradleys Butchers & Deli 1 London Road Shrewsbury Shropshire SY2 6NN	Application under Part 3, Class C of the Town and Country (General Permitted Development) Order 2015 to change the use from (A1) retail to (A3) restaurants/cafes - increase seating capacity and install a small cubical toilet	No Objection
42.	21/01371/FUL	48 Berwick Road Shrewsbury SY1 2NA	Erection of a first - floor balcony	No Objection

The Town Council fully support the comments raised by the Tree Officer with regards to a planning condition requiring details of how the trees will be protected.

43.	21/01313/TEL	Proposed Telecommunications Mast to The West Of Spring Gardens Shrewsbury Shropshire	Prior Notification under Schedule 2 Part 16 Class A for the proposed erection of one 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	No Objection
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Whilst the Town Council does not object to this application per se, Members fully support the comments made by the Conservation Officer with regards to an Impact Assessment is recommended.

44.	21/01267/FUL	8 Millmead Drive Shrewsbury Shropshire SY2 6DU	Erection of first floor extension and internal alterations	No Objection
45.	21/01461/TPO	18 The Knolls Bicton Heath Shrewsbury Shropshire SY3 5DR	To fell 1No Sycamore protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008	Objection

The Town Council sympathises with the residents of this property and the reasons they have provided for wanting to fell the tree, but Members do not feel that removing the tree is the correct option. Members respectfully request that Shropshire Council's Tree Officer provides expert assessment and recommendations to confirm if the removal of the tree is necessary or if there are alternative suggestions.

46.	21/01591/TCA	45A & 47 Belle Vue Gardens Shrewsbury SY3 7JH	Crown reduce by approximately 1m 1No Apple Tree (T1) to maintain a smaller crown, crown lift 1No Spruce Tree (T2) by approximately 3-4m on No.47 garden side and crown reduce 1No Lawson cypress (T3) by approximately 1-2m over entire canopy to maintain a smaller crown within Belle Vue Conservation Area	No Objection
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47.	21/01583/TPO	7 Milnthorpe Close Shrewsbury Shropshire SY3 9QP	Crown reduction works to two Sycamore trees in the rear garden protected by Shrewsbury and Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
48.	21/01579/TPO	33 Ridgebourne Road Shrewsbury SY3 9AB	To fell 1No. Ash tree protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Decision made

Permission was granted by Shropshire Council prior to the meeting.

49.	21/01573/TPO	5 Lonsdale Drive Shrewsbury SY3 9QJ	Works to reduce overlong, lateral side branches of 1No Beech tree extending towards house by approximately 3m and reduce the rest of the crown by approx. 1-2m, remove deadwood and rubbing branches protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
50.	21/01477/TPO	10 Rushbrooke Way Shrewsbury Shropshire SY2 5TQ	Removal of 4No lowest branches of 1No Corsican Pine Tree protected by Shrewsbury & Atcham Borough Council (Land at Rushbrooke Way and Alvaston Way, Monkmoor) Tree Preservation Order 2008	No Objection
51.	21/01340/FUL	Trims Unisex Hairdressers 2 Sundorne Avenue Shrewsbury Shropshire SY1 4JP	Erection of single storey extension	No Objection
52.	21/01312/FUL	32 Tudor Road Shrewsbury SY2 6TB	Erection of a two- storey extension to side	No Objection
53.	21/01304/TCA	4 Albert Street Shrewsbury Shropshire SY1 2HT	To fell 1No Cherry Tree within Shrewsbury Conservation Area	Objection

The Town Council object to the removal of the Cherry Tree and Members respectfully request that Shropshire Council's Tree Officer provides expert assessment and recommendations to confirm if the removal of the tree within Shrewsbury Conservation Area is necessary or if there are alternative suggestions.

54.	21/01268/FUL	186 Abbey Foregate Shrewsbury Shropshire SY2 6AH	Erection of single storey extension; insertion of replacement window to front elevation	Support with Comment
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Whilst the Town Council does not object to this application per se, Members fully support the comments made by the Conservation Officer with regards to the planned building materials.

55.	21/01523/TPO	Trees at H20 Apartments Chester Street Shrewsbury SY1 1NX	Minor crown lifting and thinning to 3No semi mature Ash Trees protected by Shrewsbury & Atcham Borough Council (Chester Street) Tree Preservation Order 1983	No decision made
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Permission was granted by Shropshire Council prior to the meeting.

56.	21/01249/FUL	7 Burnham Avenue Shrewsbury Shropshire SY2 5LL	Erection of part two storey and single storey rear extension	No Objection
57.	21/01209/OUT	Proposed Care Home Shillingston Drive Berwick Grange Shrewsbury Shropshire	21/01209/OUT Outline application (access for consideration) for the erection of residential care home (C2 use), formation of a new vehicular access, creation of car parking and works to and the removal of trees	Support with Comment

Whilst the Town Council has no objections per se to this application, Members fully support the comments made by the Conservation Officer.

58.	21/00831/FUL	9 Greyfriars Road Shrewsbury Shropshire SY3 7EN	Erection of timber frame garage with concrete base	Support with Comment
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Whilst the Town Council have no objections to this application, Members fully support the comments raised by the Conservation Officer where guidance has been provided with regards to the materials used and colour so there is no potential visual impact.

59.	21/01102/FUL	Cranmer House 3 The Limes Pountney Gardens Shrewsbury Shropshire SY3 7NU	Erection of apex wooden garden shed	No Objection
60.	21/01480/TCA	17 Berwick Road Shrewsbury Shropshire SY1 2LL	Notification of tree works to include the removal of holly hedge and three Yew trees and the reduction by 1.5m of one Magnolia tree; all lying within the Shrewsbury Conservation Area	Representation

The Town Council object to the removal of the Yew trees and Holly hedge and Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees within a Conservation Area. There are no objections for the proposed reduction of the Magnolia Tree.

61.	21/01515/HHE	51 Albert Road Shrewsbury Shropshire SY1 4JD	Erection of a single storey rear extension to semi detached dwelling, dimensions 3.6 meters beyond the rear wall, 3 meters maximum height and 3 meters high to eaves	No decision made
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Permission granted by Shropshire Council prior to the meeting.

62.	21/01516/TCA	105 Longden Coleham Shrewsbury Shropshire SY3 7DX	Coppice back (to growth points) 1 no. Willow tree within Shrewsbury Conservation Area	No Objection
63.	21/01191/FUL	22 Monkmoor Road Shrewsbury SY2 5AW	Erection of single storey rear extension	No Objection

The Town Council raises no objection to this application and fully supports the suggestion provided by the Conservation Officer with regards to a low profile roof lantern.

64.	21/01054/FUL	8 Hopton Drive Shrewsbury Shropshire SY1 4QA	Erection of front and rear ground floor extensions and garage	No Objection
65.	21/01193/FUL	33 Belle Vue Gardens Shrewsbury SY3 7JH	Erection of single storey rear extension and associated alterations following some demolition	No Objection

The Town Council raises no objection to this application and fully supports the suggestion provided by the Conservation Officer with regards to the raised roof lanterns.

66.	21/01147/FUL	10 Grange Road Shrewsbury SY3 9DA	Erection of single story rear extension with roof lantern	No decision made
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Permission was granted by Shropshire Council prior to the meeting.

67.	21/01017/FUL	20 Oakley Street Shrewsbury SY3 7JU	Erection of single storey rear and side flat roof extension, replacement roof to garage and erection of porch to front; demolition of rear extension (resubmission)	No Objection
68.	21/01439/TCA	The Beeches Longmeadow Drive Shrewsbury SY2 6NA	Cut to ground level 1no Beech Tree and 1no Conifer Tree within Shrewsbury Conservation Area	Objection

The Town Council object to the felling of the Beech Tree and Conifer Tree and Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees within Shrewsbury Conservation Area.

69.	21/01307/TCA	The Garden House 38A London Road Shrewsbury SY2 6NX	Reduction and reshaping of 1No. Beech tree by 30% within Shrewsbury Conservation Area	No decision made
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Permission was granted by Shropshire Council prior to the meeting.

81.2 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 20 March to 16 April 2021

RESOLVED:

That the variance of planning decisions between the period 20 March to 16 April 2021 be noted

81.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 20 March to 16 April 2021 for noting:

1. 21/01333/CPL – Application for a Lawful Development Certificate for the proposed erection of a rear extension – 2 Juniper Road, Shrewsbury SY1 2BN
2. 21/01683/CPL – Application for a Lawful Development Certificate for the proposed erection of a single storey extension to rear/side – 41 Percy Street, Shrewsbury SY1 2QQ

RESOLVED:

That the applications for Certificates of Lawful Development between 20 March to 16 April 2021 be noted

82/20 A THANK YOU TO COMMITTEE MEMBERS

As this would be the last Planning Committee meeting for some Members, the Chairman extended his thanks to all who have served on the committee. He said that their contribution had been extremely valued and he would like to thank all Councillors and staff for their time and effort.