

SHREWSBURY TOWN COUNCIL

Planning Committee
Meeting held virtually via Microsoft Teams
At 6.00pm on 28 September 2021

Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.

PRESENT

Councillors N Green (Chairman), M Davies, R Dartnall, K Halliday, P Moseley and B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk)

APOLOGIES

Apologies were received from Councillor Lemon and Councillor Vasmer.

49/21 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

Councillor P Moseley	<ul style="list-style-type: none"> Declared an interest on application 21/04129/FUL as the applicant is known to her.
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

50/21 MINUTES OF THE LAST MEETING

50.1 The minutes of the Planning Committee meeting held on 7 September 2021 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 7 September 2021 be approved and signed as a correct record.

Councillor Roberts and Councillor Pardy joined the meeting.

51/21 NORTH WEST RELIEF ROAD

The Town Clerk informed the Committee that amendments for the North West Relief Road proposal had been received from Shropshire Council. The amendment letter had been emailed out to all Councillors to look through, and asked Members if they had any comments they would like to raise.

RESOLVED:

Whilst it is acknowledged that there have been moves to address some of the environmental concerns of this development, these changes do not address the global objection this Council has to the building of this road and its continued encouragement of the use of the car at a time that dictates that car usage should be discouraged. Of particular concern to this Council is the addition of a cycle lane, inappropriately segregated from the lanes of traffic; members see this as a feeble addition to the scheme to address the concerns of those promoting active travel.

Councillor Pardy left the meeting.

52/21 MATTERS ARISING**52.1 Reconsultation on application 21/01176/FUL - Edgehill 31 Ridgebourne Road, Shrewsbury. SY3 9AA.**

The Town Clerk informed Members that the Committee originally looked at this application on 17.08.2021 and deferred their decision waiting for comments from the Environment Agency & the Ecology Officer. Comments had now been received from both and the Committee was provided with a quick summary. The Environment Agency were not providing comments as the proposal was within 8m of the main river. Shropshire Council Ecology Officer stated that additional information/surveys were required and in the absence of these, they would refuse the application as it was not possible to conclude that the proposal would not impact on important ecological receptors.

Shropshire Council Tree Officer also required further information from the applicant that certain trees had not been damaged and concerns regarding the long-term stability of the banks of the trench and how this may be affected by erosion and if it would then lead to a need to undertake further works that may impact on the retained trees. It was also noted that there were two public objections to this application.

RESOLVED:

Members discussed the application further and the decision was made that the Committee would be objecting to this application. The Radbrook valley has huge ecological importance to this area; it provides the heart and lungs to the town, therefore any development in this area must have measures that actively supports the ecological integrity of the area. Equally the Council sees that the sustainability of the tree stock is hugely importance in stabilising the banks of the river and preventing flooding and erosion. This Council feels this application lacks the detail to support this development from both an ecological point of view and an arboricultural point of view.

52.2 Reconsultation on application 21/03488/FUL - 8 The Hawthorns, Shrewsbury.

The Town Clerk informed Members that the Committee looked at this application on 17 August 2021 and objected on the grounds of over development. The plans showed that the dwelling, which is located on a quiet cul-de-sac, will more than double in size and greatly affect the current street scene. Members agreed with comments made with regards to possible overlooking/loss of privacy for neighbouring properties. The proposed new garages also appeared to be quite taller than current garages in situ. There were also concerns on how this proposed development will affect the residents of Number 10.

The Town Clerk explained that drawings had now been revised for this application and that the size of the new semi-detached dwelling had been reduced to match exactly the existing dwelling's width. The fenestration pattern of the new dwelling had also been altered to match the existing, achieving symmetry between the existing and proposed dwellings. The size of the extension to Number 8 had been set back to align with the extension of Number 6. The footprint of the new double garage had been reduced and the proposed double garage roof profile had been amended from gabled to hipped to allay any concerns over the blocking of light.

Members were also provided with comments from the Conservation Officer who stated that the revisions go some way to mitigating the potential negative impact on the streetscape and Conservation Area. No further objections were raised to this application subject to conditions being set to agree external materials where relevant.

Councillor Halliday informed the Committee that this application had been discussed at Northern Planning earlier today and confirmed that permission had now been granted. No further comments were made by Committee.

53/21 HIGHWAY ORDERS

There were no Highways Orders for consideration.

54/21 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

55/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

56/21 PLANNING APPLICATIONS**56.1 Schedules of Planning Applications**

The 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 August – 17 September 2021.

RESOLVED:

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

1.	21/04270/FUL	5 Farfield Close Shrewsbury SY3 5LD	Erection of first floor extension, single storey extension and internal alterations	No Objection
2.	21/04274/FUL	2 Broadway Close Shrewsbury SY2 6HY	Erection of a two storey side extension	No Objection
3.	21/04248/FUL	17 Victoria Street Shrewsbury SY1 2HS	Replacement of existing 3No. like for like windows with timber framed double glazed windows (Flat 3)	No Objection
4.	21/04246/LBC	4-5 Wyle Cop Shrewsbury SY1 1UT	Change of use from Class E (retail shop) to Class E (cafe/restaurant) and Sui Generis Use (drinking establishment) including installation of obscure glazed window to kitchen, existing window to be removed and replaced with opening door and screen and other internal alterations affecting a Grade II Listed Building	Representation

Whilst the Council understands that the applicant wants to keep his options open in terms of end user, it is very difficult for the Council to assess this application without that end user. The Council's overriding wish is to maintain the vitality and viability of the town centre, whilst recognising there are residents in the town centre and particularly this area of the town. The Council has no objections to the works per say but would wish to see conditions in place that restricts hours of operation and in particular hours of operation of the external space comparable to similar premises in the area. We trust that this will be looked at in more detail at the licensing stage.

5.	21/04245/FUL	4-5 Wyle Cop Shrewsbury SY1 1UT	Change of use from Class E (retail shop) to Class E (cafe/restaurant) and Sui Generis Use (drinking establishment) including installation of obscure glazed window to kitchen, existing window to be removed and replaced with opening door and screen and other internal	Representation
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			alterations	
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Whilst the Council understands that the applicant wants to keep his options open in terms of end user, it is very difficult for the Council to assess this application without that end user. The Council's overriding wish is to maintain the vitality and viability of the town centre, whilst recognising there are residents in the town centre and particularly this area of the town. The Council has no objections to the works per say but would wish to see conditions in place that restricts hours of operation and in particular hours of operation of the external space comparable to similar premises in the area. We trust that this will be looked at in more detail at the licensing stage.

6.	21/04131/FUL	Oak Ward The Redwoods Centre Somerby Drive Shrewsbury Shropshire SY3 8DS	Provision of a seclusion block and associated works adjacent to Oak Ward	Support with Comment
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The Council positively supports this application. The proposed expansion of this valuable facility has been done sympathetically.

7.	21/04463/TPO	Verity House 113 Wenlock Road Shrewsbury Shropshire SY2 6JX	To crown reduce by 20% and remove dead and diseased limbs 1no Walnut tree protected by Shrewsbury and Atcham Borough Council (Wychbury House, 113 Wenlock Road, Shrewsbury) Tree Preservation Order 1993	No Objection
8.	21/04466/TPO	The Old House 20 Canonbury Shrewsbury SY3 7AH	To crown lift to 6m remove deadwood 1no Atlas Cedar tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	No Objection
9.	21/04315/TCA	The Old House 20 Canonbury Shrewsbury SY3 7AH	To fell various trees (as per schedule) within Shrewsbury Conservation Area	Representation

Whilst the Council understand the needs for removal of such a large tree stock, we would request that the applicant discusses replacement options with the Tree Officer to ensure that chosen species fit the area's setting.

10.	21/04185/LBC	2 & 4 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Internal works to facilitate combining 2No dwellings to 1No dwelling affecting a Grade II Listed Building	No Objection
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11.	21/04363/TCA	1 Hazledine Court Longden Coleham Shrewsbury SY3 7BS	To carry out various works as per schedule within Shrewsbury Conservation Area	No Objection
12.	21/04448/TCA	15 Sutton Road Shrewsbury Shropshire SY2 6DE	To fell a number of trees as per schedule within Shrewsbury (Sutton Road) Conservation Area	Objection

The Council sees this application as a means of wholesale clearance of the tree stock on the site without any reason for removal or mitigation offered. Of particular concern are the removal of trees at the front of the property, which are likely to have a detrimental impact on the street scene and the general visual amenity of the area.

13.	21/04445/TCA	17 St Johns Hill Shrewsbury Shropshire SY1 1JJ	To crown reduce by 30% (away from BT wires) and minor crown thin 1no mature Apple tree within Shrewsbury Conservation Area	No Objection
14.	21/04344/TCA	84 St Michaels Gate Shrewsbury SY1 2HL	To remove 2no Leylandii trees (T1 and T2) in rear garden within Shrewsbury Conservation Area	No Objection
15.	21/04200/FUL	8 Roushill Bank Shrewsbury Shropshire SY1 1PN	Change of use of first and second floors from A1 Retail storage to Tattoo Studio (Sui Generis)	No Objection
16.	21/04170/LBC	Coppers End The Old Police Station Swan Hill Shrewsbury Shropshire SY1 1NN	Internal alterations to adapt existing garage into habitable sitting room and creation of additional bedroom on first floor affecting a Grade II Listed Building	No Objection
17.	21/04118/FUL	12 Kingfisher Close Shrewsbury SY1 4TW	Erection of a detached dwelling, formation of access for existing dwelling (revised scheme)	Objection

The Council sees this application as an overdevelopment of the site, causing an adverse and unnecessary impact on the street scene. Members are equally concerned around the positioning of No 14 in front of the natural building line of the street.

18.	21/04153/FUL	1 Roman Road Shrewsbury SY3 9AZ	Erection of part two storey and single storey extensions following the demolition of existing lean-to extension and garage and erection of first floor extension above existing drawing room and alterations to boundary wall to include single storey flat roof extension (re-submission)	No Objection
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The Council positively supports this application in terms of its plans to improve the street scene and remove the clutter that is present in the area.

19.	21/04146/FUL	9 Peace Drive Shrewsbury SY2 5NQ	Erection of single storey extension to replace carport	No Objection
20.	21/04141/FUL	31 Canon Street Shrewsbury Shropshire SY2 5HQ	Replacement of 3No windows and 1No door	No Objection

Councillor Moseley left the meeting.

21.	21/04129/FUL	1 Porthill Gardens Shrewsbury Shropshire SY3 8SH	Adapt and extend existing single storey garage to provide a double garage facility with a terraced roof	No Objection
22.	21/03597/LBC	Chaddeslode Lodge 131 Abbey Foregate Shrewsbury SY2 6LY	Erection of a conservatory to rear	Objection

Whilst recognising that this extension is designed to be clearly different to the listed property, the Council would still expect that the quality of materials used are sympathetic to those of the existing building and the Council would expect this to be conditioned as part of any approval.

23.	21/03596/FUL	Chaddeslode Lodge 131 Abbey Foregate Shrewsbury SY2 6LY	Erection of a conservatory to rear	Objection
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Whilst recognising that this extension is designed to be clearly different to the listed property, the Council would still expect that the quality of materials used are sympathetic to those of the existing building and the Council would expect this to be conditioned as part of any approval.

24.	21/04139/FUL	11 Priory Drive Shrewsbury Shropshire SY3 9EF	Erection of extension to kitchen and replacement of existing flat roof with pitched tiled roof to kitchen and dining room	No Objection
25.	21/03954/FUL	Hartlands Rest Home Whitehall Street Shrewsbury Shropshire SY2 5AD	Erection of single and two storey rear extension, with single storey side extension	Objection

The Council objects to this application on the grounds that this is a significant development nearly doubling the size of the existing footprint of the building, thereby impacting on the amount of outside space and the amenity value of both existing and future residents. By increasing the number of residents, it will inevitably have an impact on vehicular flows to and from this property.

26.	21/04258/TPO	10 Kemps Eye Avenue Shrewsbury SY3 7QW	Fell 1no Scot's Pine protected by the Shrewsbury and Atcham Borough Council (Kemps Eye Avenue, Belle Vue) Tree Preservation Order 1989 (Ref: SA/166)	Objection
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The Council objects to this application as this is a significant tree that holds certain prominence in the street scene and removal will inevitably impact on the visible amenity of the area.

27.	21/04287/TCA	120 Abbey Foregate Shrewsbury Shropshire SY2 6AZ	Reduce crown height by 6ft of 1no Bay & trim to boundary group of Hazel and Thorn (See Photos) within Shrewsbury Conservation Area	No Objection
28.	21/04069/FUL	Watergate House St Marys Water Lane Shrewsbury SY1 2BX	Installation of flood defences and 2no roof lights	No Objection
29.	21/04051/LBC	17 Swan Hill Shrewsbury SY1 1NL	Erection of a single storey extension following removal of an existing conservatory; internal remodelling affecting a grade II listed building	Objection

Whilst acknowledging the applicant's suggestion that this extension cannot be seen from any highway or footway, the Council considers this as an exceptionally large development and has little appreciation for the applicant's suggestion that materials are in keeping with the Listed Building.

30.	21/04050/FUL	17 Swan Hill Shrewsbury SY1 1NL	Erection of a single storey extension following removal of an existing conservatory; internal remodelling	Objection
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Whilst acknowledging the applicant's suggestion that this extension cannot be seen from any highway or footway, the Council considers this as an exceptionally large development and has little appreciation for the applicant's suggestion that materials are in keeping with the Listed Building.

31.	21/04061/LBC	Frankwell Quay Shrewsbury Shropshire	Replacement of an existing de-mountable flood gate post with a new swing gate post, flood gate (2.3m in width x 2.8m in height) and an extension to the existing flood wall to replace black palisade fencing along the	Support with Comment
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			tow path affecting a Grade II* Listed Building	
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The Council positively supports this application to improve and enhance the existing flood defence at a time when those defences are being challenged by increased impact from flood water. The proposals, whilst robust as defensive are equally sympathetic to its setting within the Conservation and directly adjacent to a Grade II* building.

32.	21/04060/FUL	Frankwell Quay Shrewsbury Shropshire	Replacement of an existing de-mountable flood gate post with a new swing gate post, flood gate (2.3m in width x 2.8m in height) and an extension to the existing flood wall to replace black palisade fencing along the tow path	Support with Comment
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The Council positively supports this application to improve and enhance the existing flood defence at a time when those defences are being challenged by increased impact from flood water. The proposals, whilst robust as defensive are equally sympathetic to its setting within the Conservation and directly adjacent to a Grade II* building.

33.	21/04038/LBC	24 Whitehall Street Shrewsbury SY2 5AD	Alterations to the rear elevation including new bi-folding doors, gable window and glass canopy affecting a Grade II Listed Building	No Objection
34.	21/04037/FUL	24 Whitehall Street Shrewsbury SY2 5AD	Alterations to the rear elevation including new bi-folding doors, gable window and glass canopy	No Objection
35.	21/04014/FUL	Proposed Dwelling Adjacent 36 Alexandra Avenue Shrewsbury Shropshire	Erection of 1No dwelling and formation of vehicular access	Objection

The Council considers this an overdevelopment of the site attempting to fit a pint into a half pint pot, rendering both the existing and proposed dwellings cramped with little valuable private amenity space. The positioning of the property expands the terracing effect along the existing properties and impacts on the building line along the semi-detached properties around the bend. The Council is sympathetic to the existing comments on the portal from residents in terms of loss of light and the difference in vernacular and appearance to existing properties.

36.	21/03995/FUL	42 Meole Rise Shrewsbury SY3 9JF	Erection of part single part two storey rear extension and associated alterations	No Objection
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37.	21/03994/FUL	Woodcote House Mytton Oak Road Shrewsbury Shropshire SY5 8PH	Removal of existing domestic outbuildings and replacement with new garaging, ancillary entertaining room and covered seating area	No Objection
38.	21/03969/FUL	Harlescott Barns, Unit 15 Harlescott Lane Shrewsbury SY1 3SZ	Change of use from beauty centre (sui generis use) to online confectionary packaging and distribution (Class B8 use)	No Objection
39.	21/03956/LBC	19 Crescent Place Town Walls Shrewsbury SY1 1TQ	Replacement of existing roof and rear elevation on lean-to extension, replacement of existing rooflight with 2No conservation rooflights, removal of stud walls, existing opening to be blocked up and new opening to be created in existing stud wall at second floor affecting a Grade II Listed Building	No Objection
40.	21/03955/FUL	19 Crescent Place Town Walls Shrewsbury SY1 1TQ	Replacement of existing roof and rear elevation on lean-to extension, replacement of existing rooflight with 2No conservation rooflights, removal of stud walls, existing opening to be blocked up and new opening to be created in existing stud wall at second floor	No Objection
41.	21/03909/ADV	H&M 11 Castle Street Shrewsbury Shropshire SY1 2BB	Erect and display replacement of 1No existing fascia sign and 1No existing projecting sign to Castle Street and replacement of 2No fascia signs to internal mall entrance within the Darwin Centre (all internally illuminated)	No Objection

56.2 Schedule of Planning Decisions

The 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 August to 17 September 2021.

RESOLVED:

There were no planning decisions for noting.