

SHREWSBURY TOWN COUNCIL

**Planning Committee
Meeting held virtually via Microsoft Teams
At 6.00pm on 26 April 2022**

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, K Halliday, C Lemon, P Moseley, K Pardy, A Phillips, D Vasmer and B Wall.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor Dartnall.

123/21 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

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 P Moseley	<ul style="list-style-type: none"> Declared a personal interest in application 22/01310/FUL and would take no part in discussions

124/21 MINUTES OF THE LAST MEETING

124.1 The minutes of the Planning Committee meeting held on 5 April 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 5 April 2022 be approved and signed as a correct record.

125/21 MATTERS ARISING

125.1 - Reconsultation - 22/00562/FUL – 7 Vane Road, Shrewsbury. Erection of rear two storey extension following demolition of single storey rear extension.

The Committee looked at this application on 15 March 2022 and raised an objection stating that they had concerns about the extent to which the loss of light and privacy of the neighbouring property was compromised with this application, particularly given the size and scale of the proposed extension.

RESOLVED:

Members looked at the revised plans provided by the applicant and were pleased that alterations had been made in line with comments raised. Committee were now happy to withdraw their original objection to this application.

126/21 EXAMINATION OF SHROPSHIRE LOCAL PLAN (STAGE 1)

The Deputy Town Clerk explained to Committee that the Shropshire Local Plan 2016-2038 was submitted for examination on 3 September 2021. Inspectors had now been appointed by the Secretary of State to conduct the examination. Members had already commented on the draft Local Plan before it was submitted in 2020.

Detailed papers had been sent out to all members prior to this meeting but the Deputy Town Clerk wished to outline what the next stage was, particularly for those members who were relatively new to the Committee.

The appointed investigators task is to consider whether the submitted plan complies with the relevant legislation. The Plan must be positively prepared, justified, effective and consistent with national policy.

There are three possible outcomes to the examination;

- The submitted plan is sound and legally compliant;
- The submitted plan is not sound and/or legally compliant but could be made so by changes, if necessary, following the preparation of additional evidence; or
- The submitted plan is not sound and could not be made sound by changes. In this case the investigator would be likely to recommend that the Council withdraws the plan.

The starting point for the examination is that the Council have submitted a plan which they believe is ready for examination. No new comments can be at this stage.

The examination hearings will commence at 9.30am on 5 July 2022. Anyone may attend the hearing as an observer, but only those who have made representation seeking to change the Plan have a right to appear before, and be heard by the inspectors.

The Deadlines set are:

2 May 2022 – Deadline to confirm with the PO whether they wish to exercise their right to appear at an examination hearing session

13 May 2022 – Deadline for submission of statements on common ground.

The Deputy Town Clerk asked if Committee are likely to wish to appear at the examination hearing session by next week.

RESOLVED:

It was agreed that the Deputy Town Clerk would send out to all members the original comments made in 2020 and that Members were aware they have one week to make any representations.

127/21 HIGHWAY ORDERS

127.1 Proposed 20mph speed limit in the New Street area of Shrewsbury

This item was raised at the previous meeting held on 5 April. The Committee informed that on 13 April 2022 Shropshire Council made an order to place a 20mph speed limit on the following lengths of roads in Shrewsbury: New Street – its whole length Water Lane - From its junction with New Street to its extent at the eastern edge of Silks Meadows Recreation Ground Porthill Road - From its junction with Pengwern Road to New Street. These changes came into effect on 16 April 2022.

RESOLVED:

No comments were made by the Committee regarding this order.

128/21 TREE PRESERVATION ORDERS

128.1 SC/00478/21 TPO Confirmation - Shropshire Council (Land at Sandfield, Radbrook Road, Shrewsbury) TPO 2021.

Committee were informed that the Tree Preservation Order for the above location was confirmed on the 13th April 2022.

RESOLVED:

No comments were made by the Committee regarding this order.

129/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

130/21 PLANNING APPLICATIONS

130.1 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 26 March 2022 – 14 April 2022.

RESOLVED:

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

1.	22/01610/FUL	23 Abbots Road Shrewsbury Shropshire SY2 5PX	Erection of single storey flat roof rear extension (re-submission)	No Objection
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Councillor Pardy joined the meeting

2.	22/01588/FUL	20 Benyon Street Shrewsbury Shropshire SY1 2JQ	Erection of single storey extension to replace existing extension and installation of dormer window to rear elevation	No Objection
3.	22/01586/FUL	8 North Hermitage Shrewsbury Shropshire SY3 7JW	Erection of single storey rear extension, dismantle part of the outbuilding leaving part of wall and footing to be used as outdoor seating area with shelter	No Objection
4.	22/01577/FUL	6 Tudor Gate Shrewsbury Shropshire SY3 8NZ	Insertion of 4No. conservation rooflights in existing single storey rear roof	No Objection
5.	22/01550/FUL	The Keep Moore Drive Shrewsbury Shropshire	Conversion of the existing armoury (the Keep) to 9 apartments and associated demolition of the existing single storey extension (a later addition to the Keep), parking, bin and cycle storage, works to the existing eastern boundary wall and treatment to the existing Keep building	No Objection
6.	22/01562/FUL	3 Radbrook Road Shrewsbury Shropshire SY3 9BB	Erection of single storey side extension with front open porch	No Objection
7.	22/01555/FUL	Proposed Telecoms Shelter West of	Erection of shelter to house telecoms equipment/power	Objection

		Burlington Place Shrewsbury Shropshire	feed and installation of perimeter fencing	
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The Town Council object to this application as the proposed siting of the telecoms shelter is next to a children's play area which they did not feel was appropriate. The application is for shelter to be built on Shrewsbury Town Council land but no notification had been served about this meaning that the application was not compliant with Certificate B requirements. The land in question is green open space which serves as a recreation ground for the local area and therefore not appropriate for this purpose. Alternative space should be sought by the applicant.

8.	22/01652/TCA	Copper Beech Kingsland Bridge Shrewsbury Shropshire SY3 7AQ	Remove 1no. Hawthorn (T1) within the Shrewsbury Conservation Area	Representation
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Whilst the Town Council raises no objections per se, Members would like to see a replacement tree planted if the hawthorn tree is felled.

9.	22/01764/TPO	Edgehill 31 Ridgebourne Road Shrewsbury Shropshire SY3 9AA	To remove 1no. Common Ash (T10) protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Objection
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The Town Council has no objection to the proposed tree works but 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.

10.	22/01759/TCA	Castlewalk Land at Underdale Road Shrewsbury Shropshire	Fell 1no Poplar, pollard to 2- 3m 3no Willow, pollard three stems of 1no Willow and remove ivy from 1no Ash within Shrewsbury Conservation Area	No Comment made as Shrewsbury Town Council is the applicant
11.	22/01758/TCA	Castlewalk Playing Fields Underdale Road Shrewsbury Shropshire SY2 6AA	Works to trees along riverbank (See Schedule) within Shrewsbury Conservation Area	No Comment made as Shrewsbury Town Council is the applicant
12.	22/01543/LBC	3 Castle Gates Shrewsbury Shropshire SY1 2AQ	Internal alterations to the room layouts affecting a Grade II Listed Building	No Objection
13.	22/01522/LBC	Flat 46 Mardol Shrewsbury Shropshire SY1 1PP	Works to facilitate the erection of second storey to former cold store and two storey warehouse, installation of two rooflights to rear roofline, extension at	No Objection

			first floor with formation of roof terrace	
14.	22/01313/LBC	149 Abbey Foregate Shrewsbury Shropshire SY2 6AP	Works to replace existing polycarbonate roof to rear lean-to with slate and 3No conservation roof lights and existing UPVC french doors to be replaced with painted hardwood french doors to enlarged opening affecting a Grade II Listed Building	No Objection
15.	22/01506/FUL	Proposed Telecoms Shelter on Car Park Bainbridge Green Shrewsbury Shropshire	Installation of a telecoms shelter, security fencing and associated works	No Objection
16.	22/01495/FUL	11 Partridge Close Shrewsbury Shropshire SY1 4TY	Erection of single storey rear extension and internal alterations	No Objection
17.	22/01432/OUT	Proposed Residential Development Land on The West Side of Ellesmere Road Shrewsbury Shropshire	Outline application (all matters reserved) for the residential development of up to 450 dwellings; strategic infrastructure to include: open space, drainage and engineering works	Objection

The Town Council strongly object to this application on the following grounds:

- The proposed development will lead to increased traffic on the already congested Ellesmere Road. It is proposed that at least 150 homes would be built before the North West Relief Road may be built. This would lead to at least 3% increase in traffic.
- There is insufficient local infrastructure in place to accommodate the number of houses proposed. There are not enough schools, doctors and local transport to deal with this increase.
- The travel plan provided with the application is insufficient and there is no mention of the provision of additional public transport to support the development.
- There is no mention of the consideration of carbon neutrality in the development despite the commitments made in the Local Plan. In addition, there is no mention of the use of permeable surfaces in the development.
- The access roads proposed raise a huge safety concern.
- The boundary of the site is very close to the Old River Bed and particular concerns were raised about the potential damage to a site of significant scientific interest and local wildlife.
- Only about 10% of the development will provide affordable homes. This was thought to be greatly insufficient given the needs in the local area.

Concerns were also raised regarding the transport consultant for the development being the same company as that being used for the local Movement Strategy and whether this presented any governance issues and a potential conflict of interest. The Chairman agreed he would contact relevant officers at Shropshire Council regarding this matter.

18.	22/01436/LBC	18-20 St Marys Street Shrewsbury Shropshire SY1 1ED	Alterations in association with change of use from office accommodation to hotel accommodation to first and second floors affecting a Grade II Listed Building	No Objection
19.	22/01422/FUL	18-20 St Marys Street Shrewsbury Shropshire SY1 1ED	Change of use of first and second floors from office accommodation to hotel accommodation	No Objection
20.	22/01407/FUL	35 Pendle Way Shrewsbury Shropshire SY3 9QS	Removal of existing brick wall and rebuild to extend rear garden area	No Objection
21.	22/01430/FUL	88 Mereside Shrewsbury Shropshire SY2 6LQ	Erection of single storey flat roof rear extension	No Objection
22.	22/01424/FUL	Radnor House Pountney Gardens Shrewsbury Shropshire SY3 7LU	Erection of a detached oak framed car port	Representation

Whilst the Town Council has no objections to this application per se, we would like to see comments from Shropshire Council Highways to confirm they are happy with access and also 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.

23.	22/01409/FUL	54 Oak Street Shrewsbury Shropshire SY3 7RQ	Erection of a single storey rear extension	No Objection
24.	22/01400/FUL	21 Woodfield Avenue Shrewsbury Shropshire SY3 8HT	Erection of side and rear extension; replace existing render	No Objection
25.	22/01393/FUL	208 Whitchurch Road Shrewsbury Shropshire SY1 4EX	Erection of single storey extensions to rear and front elevations	No Objection
26.	22/01437/LBC	7 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Erection of timber garden room and incorporated storage shed to the bottom of the rear garden affecting a Grade II Listed Building	No Objection

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.

27.	22/01425/FUL	7 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Erection of timber garden room and incorporated storage shed to the bottom of the rear garden	No Objection
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The Town Council has no objections per se to this application but requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

28.	22/01561/TPO	75 Allerton Road Shrewsbury Shropshire SY1 4QJ	To crown reduce 1no. Oak (T1) by approximately 1-2m over the entire canopy protected by the Shropshire Council (Land at the rear of 69, 71 and 75 Allerton Road, Shrewsbury) Tree Preservation Order 2011	No Objection
29.	22/01595/TCA	Kennedy Road Footway Opposite Junction with Butler Road Shrewsbury Shropshire SY3 7AD	To remove 1no. Beech (8005) within Shrewsbury Conservation Area	No Objection
30.	22/01532/TPO	Flat 1 223 New Park Road Shrewsbury Shropshire SY1 2SP	Crown reduction/alleviate end loading weight by up to 30%, hazard beam present within the tree, 1no Scots Pine protected by the Shropshire Council (Trees near New Park Road - Darville Junction, Shrewsbury) TPO 2015 (Ref: SC/00217/15)	No Objection
31.	22/01575/TPO	Sedbury 18 Links Road Shrewsbury Shropshire SY3 7QP	To remove 1no. Cypress (T10) protected by the Shrewsbury and Atcham Borough Council (Kemps Eye Avenue, Belle Vue) Tree Preservation Order 1989 (Ref. SA/166)	Objection

The Town Council object to the removal of the tree. The BT wires can have the obstructing branches removed without having to fell the tree. Could the driveway be repaired using appropriate methods to allow the retention of the tree.

32.	22/01572/TPO	9 Shelton Hall Gardens Shrewsbury Shropshire SY3 8BS	To reduce 1no. Maple species by 20% back to original pruning points and reduce canopy by 1m protected by the Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006 (Ref. SA/436)	No Objection
33.	22/01357/FUL	4 Swiss Farm Road Shrewsbury Shropshire SY3 8XB	Erection of a new single storey extension to rear following demolition of existing	No Objection
34.	22/01352/FUL	27 Wingfield Close Shrewsbury Shropshire SY1 4BH	Erection of single storey flat roof extension to the rear elevation for disabled facilities	No Objection
35.	22/01347/FUL	18 Crossbill Road Shrewsbury Shropshire SY3 9FF	Erection of single storey rear extension and detached garage	No Objection
36.	22/01341/FUL	73 The Mount Shrewsbury Shropshire SY3 8PL	Convert part of garage space, together with the existing habitable space to ancillary accommodation for existing dwelling	No Objection

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.

37.	22/01285/FUL	Proposed Commercial Development Land to The South of Oteley Road Shrewsbury Shropshire	Engineering Operations to include site strip (all phases), reduced level dig/ cart away to soil mound over brook, stone to formation level, highway drainage, kerb race and culvert/ bridge across Money Brook	Objection
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The Town Council objects to this development on the basis of the comments made by Highways England and the Environment Agency.

38.	22/01311/FUL	Darwin House 2 The Mount Shrewsbury Shropshire SY3 8PU	Renewal of existing driveway surface with gravel chippings, extension and surfacing of parking area into southern lawn with new	Representation
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			flexible metal edging and alterations to and realignment of the existing low retaining stone wall opposite the courtyard entrance	
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The Town Council has no objections per se to this application but fully support the comments made by the Tree Officer in requesting a full arboricultural report.

Councillor Moseley left the meeting.

39.	22/01310/FUL	Goose Hill House Bowbrook Shrewsbury Shropshire SY5 8PG	Erection of a replacement 4-Bay garage and shed	No Objection
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The Town Council has no objections per se to this application but requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

Councillor Moseley re-joined the meeting.

40.	22/01498/LBC	Abbey Court Guest House 134 Abbey Foregate Shrewsbury Shropshire SY2 6AU	Change of use from Guest House to 3No. residential dwellings affecting a Grade II* Listed Building	No Objection
41.	22/01275/FUL	Abbey Court Guest House 134 Abbey Foregate Shrewsbury Shropshire SY2 6AU	Change of use from Guest House to 3No. residential dwellings	No Objection
42.	22/01201/FUL	Flat 46 Mardol Shrewsbury Shropshire SY1 1PP	Erection of second storey to former cold store and two storey warehouse, installation of two rooflights to rear roofline, extension at first floor with formation of roof terrace	No Objection
43.	22/01121/FUL	32-34 Castle Street Shrewsbury Shropshire SY1 2BQ	Conversion of a ground floor rear stockroom (rear of 32 Castle Street) to form 1No ground floor residential apartment and amalgamation/conversion of a ground floor stockroom (rear of 33 Castle Street) and first floor bedsit (33a Castle	Representation

			Street) to form 1No dwelling (townhouse)	
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The Town Council has no objections per se to this application but would like Environmental Health to check on the proposed mechanical ventilation grills that are to be placed to ensure noise levels are not high.

44.	22/01496/TCA	Land South-west Of 5 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	To remove 2no. self-seeded Ash trees (T462 and T463) within the Shrewsbury Conservation Area	Permission already granted by Shropshire Council
45.	22/01267/FUL	24 Aynesworth Green Shrewsbury Shropshire SY1 3JQ	Erection of single storey rear extension for disabled facilities	No Objection
46.	22/01189/FUL	Caradoc Cottage 3 Coldbath Court Abbey Foregate Shrewsbury Shropshire SY2 6AH	Erection of single storey extension following removal of existing and addition of bi-fold doors into the existing side elevation	No Objection

130.2 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 26 March 2022 to 14 April 2022.

RESOLVED:

That the variance of planning decisions between the period 5 March to 25 March 2022 be noted.