

SHREWSBURY TOWN COUNCIL

**Planning Committee
Meeting held virtually via Microsoft Teams
At 6.00pm on Tuesday 17 May 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), R Dartnall, M Davies, J Dean (substitute for Councillor Lemon), K Halliday, P Moseley, and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Committee Officer) with Kevin Whitmore and Mat Carpenter (BECG Consultants) for item 3.1 only.

APOLOGIES

Apologies were received from Councillor Lemon.

01/22 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">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council
Councillor Mary Davies	<ul style="list-style-type: none">Declared an interest in application 22/01740/FUL and would take no part in the discussion for this application.

02/22 MINUTES OF THE LAST MEETING

02.1 The minutes of the Planning Committee meeting held on 26 April 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 26 April 2022 be approved and signed as a correct record.

Councillor Wall joined the meeting

03/22 MATTERS ARISING

3.1 – Re-consultation - 22/00252/FUL – Dragon King, Old Potts Way, Shrewsbury. Erection of a drive-thru restaurant following demolition of existing restaurant.

The Deputy Town Clerk reported that the Committee had objected to this application on 22 Feb 2022, stating there was insufficient information provided regarding sustainable travel to the site and the potential mitigating environmental impacts that may occur. Concerns were also raised that littering may be an issue and this may have a detrimental impact upon the neighbouring Reabrook Valley. Members fully supported the comments made by Shropshire Council Tree Officer with the regards to their concerns that they were not consulted at the pre-application stage and the proposed removal of a large number of trees, which seemed an unnecessary action to take.

A number of these issues had been addressed by the developers and Shropshire Council had asked if the Town Council's objections still stood. Mat Carpenter, a Planning Consultant for McDonalds attended the meeting along with Kevin Whitmore, to present responses to the concerns raised and answer any questions.

With regards to litter issues, the consultant stated that all restaurants undertake at least three litter patrols per day collecting all litter, not just that belonging to McDonalds. All their restaurants are equipped with recycling facilities for customers dining inside and waste bins are available around the restaurant for those heading to the car park. A litter management plan had been submitted as part of the application.

He also confirmed that 29 trees would be removed from the site as they were of poor quality and this would enable the car park to be altered. 17 new trees would be planted and a management plan had been put in place to look after the trees long term.

With regards to sustainable travel, the consultant explained that the location of the proposed restaurant is accessible by car, foot and cycling. All restaurants include cycle stands to encourage the use of sustainable forms of transport. All new restaurants also incorporate electric vehicle rapid chargers, where the supply allows. The location is accessible on foot insofar that there are footways along one or both sides of all local roads with crossing facilities in key locations. It is accessible by bicycle with a number of shared footway and cycleways in the local area which includes along Old Potts Way, Bage Way and Pritchards Way. Parking is provided for up to 20 bicycles at the site. There is parking for 458 cars including 18 spaces reserved for Blue Badge Holders with access taken from Old Potts Way. Surveys within the car park suggest that it operates well within capacity with peak occupancy levels typically occurring during the evening weekday period.

The potential demand associated with the proposed restaurant demonstrates that the proposals would not affect the availability of parking under normal trading conditions.

A capacity assessment had been conducted which demonstrated that the proposals would not impact on traffic conditions in their own right, with existing access continuing to operate within capacity with no queuing effects for movements into / out of the site. Shropshire Council as a Highways Authority raise no objection to the granting of planning consent.

Councillor Dartnall stated that the presentation received had been encouraging but she raised concerns from residents regarding the site location and the proximity to residential properties and the increase in traffic that would occur.

Councillor Halliday raised the question as to why the restaurant would need to be 24 hours opening and if it were made a 'local store' and not 24 hour, if this would this alleviate some of the concerns.

The consultant responded to say he didn't believe that the site would be open 24 hours, but this is an issue that would be controlled by the Licensing Department.

RESOLVED:

The Committee agreed that they were happy with the new landscape strategy that had been put in place and there had been a good responsible attitude regarding litter and the plan that had been put in place. On these two grounds they are happy to remove their original objections.

The Committee maintained their objection regarding sustainable travel which they still feel there is a lack of. Members also asked if the traffic concerns and potential 24-hour opening could be raised at Northern Planning and would like to request that the opening hours are limited to more suitable times.

3.2 Freedom of Information Request 21/05743/OUT – Hencote, Land off Ellesmere Road

The Deputy Town Clerk updated the Committee on the Freedom of Information request that was submitted to Shropshire Council following the Committee's discussion of the application in January 2022. A response had now been received and stated:

"In relation to your FOI request all Shropshire Council Members were asked to provide any relevant information linked to your request. I can confirm that whilst some communications about the plan were found there were no communications or notes found or returned specifically within the scope of your request (communications or notes between Shropshire Council Elected Members and Berry's). I apologise for the delayed response but there was some delay due to the number of individuals that we needed to contact to complete this request"

The Committee were also informed that the outline application 21/05743/OUT for Hencote had now been refused by Shropshire Council.

RESOLVED:

No comments were made by the Committee.

04/22 ASSETS OF COMMUNITY VALUE**4.1 Removal of the Heathgates Public House from the list of assets of Community Value**

The Committee were informed that Shrewsbury Town Council had received a notice informing them of the removal of the Heathgates public house from the Assets of Community Value list. It was removed on 29 April 2022 as the 5-year period of listing as laid out in the legislation had now expired.

RESOLVED:

No comments were made by the Committee.

05/22 HIGHWAY ORDERS**5.1 Experimental Prohibition of Motor Vehicles on Greyfriars Road, Shrewsbury**

The Committee were informed that on 20 April 2022, Shropshire Council made an experimental order to place the following restrictions on Greyfriars Road in Shrewsbury (between its junctions with Longden Coleham and Salters Lane): Prohibition of Motor Vehicles – 08:20 to 09:00 and 14:50 to 15:30 on each school day Pedal cycles, residents requiring access to their premises, and emergency vehicles being used in an emergency, will be exempt from these restrictions. The Order came into effect on 1 May 2022 and would operate for a period of up to eighteen months. The

Council will consider in due course whether its provisions should continue in force indefinitely. If Members wished to make comments they would need to be submitted by 1 November 2022.

RESOLVED:

Councillor Halliday fully supported this order and explained that temporary orders have already been in place in this location, and she hoped that the current order would be enforced indefinitely. Committee also fully supported the order.

06/22 TREE PRESERVATION ORDERS

6.1 SC/00479/21 (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021

The Committee were informed that the Tree Preservation Order for the above location was confirmed on the 5 May 2022.

RESOLVED:

No comments were made by the Committee regarding this order.

07/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

08/22 PLANNING APPLICATIONS

8.1 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 15 April – 6 May 2022.

RESOLVED:

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

1.	22/01893/FUL	5 Painswick Close, Bicton Heath, Shrewsbury, SY3 5HH	Erection of single storey rear extension to replace existing conservatory	No Objection
2.	22/01853/LBC	2 Darwin House, Ground Floor, The Mount, Shrewsbury, SY3 8PU	Replacement of existing single pane glazing in front elevation bay window sashes - with Slimlite double glazed units, including refurbishment of sashes generally as example/case study window for approval going forward affecting a Grade II* Listed Building	No Objection

3.	22/01768/FUL	26 Pensfold, Bicton Heath, Shrewsbury, SY3 5HF	Erection of a single storey extension to rear and side; erection of a detached garden room	No Objection
4.	22/01850/FUL	47 Grange Road, Shrewsbury, SY3 9DG	Erection of single storey rear extension	No Objection
5.	22/01823/FUL	48 Belvidere Road, Shrewsbury, SY2 5LX	Internal refurbishment and creation of a single-storey rear extension	No Objection
6.	22/02064/TCA	Sandringham Court, Shrewsbury, SY3 8LL	Fell group of Sycamore & Ash (G3), 1no Ash (T16) & 1no Poplar (T25), trim back foliage to height of 2.5m of vegetation (H2 & H3) and trim back to previous pruning points of 1no Ash (T55) (See Report for details) within Shrewsbury Conservation Area	Representation

Whilst the Town Council has no objections to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the large amount of tree work proposed within Shrewsbury Conservation Area. 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.

7.	22/01814/FUL	6 Walton Road, Shrewsbury, SY3 7QJ	Conversion of integral garage to living accommodation and replace tile hanging to part front elevation with cement render and masonry paint finish	No Objection
8.	22/01045/FUL	2 Milton Close, Shrewsbury, SY1 2UE	Erection of single storey rear extension	No Objection
9.	22/01820/LBC	The Shrewsbury Hotel, Mardol, Shrewsbury, SY1 1PU	Erection of single storey extension and associated boundary works affecting a Grade II Listed Building	No Objection
10.	22/01819/FUL	The Shrewsbury Hotel, Mardol, Shrewsbury, SY1 1PU	Erection of single storey extension and associated boundary works	No Objection
11.	22/01890/FUL	110 Wenlock Road, Shrewsbury, SY2 6JT	Erection of single storey rear extension following demolition of existing (modification to previously approved) to allow for the creation of bay window at 1st floor rear elevation	No Objection
12.	22/01773/LBC	Park Cottage, Horsefair, Abbey Foregate,	Works to facilitate revisions to previously approved application 21/02896/LBC to include	No Objection

		Shrewsbury, SY2 6BL	relocation of TV aerial (following removal of existing and satellite dish); ochre coloured lime render to south, north and east brick infill panels; revised fenestration to kitchen picture window and step to the French doors affecting a Grade II Listed Building	
13.	22/01756/FUL	9 Holgate Drive, Shrewsbury, SY1 4TD	Erection of a flat roof timber framed garden room in rear/side garden	No Objection

Councillor Mary Davies left the meeting

14.	22/01740/FUL	Lord Hill Hotel, Abbey Foregate, Shrewsbury, SY2 6AX	Full Planning Application for the Erection of 32 Residential Apartments Across Two Blocks (including 6no. Affordable Apartments) with Associated Demolition, Parking, Amenity Areas and Landscaping (Resubmission of 21/03588/FUL)	Representation
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The Town Council have no objections to this application per se and agree that the proposals look acceptable and are an improvement on the previous application. Members feel that there should be more cycle and electric charging points made available to each property and the proposed location of the bin store should be re-located so as not to affect residents. There also appears to be a lack of renewable energy mentioned within the proposals.

Councillor Davies re-joined the meeting

15.	22/01729/FUL	Proposed Commercial Development Land at Plot 5B, Vanguard Way, Battlefield Enterprise Park, Shrewsbury	Erection of building for trade sales/storage of timber and ancillary products with outdoor storage yard; formation of car park	No Objection
16.	22/01941/TPO	Fairholme, Mytton Park, Shrewsbury, SY3 8UE	To thin out lower crown by approx. 40% of 1no. Lime protected by The Shrewsbury Borough Council (Shelton Road) Tree Preservation Order 1971 (Ref. SA/59)	No Objection
17.	22/01752/FUL	187 Wenlock Road, Shrewsbury, SY2 6LB	Erection of single storey extension and alterations to existing conservatory to garden room, utility, and shower room; alterations and improvements to existing ground floor layout	No Objection

18.	22/01896/TPO	46 Coldridge Drive, Shrewsbury, SY1 3YT	To remove 1no. Oak protected by the Shrewsbury and Atcham Borough Council (Land to Rear of Ellesmere Drive) Tree Preservation Order 1990 (Ref. SA/217)	Representation

Whilst the Town Council understand the reasons raised by the applicant, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the removal of the Oak tree.

19.	22/01895/TCA	23 Kennedy Road, Shrewsbury, SY3 7AB	To remove 1no. dying Cherry within the Shrewsbury Conservation Area	Representation
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The Town Council does not look favourably to the removal of any trees unless there are justifiable reasons for removal. Members respectfully request that the Tree Officer visits the site and provides expert assessment and recommendations on the condition of the Cherry Tree situated within the Shrewsbury Conservation Area, to determine if removal is necessary and if a replacement tree can be planted.

20.	22/01918/TPO	5 The Lees, Bicton Heath, Shrewsbury, SY3 5BD	To crown lift 1no. Hornbeam by approx. 2 metres removing secondary branches only and reduce canopy by approx. 1-2 metres on side of 4 The Lees only protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (Ref. SA/457)	No Objection
21.	22/01917/TCA	2 Myrtle Cottages, Coton Hill, Shrewsbury, SY1 2DU	Remove 1no. Pine (T1) within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
22.	22/01832/TPO	Radbrook Hall Court, Shrewsbury, SY3 9AF	Works to trees at Radbrook Hall Court (See Schedule) protected by the Shrewsbury & Atcham Borough Council (Ryelands,	Representation

			Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	
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Whilst the Town Council has no objections to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the large amount of tree work proposed. The Town Council does not look favourably to the removal of any trees unless there are justifiable reasons for removal and if trees are removed, will there be any replacement trees planted.

23.	22/01706/FUL	245 Wenlock Road, Shrewsbury, SY2 6SA	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of boundary wall with timber inserts and sliding gates to the front of the property	Objection
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The Town Council object to this application as the outside height of the boundary wall is not in keeping with the surrounding properties/area and Members fully support the Enforcement Officer in this application.

Councillor Dean left the meeting.

24.	22/01705/FUL	245 Wenlock Road, Shrewsbury, SY2 6SA	Application under 73A of the Town and Country Planning Act 1990 for a balcony with a balustrade, on the roof of the dining room	Objection
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The Town Council objects to this application on the grounds of the potential overlooking issues for residents of Kingston Drive.

25.	22/01484/TCA	Briarfields, Raby Crescent, Shrewsbury, SY3 7JN	Remove 1no. Cherry (T1), reduce crown of 1no. London Plane (T2) over highway, footpath and car park to approx. 6 metres, to reduce crown of 2no. Laburnum (T3) over highway and footpath to approx. 6 metres within the Belle Vue Conservation Area.	Objection
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The Town Council objects to this application as no reasons have been provided for the removal of the Cherry tree which is located within the Conservation Area. No objections are raised to the proposed crown reductions. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

26.	22/01485/TCA	Canon Court West, Abbey Lawn, Shrewsbury, SY2 5DE	Reduce over-extended limbs close to the adjacent building and over the car park by 2.5m of 1no Sycamore within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
27.	22/01724/FUL	15 Meadow Close, Shrewsbury, SY1 4PU	Erection of single storey rear extension to replace existing conservatory	No Objection

28.	22/01703/FUL	33 Fairlawn Avenue, Shrewsbury, SY3 9QQ	Erection of single storey rear extension, insertion of new door in rear wall of existing garage and new open front porch	No Objection
29.	22/01666/LBC	10 College Hill, Shrewsbury, SY1 1LZ	Repair works to garden walls/shed, groundworks, and works to facilitate the erection of outbuilding	Representation

Whilst the Town Council does not object to this application per se, Members fully support the comments that had been raised by the Conservation Officer.

30.	22/01683/FUL	34 Millers Green, Shrewsbury, SY1 2UB	Erection of part single storey part two storey extension to side/rear elevation	No Objection
31.	22/01673/LBC	Shrewsbury Railway Station, Castle Foregate, Shrewsbury, SY1 2DQ	Works to internal and external to facilitate the renewal, replacement and installation, of CCTV cameras	No Objection
32.	22/01655/FUL	83 Tudor Road, Shrewsbury, SY2 6TA	Erection of two storey extension to side elevation (following some demolition); changes to existing fenestration	No Objection
33.	22/01584/LBC	77 Wyle Cop, Shrewsbury, SY1 1UT	Conversion of existing rear ground floor retail unit and offices above into 6No. 1-bedroom apartments; external works to include new windows/doors and new parapet roof affecting a Grade II Listed Building	Representation

Whilst the Town Council does not object to this application per se, Members fully support the comments that had been raised by the Conservation Officer.

34.	22/01583/FUL	77 Wyle Cop, Shrewsbury, SY1 1UT	Conversion of existing rear ground floor retail unit and offices above into 6No. 1-bedroom apartments; external works to include new windows/doors and new parapet roof	Representation
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Whilst the Town Council does not object to this application per se, Members fully support the comments that had been raised by the Conservation Officer.

35.	22/01259/FUL	117 Copthorne Road, Shrewsbury, SY3 8NB	Removal of section of front brick wall laying of rubber mesh on front grass and dropped curb	Representation
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Whilst the Town Council does not object to this application per se, Members fully support the comments that had been raised by the Highways Officer.

36.	22/01757/TCA	34 Meole Walk, Shrewsbury, SY3 9EU	To remove 1no. Spruce and to crown lift 1no. Douglas Fir by approximately 3 metres and reduce any overlong side branches by approximately 1-2 metres within the Meole Brace Conservation Area	Objection
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The Town Council object to this application and question if the correct process has been followed as the plans supplied with the application show the trees are sited within the allotment site of Vicarage Road which is land that is owned by Shrewsbury Town Council and not the applicant. Tree Officers have visited the site and confirmed that the trees appeared to be in good health. Members respectfully request that the Case Officer clarifies this application and that a new application is submitted with the correct information.

37.	22/01640/FUL	2 Woodfield Road, Shrewsbury, SY3 8HZ	Erection of single detached garage	No Objection
38.	22/01621/FUL	24 Greenfield Street, Shrewsbury, SY1 2QL	Erection of 2 storey extension following the demolition of existing rear projection and ground floor extensions	Objection

The Town Council object to this application on the grounds of significant overdevelopment of the site. The applicant appears to be doubling the footprint of the property. Members support the comments made from neighbouring properties with regards to the potential privacy and overlooking issues if the proposed extension is granted permission.

39.	22/01614/FUL	32 Washford Road, Shrewsbury, SY3 9HP	Replace existing rear extension with a new single-storey extension, and provide a new entrance porch	No Objection
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8.2 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 15 April 2022 to 6 May 2022.

RESOLVED:

That the variance of planning decisions between the period 15 April to 6 May 2022 be noted.

8.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 15 April to 6 May 2022 for noting:

- a) 22/01813/CPL – Application for a Lawful Development Certificate for the proposed reconfiguration of existing pitched roof to extension over kitchen to a hipped roof with a rooflight, new wider french doors to dining room, removal of existing back door to kitchen and insertion of new side door into larger formed utility – 46 Monkmoor Avenue, Shrewsbury.

- b) 22/01842/CPL - Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension – 42 Pendle Way, Shrewsbury.

RESOLVED:

That the applications for Certificates of Lawful Development between 15 April to 6 May 2022 be noted.