

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 30 November 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), R Dartnall, K Halliday, P Moseley, D Vasmer and B Wall.

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillor Davies and Councillor Lemon.

#### 73/21 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
Councillor R Dartnall	<ul style="list-style-type: none"><li>Declared a personal interest in application 21/05228/FUL.</li></ul>

#### 74/21 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 9 November 2021 were submitted as circulated and read.

#### RESOLVED:

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

## **75/21 MATTERS ARISING**

### **75.1 Re-consultation - 21/04528/FUL - Land West Of 18 The Mount, Shrewsbury, Shropshire, SY3 8PS.**

The Committee were asked to reconsider this application, originally presented on 19 October 2021, in the light of further information that had been received by Shropshire Council. Members originally objected to this application expressing concerns that the revised proposals would increase the width and scale of the approved premises. Members felt that the increased glazing, together with a projecting glazed balcony at the rear, would have a detrimental impact on the Conservation Area and the amenity of the area, and that the proposals were not in-keeping with adjacent properties. Members felt that there was a need to minimise the impact of the premises in relation to the character and appearance of the Shrewsbury Conservation Area.

The agent for the applicant had contacted Shropshire Council stating that they had amended the position of the proposed 1800mm high close boarded boundary fence to coincide with the actual cranked red lined boundary of the site adjacent to No.18.

#### **RESOLVED:**

Members reconsidered the application in light of changes made by the applicant. Members felt that the applicant had failed to understand the concern around impact the proposed building has on the vistas looking up to the rear of the property from the banks of the River Severn. The added use of glazing to the extant planning permission creates a very stark impact on that green space. Council therefore wishes that its existing comments stand and maintain their objection.

## **76/21 HIGHWAY ORDERS**

There were no Highway Orders for consideration.

## **77/21 TREE PRESERVATION ORDERS**

### **77.1 Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury Tree Preservation Order 2021. Tree Preservation Order: SC/00479/21**

Members noted that a Tree Preservation Order had been received from Shropshire Council and if any Members wished to make any representations to inform the Town Clerk who would pass comments on to the Shropshire Council Tree team.

Councillor Dartnall commended the work that had gone behind the establishment of this collective Tree Preservation Order. The trees within the Prestfelde School grounds are of exceptional quality and the wish to preserve them is evident. No further comments were raised by Committee

#### **RESOLVED:**

That the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury Tree Preservation Order 2021 be noted.

## **78/21 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## 79/21 PLANNING APPLICATIONS

### 79.1 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 30 October – 19 November 2021.

#### RESOLVED:

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

1.	21/05343/LBC	Meole Cottage Mill Road Meole Brace Shrewsbury SY3 9JT	Full replacement of all glazed elements of the garden room including the roof	No Objection
2.	21/05414/TPO	1 The Old Chapel, Chestnut House The Furlongs Bicton Heath Shrewsbury SY3 5GA	Crown lift by approx. 3m by removing secondary branches of 4no Horse Chestnut and reduce side by approx. 1-2m of Horse Chestnut closest to the house protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004) (Ref: SA/384)	No Objection
3.	21/05366/TPO	50 Trinity Street Shrewsbury Shropshire SY3 7PQ	To fell and replace 1no Sycamore tree protected by Shropshire Council (50 Trinity Street, Shrewsbury) TPO 2015	No Objection
4.	21/04944/FUL	10 Pool Rise Shrewsbury SY2 6EP	Erection of single storey flat roof rear extension	No Objection
5.	21/05344/FUL	Silverdale 11 Severn Bank Shrewsbury SY1 2JD	Erection of an orangery to side and replacement of 1 no. door and 1no. window	Representation

Whilst members have no objection to the application to erect an Orangery per say, they have concern about the loss of trees to facilitate the development. The Council therefore requests that a condition of any planning approval requests that those lost trees are replaced with a suitable species for this garden setting.

6.	21/05333/FUL	52 Corndon Crescent Shrewsbury SY1 4LQ	Erection of two storey side and single storey rear extension	No Objection
7.	21/05327/FUL	19 The Paddocks Bicton Heath Shrewsbury SY3 5ER	Erection single storey rear extension and associated alterations	No Objection
8.	21/05319/FUL	14 Hafren Road Shrewsbury SY3 8NG	Erection of a single storey side extension and insertion of a dormer window to provide	No Objection

			headroom for dressing room	
<b>9.</b>	<b>21/05309/FUL</b>	95 Canon Street Shrewsbury Shropshire SY2 5HF	Erection of single storey rear extension and proposed window replacement	Representation

Whilst members have no objection to the application to erect an extension on the property, they have huge concerns about the replacement of traditional windows for more inferior UPVC alternatives. The Article 4 Direction in Cherry Orchard was established to preserve the characterful features of properties and this is a perfect opportunity to preserve the character of this property.

<b>10.</b>	<b>21/05339/TCA</b>	Watergate House St Marys Water Lane Shrewsbury SY1 2BX	To fell 1no Bay tree within Shrewsbury Conservation Area	Representation
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Whilst the Town Council does not object to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations as Members are unable to establish the amenity value of the tree from the information provided.

<b>11.</b>	<b>21/05326/TCA</b>	Land At Castle Walk Wetlands Shrewsbury Shropshire	To coppice a group of mixed species Willows (G1) in wetland area on a regular cycle of 5-10 years within Shrewsbury Conservation Area	No Comment made
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As this is a Shrewsbury Town Council application, it is felt inappropriate that the Council should comment any further.

<b>12.</b>	<b>21/05348/TCA</b>	53 Porthill Road Shrewsbury Shropshire SY3 8RN	To crown reduce by 30% 1no mature Weeping Willow tree within Shrewsbury Conservation Area	No Objection
<b>13.</b>	<b>21/05287/FUL</b>	32 Kenley Avenue Shrewsbury Shropshire SY1 3HE	Erection of single storey rear extension following demolition of existing conservatory	No Objection
<b>14.</b>	<b>21/05276/LBC</b>	67 Abbey Foregate Shrewsbury SY2 6BG	Roofing of rear lower ground courtyard to form habitable accommodation; erection of single storey rear extension	No Objection
<b>15.</b>	<b>21/05275/FUL</b>	67 Abbey Foregate Shrewsbury SY2 6BG	Roofing of rear lower ground courtyard to form habitable accommodation; erection of single storey rear extension	No Objection
<b>16.</b>	<b>21/05258/FUL</b>	10 Porthill Gardens Shrewsbury SY3 8SH	Erection of single storey rear extension	No Objection

<b>17.</b>	<b>21/04436/FUL</b>	8 Besford Square Belle Vue Road Shrewsbury SY3 7PG	Alterations to windows/doors; removal of chimney, internal alterations; replace hedgerow with fencing; repair to rear party wall and associated works (Article 4 Direction)	Representation
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The Council welcomes the extensive internal work that is being undertaken and commends the applicant for the respectful nature the provisions of the Article 4 Direction are being abided by. Members however have concern about the loss of hedgerow in the garden in favour of replacement fencing. Given that hedgerows are on the decline, the Council wishes to see this feature retained.

*Councillor Dartnall left the meeting.*

<b>18.</b>	<b>21/05228/FUL</b>	Byways 2 Luciefelde Road Shrewsbury SY3 7LB	Erection of wood and glass greenhouse	No Objection
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*Councillor Dartnall re-joined the meeting.*

<b>19.</b>	<b>21/05232/FUL</b>	83 Westbury Road Shrewsbury Shropshire SY1 3HT	Erection of single storey front extension	No Objection
<b>20.</b>	<b>21/05168/FUL</b>	4 Bishop Street Shrewsbury SY2 5HA	Replace main door of the front elevation with a hardwood timber door and frame which will be painted; replace side entrance door and frame with a softwood timber ledged and brace gate and frame, which will be painted to match the door	No Objection
<b>21.</b>	<b>21/05141/FUL</b>	Proposed Dwelling South Of 45 Old Coleham Shrewsbury Shropshire	Erection of one dwelling; provision of car parking space	Representation

The Council is not necessarily opposed to the principle of development on this site but fears that the scale of this application is too large for the site and its impact on the streetscene is too overbearing. This site is one of very few sites in Old Coleham where there is a break in the streetscene and members wish to see that the setting from the street is not adversely affected. Prior to further consideration would it be possible to request of the applicant elevations which show the streetscene context of this application.

<b>22.</b>	<b>21/05247/TPO</b>	St Georges Church St Georges Street Shrewsbury Shropshire SY3 8QA	Crown raise by 2.5m, crown thin by 10% and crown reduce by 15% 1no Silver Birch protected by the Shropshire Council (Land at St Georges Church, St Georges Street, Shrewsbury) TPO 2014 (Ref: SC/00174/14)	No Objection
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<b>23.</b>	<b>21/05115/ADV</b>	Currys Unit 4 Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Erect and display internally illuminated and non illuminated fascia signs, non illuminated wall mounted and replacement panel to totem signs	No Objection
<b>24.</b>	<b>21/05098/FUL</b>	15 Woodhall Close Shrewsbury Shropshire SY1 2TS	Erection of single storey side extension	No Objection
<b>25.</b>	<b>21/05074/FUL</b>	18 Kenwood Gardens Shrewsbury Shropshire SY3 8AQ	Erection of single storey side extension	No Objection
<b>26.</b>	<b>21/04603/FUL</b>	7 Darwin Street Shrewsbury SY3 8QE	Replace existing timber front door with a new timber front door in a similar style, but with vertical glass panels, each arched at top	No Objection
<b>27.</b>	<b>21/05196/TCA</b>	The Quarry Shrewsbury Shropshire	To carry out various works to trees to include the felling of 1no Holly tree (T3) and 2no dying Lime trees (T5 and T10) as per application within Shrewsbury Conservation Area	No comment made

Permission granted by Shropshire Council prior to the meeting.

<b>28.</b>	<b>21/05149/TPO</b>	19 The Furlongs Bicton Heath Shrewsbury SY3 5FU	Remove several low, small diameter branches and shorten larger branches by about 2 metres, cutting to suitable pruning points of 1no Birch (T1) protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004 (Ref: SA/384)	No Objection
<b>29.</b>	<b>21/05191/TPO</b>	Broadlands Field House Drive Shrewsbury Shropshire SY3 9HJ	Reduce by 15-20% 1no Sycamore protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection
<b>30.</b>	<b>21/05055/FUL</b>	3 Cruckton Close Shrewsbury SY3 8XE	Erection of side extension to existing single garage to create additional parking space and storage	No Objection

<b>31.</b>	<b>21/05034/ADV</b>	27 Pride Hill Shrewsbury SY1 1DP	Erect and display 1No. fascia sign and 1No. internal digital promotional screen	Representation
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The Council has always been conscious that signage within the town centre needs to be respectful of this characterful area within the Shrewsbury Conservation Area. With this in mind members have always fought against intrusive signage and particularly signage, which is internally illuminated. This application site has a very prominent position and as such, any signage needs to be tailored to be minimal within the streetscene.

<b>32.</b>	<b>21/05030/LBC</b>	Flat 3 60 Abbey Foregate Shrewsbury SY2 6BQ	Works to facilitate replacement windows and internal alterations to include removal of one wall from kitchen to form kitchen/diner, additional door to existing bathroom and installation of wall to create utilities cupboard affecting a Grade II Listed Building	Representation
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The Council welcomes the internal alterations to ensure a modern living style whilst still respecting the character of a Grade II listed building. Members however feel that the request to replace all of the traditional fenestration with inferior UPVC alternatives is disrespectful to the character of this building. The Council does not see perceived difficulties in maintaining traditional wooden windows as a justifiable reason to propose UPVC alternative.

## **79.2 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 30 October – 19 November 2021.

### **RESOLVED:**

**That the variance of planning decisions between the period 30 October to 19 November 2021 be noted.**

## **79.3 Certificates of Lawful Development**

The Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 30 October to 19 November 2021 for noting:

### **RESOLVED:**

**That the applications for Certificates of Lawful Development between 30 October to 19 November 2021 be noted.**