

							Agenda No 8.2	
SHREWSBURY TOWN COUNCIL LIST OF PLANNING DECISIONS								
REGISTERED BETWEEN 8 February 25 - 28 February 2025								
Application	Location	Proposal	STC Decision	STC Comments	SC Decision	SC Comments	Meeting Date	
24/04147/FUL	Proposed Residential Development Land West Of, White House Gardens, Shrewsbury	Demolition of existing garages and the construction of a 10-bedroom HMO with a detached garage and associated landscaping	Objection	the Town Council objects to this application given the level of detail in this application both in terms of construction and likely use and impact on the wider community. This is a significant sized HMO which could have serious implications on the community, therefore future management arrangements needs to be forthcoming to reassure the community. Members also question the cumulative impact in the area particularly around parking and vehicular movement and given the wider need to promote walking and cycling we would expect to see the provision of cycle storage on site. Bin collection arrangements also need to be considered. Members would also wish to have sight of the Construction Method Statement and traffic flows to/from the site	Grant permission	The proposals are considered to be acceptable in principle and would not result in adverse visual or residential amenity impacts. CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES: Prior to commencement of development, a scheme for surface and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. along with a Construction Traffic Management Plan which shall include a Construction Method Statement and Community Communication protocol shall be submitted. Prior to first occupation of the development hereby approved, the access, parking and turning areas shall be satisfactorily completed and laid out in accordance with approved plan. the makes, models and locations of wildlife boxes shall be submitted	10.12.2024	
24/04818/FUL	Proposed Dwelling South Of 31, Berwick Avenue, Shrewsbury	Erection of detached dwelling	Objection	The Town Council maintain their objection advised in Oct 24 for this application stating there is nothing new in the current application to alter this view. In particular, members maintain concern that vehicles cannot access/egress the property in forward gear thereby putting further strain on the network.	Grant permission	The principle of the development is considered to be acceptable given its location within the development boundary for Shrewsbury. It is considered that the proposed dwelling and the layout of the site is now appropriate in scale, pattern and design, taking into account the local context and character and would not adversely impact on residential amenity	28.01.2025	