

**SHREWSBURY TOWN COUNCIL LIST OF PLANNING DECISIONS  
REGISTERED BETWEEN 7 May - 27 May 2022**

Agenda  
No  
**9.2**

<b>Application</b>	<b>Location</b>	<b>Proposal</b>	<b>STC Decision</b>	<b>STC Comments</b>	<b>SC Decision</b>	<b>SC Comments</b>	<b>Meeting Date</b>
22/00313/FUL	84 The Mount, Shrewsbury, SY3 8PN	Erection of side and rear extensions, internal remodelling and associated external improvements	Objection	The Town Council object to this application on the grounds of over development. The plans appear to show large, proposed extensions which may have an impact on neighbouring properties.	Grant Permission	The proposal would not result in direct overlooking impacts into the neighbouring dwelling to the east. These changes are not considered to significantly worsen existing levels of overlooking into the neighbouring properties garden area over and above the existing situation, to warrant refusal on this basis. Distances between the dwelling and its proposed extensions and the nearest dwelling to the east are considered to be acceptable and would not result in overbearing impacts. The proposal is not considered to result in overlooking, overshadowing or overbearing impacts on the dwelling to the west.	22.02.2022
22/01201/FUL & 22/01522/LBC	Flat, 46 Mardol, Shrewsbury, 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		Refuse	Insufficient information has been submitted to demonstrate that the proposal would not result in harm to the special architectural or historic interest of the listed building, or surrounding listed buildings, as well as the character and appearance of the Conservation Area. Insufficient information has been submitted to demonstrate that the proposal would not result in adverse impacts to existing levels of residential amenities of neighbouring properties. Furthermore, insufficient information has been submitted to demonstrate that the proposal would provide a reasonable amount of external private amenity space to accommodate future occupants of the proposed residential unit.	26.04.2022
22/00783/FUL	13 Fawcett Grove, Shrewsbury, SY2 5WG	Erection of a detached double garage	No Objection		Refuse	The proposed structure located forward of the principle elevation would interrupt the openness of the site resulting to a significant visual impact on the designed and approved landscape plan of the immediate surrounding environment. In addition, it is considered the scheme would have a negative impact by way of loss of natural skylight to the living room of the dwelling consequently, having an impact on future occupiers' residential amenity. The erection of the garage would not respond appropriately to the locality	05.04.2022
22/00252/FUL	Dragon King, Old Potts Way, Shrewsbury, SY3 7ET	Erection of drive-thru restaurant following demolition of existing restaurant	Objection	Reconsultation on 17.05.22, 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.	Grant permission	The proposed replacement restaurant is considered acceptable in principle in this sustainable edge of town centre location that is accessible by other modes of transport beside the private car and is located in proximity to other services. It is also considered that the proposal would have no highway safety implications with regards to car park capacity, traffic generation and/or impact on congestion in the local area or highway network. The proposal will not result in the loss of high quality trees and it is considered that the specification for the planting of native tree species indicated on the revised landscaping proposal will have a better chance of establishment than the previous tree planting and will more than compensate for the loss of these predominantly poor quality trees and will also provide some ecological enhancement. It is considered that the proposed replacement building combined with the enhanced tree planting that will contribute to the visual amenity of the area would preserve and enhance the character and appearance of the locality and the adjacent conservation area. Regulatory Services have confirmed that the proposal would not impact on amenity with regards to noise and odour from cooking and extraction equipment and have also not raised any concern about 24 hour opening resulting in noise and disturbance from customers or vehicles, and highways do not consider that the proposal would result in a significant increase in traffic. It is considered that the proposal would have no significant adverse impact on residential and local amenity compared to the existing use and it is not considered necessary to restrict opening hours as opening after 11pm and before 5am requires a licence which can be restricted should the 24 hour opening cause problems.	17.05.2022