

							Agenda No	
SHREWSBURY TOWN COUNCIL LIST OF PLANNING DECISIONS							8 (ii)	
REGISTERED BETWEEN 24 June - 14 July 2015								
Application	Location	Proposal	Shropshire Council Decision	STC Decision	STC Comments	Mtg Date		
14/04428/OUT	Land Adj. To Percy Throwers Gardening Centre, Oteley Road, Shrewsbury, Shropshire, SY2 6QW	Outline application for residential development of up to 550 units, up to 23ha (gross) of commercial development including B1, B2 and B8 uses, a hotel (C1 use), a care home of up to 70 beds (C2 use) and supporting local centre and community uses (A1, A2, A3, A4, A5, D1, D2), estate roads and associated highways works, associated infrastructure, associated earthworks, and landscape works including informal open space and children's play spaces	Grant Permission	Representation	Following recent consultation with the developers, members support the scheme of developing this site but would like to see the following areas of concern considered as the process progresses. Members want to see the provision of a school or evidence that the neighbouring schools can take additional pupils generated from the additional housing. If the latter, they want to see cycling and pedestrian links improved to these schools to make them safer for the young people and complete to link them with the schools. Members wish to see the employment and residential buildings working in harmony ensuring the hours of use by the offices/businesses is socialable hours only in order to respect residents living adjacent. Members would also like to be assured that the junction of Sutton Road with Oteley Road is well managed and that Oteley Road can be returned to a more minor road unlike the 'rat-run' as it has become. Shrewsbury Town Council welcomes future discussions about the management of the Open Space and development of SUDs features.	04.11.2014		
15/00673/REM	Proposed Residential Development Site Off, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire,	Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 11/03087/OUT for erection of 230 dwellings including affordable homes; associated garaging; creation of ecological area and play areas	Grant Permission	Objection	Members do not object to the principle of developing this site but they are disappointed that no pre-consultation discussions have taken place. They would welcome the opportunity to meet the developers and discuss the layout of the site. Of particular concern, they feel that good access to the site is vital to the success of the scheme and this was an issue that was made strongly by local representation to the SAMDev consultation process. The proposed one access point to serve 500 properties is inadequate and the Town Council would respectfully ask that the developers revisits this aspect as it is likely to be a contentious topic for local residents. Members also question the safety of the play area given the proximity to what must be considered as SUDs features. More understanding is required to ascertain whether those SUDs are likely to have any long-term water build-up that might be a safety concern for young people. Members also question the location of the play area and can only conclude that it has been positioned where it is as it is undevelopable land rather than in the best location. Members are surprised at the close proximity of some of the houses to the high voltage power lines and pylons. They ask that current guidance is sought and followed to ensure the safety of residents	10/03/2015		

15/01395/FUL	Shrewsbury Weir Adj, Underdale Road, Shrewsbury, Shropshire,	Installation of an underground water turbine alongside the Shrewsbury Weir to generate hydroelectricity from the River Severn and to demolish the existing fish pass and replace it with a new fish pass, fish bywash and debris channel; removal of 7No trees.	Grant Permission	Support with Comment	It should be noted that the Town Council owns part of the land on which this application is to be based and any comments made by the Town Council should not be construed as a tacit permission to proceed with development on their land. Members are of the view that this application has such prominence in the town and in the heart of the Conservation Area that it should not be considered under Officer Delegation, but by the Planning Committee. The Town Council is supportive of the principle of developing a hydro-scheme at the Weir, however the devil in the detail of this application will determine the success of such a scheme. In particular members would wish to see greater detail on the impact on Castlewalk as a valuable amenity area. Further detail should be submitted in terms of the design proposals for the hard infrastructure and in particular its impact from the adjacent river bank. Members also remain cautious about the loss of very mature trees and the impact of such on the visual amenity of the area. Replanting areas should also be reconsidered particularly in view of the former use of Castlewalk as a tip and the need not to break the protective capping over the area.	21/04/2015
15/02407/TCA	Adj Kingsland Bridge, Street Record, Town Walls, Shrewsbury, Shropshire,	To crown lift 2 Corsican Pine trees (see attached letter) and fell 1 Corsican Pine tree with Shrewsbury Conservation area.	No Objection	Representation	Due to the scale of tree works planned, members feel that the Tree Officers should make a site visit so that the scale and context can be reviewed for what is regarded as a significant group of trees within the Conservation Area.	23/06/2015
14/02402/FUL	Former Shelton Hospital, Somerby Drive, Shrewsbury, Shropshire, SY3 8DN	Conversion of former hospital building(s) and outbuildings into 156 apartments and houses to include some demolition; formation of parking areas, courtyards and community gardens; erection of 82 dwellings with associated garages and parking; provision of new vehicular access and alterations to existing vehicular access; provision of new bowling green, associated works and pavilion; to include the felling of some trees.	Grant Permission	Objection	Shrewsbury Town Council raises no objection to the development of the old Shelton Hospital but does object to the density and siting of the new properties within the grounds. Key issues of concern include: * There seems to be confusion as to who has suggested the installation of a roundabout linking the development site to Welshpool Road. Members question the necessity for such a piece of highways infrastructure particularly when there are existing access routes into the development site. Is this more for aesthetic reasons than practicalities for accessing/egressing the site? * The existing site is regularly used as a safer route to school for children living on the Redwood Estate attending Oxon Primary School; whilst there is some suggestion of a pedestrian route through the site, it is not a direct route and poses other complications and potential compromises on public safety given its circuitous route around a cricket ground. * There is a presumption that the game of cricket stops at the boundary of the site, but experiences not only on this site but other sites throughout the town suggests that the location of houses so close to the boundary of the site will pose significant issues for not only the future owners of these properties but also the Cricket Club as well. Unless the developer is proposing high mesh fencing around the boundary area, tapered tiles on these elevations facing the	
15/02122/TCA	7 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	To fell 2 no. Sycamore trees within Shrewsbury Conservation Area.	No Objection	Representation	The Town Council notes that a number of applications have been considered over recent months for this property and have concerns regarding the cumulative impact that the removal of such a large number of trees will have on the remaining tree stock in the area.	23/06/2015