

**SHREWSBURY TOWN COUNCIL LIST OF PLANNING DECISIONS  
REGISTERED BETWEEN 28 November - 23 December 2020**

Agenda No  9.2
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Application	Location	Proposal	STC Decision	STC Comments	SC Decision	SC Comments	Meeting Date
20/03259/FUL	51 Underdale Road, Shrewsbury, Shropshire, SY2 5DT	Erection of single storey extension to front; two storey extension to rear; extended balcony to rear elevation; new roof accommodating bedrooms; upgrade to thermal envelope; new rendered finish, new windows and doors	Objection	Following a re-consultation on 27.10.2020, Members considered the amendments to this planning application and would like to raise their continued concerns. Minor changes have been made to the plans, but Members feel that they are not significant enough and do not address the concerns that local residents have with this application. The application proposes a significant alteration to the bulk of the property and it appears that the neighbouring properties would be affected with this proposed view. The property seems out of proportion for area it is in and it will not add to the street scene. Residents across the river will also be affected by this development with regards to the view. It is an overdevelopment of the site even with modifications made for the surrounding area.	Grant Permission	On balance, it is considered that the proposal will not impact upon the amenities of neighbouring residents to an extent that would justify a refusal of planning permission, and would not harm the wider conservation area. It is considered that the scheme complies with planning policies and therefore officers recommend that planning permission is granted	27.10.2020
20/01553/FUL	Crowmoor, Frith Close, Shrewsbury, Shropshire, SY2 5XW	Erection of 33No dwellings and associated operational development following demolition of existing building	Objection	We have concerns about the proposed removal of trees and would like to see plans to replace with an appropriate schedule for urban gardens. We would also like to see the report from the Shropshire Council's Tree Officer before making a final decision..... Following a re-consultation on 23.07.2020, Members considered the above application again following Shropshire Council's Tree Officer report. The Town Council still maintain their objection.	Grant Permission	Residential development of this site is acceptable in principle being located in a sustainable location within the urban development boundary for Shrewsbury, and would make efficient and effective use of a brownfield site. It is considered that the layout, scale, design & appearance of the development is acceptable and would have no adverse impact on the character & appearance of the locality or the wider area and would have no significant adverse impact on residential amenity. A safe means of access and adequate parking will be provided and although the proposal will result in the loss of semi mature trees this is outweighed by the provision of more affordable homes and will be mitigated by the planting of more appropriate tree species and improved landscaping.	04.05.2020
20/04298/TPO	9 Pendle Way, Shrewsbury, Shropshire, SY3 9QH	To fell 1No. Copper Beech tree protected by hrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	Representation	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 on the felling of the tree and any suitable replacements.	Refuse	The tree is a significant feature in the local street scene and contributes to the character of the area and provides a high level of public amenity. There is no evidence to support the consideration that the tree has caused damage to drains on the property or that it will do so in the future. Concerns about the overhang of branches from the tree can be addressed through periodic pruning and there is insufficient justification for the removal of a tree with a high amenity value and its loss could not be satisfactorily mitigated through new planting.	17.11.2020

20/04308/FUL	Bank House Nobold Lane, Shrewsbury, Shropshire, SY5 8NW	Erection of garage with workshop and home office space at first floor following removal of existing garage	Support with Comment	The Town Council has no objections to this application per se, but comments were made with regards to the 'Home Office'. Members request that conditions are established and would like to be assured that a separate dwelling is not being created.	Refuse	As a result of the design, appearance and setting of the proposed garage, it is considered that the development would adversely affect the visual amenity of the wider setting. The proposed garage is of a design and external appearance incongruous and visually dominant to the sites immediate setting and character thus, resulting to a negative impact. The proposed detached outbuilding, by the inclusion of prominent first floor elements to its design, visually demonstrates its dominance within the street scene and surrounding countryside. Consequently the relationship of the proposed outbuilding with the host dwelling would not be visually subservient thereby detracting from the local context and character.	17.11.2020
20/03970/FUL	Proposed Dwelling South Of 55 Longden Road, Shrewsbury, Shropshire,	Erection of one dwelling; alterations to existing vehicular access (revised scheme)	Objection	Members feel that this is an overdevelopment of the site, reducing amenity of neighbouring properties. The proposed dwelling appears to be in a 'cramped' plot. The proximity of this house to the boundary of the site and it being adjacent to the cemetery causes a loss of privacy to those visiting the cemetery. There have been concerns from residents regarding loss of privacy to their property and the loss of trees	Grant Permission	It is considered that the proposed dwelling and the layout of the site is appropriate in scale, density, pattern and design, taking into account the local context and character and would not adversely impact on residential amenity and therefore accords with CS6 and MD2. The access to the site has already been established and the dwelling will be provided with adequate parking and turning space for at least one car	27.10.2020