

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held virtually via Microsoft Teams

At 6.00pm on Tuesday 8 December 2020

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, K Halliday, K Parry, K Roberts, B Wall and D Vasmer.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk).

APOLOGIES

Apologies were received from Councillor P Nutting.

24/20 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">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council
All Councillors	<ul style="list-style-type: none">All members declared an interest in Application 20/04787/TPO – The applicant is a former Councillor and known to them all.

25/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 17 November 2020 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 17 November 2020 be approved and signed as a correct record.

26/20 MATTERS ARISING

There were no Matters Arising.

27/20 HIGHWAY ORDERS

There were no Highway Orders for consideration

28/20 TREE PRESERVATION ORDERS

28.1 Land South of Battlefield Roundabout, TPO 2020 Tree Preservation Order: SC/00465/20

RESOLVED:

Members noted that Shropshire Council has granted a Tree Preservation Order on Land South of Battlefield Roundabout. No comments were made.

29/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

30/20 STATEMENT OF COMMUNITY INVOLVEMENT

Members considered the draft Statement of Community Involvement which sets out how Shropshire Council will involve all sectors of the community in the preparation of planning policies and in the determination of planning applications. The SCI explains how and with whom the council will consult when carrying out its planning duties.

Members made the following comments:

- It was unfortunate that the traditional way of posting paper copies of applications on lampposts was proposed to end. Although the Committee appreciated that many processes are becoming more electronic-based these days, this method still provided an effective way to consult with the local community.
- That they had found the recent planning review feedback process from SC very clunky and longwinded. It was hoped that any future electronic consultation processes could be more user-friendly.
- It was felt that this was a lost opportunity for a more imaginative virtual consultation process. The recent positive experience with the Commonplace system had shown how well this could work.
- That recommendations for greener forms of transport should form part of the substantive information required, ie. SC should be asking for comments on this proactively rather than waiting for applicants to provide it.

RESOLVED:

That the Deputy Town Clerk collates a response and consults with Members before forwarding our suggestions.

31/20 PLANNING APPLICATIONS

31.1 Schedules of Planning Applications

The Deputy 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 7 November – 27 November 2020.

RESOLVED:

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

1.	20/04712/REM	Proposed Office Building At Plot 28B, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire	Reserved matters (design, appearance, layout and landscaping) pursuant to permission 11/05798/OUT (varied by 13/04585/VAR) for the erection of a two - storey office building	Representation
----	--------------	--	---	----------------

The Town Council does not object to this application per se, but several comments were made regarding this application. It appears that the present designs are not exactly the original designs previously seen.

Members fully support the public comments made with regards to:

- The existing tree screening between the proposal and the gardens on Wenlock Road should stay.
- There is no mention of renewable energy within the plans, this is something that should be considered at the beginning of the development.
- There is a non - development buffer zone from the tree screening, but plans show it starts immediately to the tree screening.
- Members have concerns regarding overlooking issues for neighbouring properties. Can distances be checked to ensure there will be no issues regarding privacy/overlooking?
- Need to ensure adequate screening and if anything can be done regarding the glass.

Members would like to see more details regarding the installation of electric charging points. It states in the future but these should be in place from the beginning of the development.

2.	20/04741/FUL	6 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AQ	Erection of single storey rear extension following demolition of existing garage	No Objection
3.	20/04710/FUL	2 Milton Close, Shrewsbury, Shropshire, SY1 2UE	Application under Section 73A of The Town & Country Planning Act 1990 for erection of a single storey rear extension (retrospective)	No Objection
4.	20/04691/FUL	5 Greatford Green, Shrewsbury, Shropshire, SY1 4YN	Erection of single storey rear extension following removal of conservatory	No Objection
5.	20/04746/FUL	49 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LN	Erection of replacement sunroom to rear elevation; and associated internal remodelling	No Objection

6.	20/04747/FUL	1 Cressage Avenue, Shrewsbury, Shropshire, SY1 3DT	Erection of a single storey side extension	No Objection
7.	20/04753/FUL	11 Kenwood Gardens, Shrewsbury, Shropshire, SY3 8AQ	Part two storey extension and part single storey extensions and associated alterations and improvements	No Objection
8.	20/04755/TPO	15 & 17 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	Works to 3No. Lime trees (see schedule) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
9.	20/04787/TPO	14 Lonsdale Drive, Shrewsbury, Shropshire, SY3 9QJ	T1 - Hornbeam - prune and/or remove selective side branches to form a more upright habit; T2 - Field Maple - raise lower canopy by removal of approx. 34 branches and prune back side growth all round by approx. 3m protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
10.	20/04694/FUL	Land To Rear Of Number 155, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Erection of 3 detached dwellings and associated infrastructure	Deferred

Members considered the plans submitted but would like to see comments from SC Highways & Ecology Officer before making a decision on this application. This proposal would be adding more traffic on to Abbey Foregate and there are concerns that the proposal is very close to the Reabrook.

11.	20/04701/FUL	92 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Erection of a single storey rear extension	No Objection
12.	20/04705/FUL	The Oil Works, New Park Road, Shrewsbury, Shropshire,	The erection of 9, 70,000 litre oil storage vessels within existing external bunded structure following removal of 2 existing horizontal tanks	Deferred

Members would like to see comments from Public Protection and SC Highways before making a decision on this application. Members have concerns regarding the storage vessels and if they assembled on site or if they will be built and transported in. Also, are they expanding the capacity to store oil or are they just replacing the tanks they already have but with a different shape but in same location? We would also like to see if the Environment Agency have any comments with regards to this application. Members also request that it goes before Northern Planning Committee as it may involve a certain amount of disruption when the tanks are delivered and erected.

13.	20/04695/OUT	Shropshire Wildlife Trust 26 - 28 Old Coleham Shrewsbury, Shropshire, Shropshire, SY3 7BU	Outline Application for residential development of up to dwellings (all matters reserved)	Deferred
------------	--------------	--	--	----------

Members would like to see comments from SC Highways before making a decision on this application. There is a lot of development in this area and Members are concerned with the potential increase in traffic. It is also a small site to house 10 flats and appears to be an overdevelopment. Members would like to see more detailed plans and measurements with regards to the size of each flat to ensure that they are not too small and being crammed into a small site.

14.	20/04638/FUL	2 Council House Court, Shrewsbury, Shropshire, SY1 2AU	Erection of single storey side extension	Deferred
------------	--------------	--	---	----------

Members have considered this application and the comments already made by Historic England but would like to see comments from the Conservation Officer before making a decision on this Grade II Listed building.

15.	20/04637/LBC	2 Council House Court, Shrewsbury, Shropshire, SY1 2AU	Alterations in connection with erection of single storey side extension affecting a Grade II* Listed Building	Deferred
------------	--------------	--	--	----------

Members have considered this application and the comments already made by Historic England but would like to see comments from the Conservation Officer before making a decision on this Grade II Listed building.

16.	20/04627/TCA	1 Hazeldine Court, Shrewsbury, Shropshire, SY3 7BS	Works to crown reduce 3No. Alder by approx. 25% (approx 2m) and to fell 1No. Golden Rain tree within Shrewsbury Conservation Area	No Objection
17.	20/04766/TCA	The Limes 146 Longden Road, Shrewsbury, Shropshire, SY3 7HT	Remove deadwood (greater than approx 30mm diameter) from throughout crown. Prune back lower canopy approx 2 metres to reduce encroachment on house side and over road and to maintain health of the tree within Shrewsbury Conservation Area	No Objection
18.	20/04768/TPO	Shorncliffe Drive, Shrewsbury, Shropshire, SY3 8TE	Reduce 1no Ash Tree by 1-2m and 1 Ash Tree by 3m protected by Shrewsbury and Atcham Borough Council (Shorncliffe Drive, Shelton, Shrewsbury) Tree Preservation Order 1987	No Objection

19.	20/04661/FUL	23 Bainbridge Green, Shrewsbury, Shropshire, SY1 3QS	Erection of porch to front	No Objection
20.	20/04620/ADV	Shop Adjacent, 4 Sundorne Avenue, Shrewsbury, Shropshire, SY1 4JP	Erect and display replacement of current advertising fascia signs and window graphics with new Spar branding	No Objection
21.	20/04606/LBC	Minster Flat, 15 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Replacement of 4No. existing sash windows on the front and rear elevations affecting a Grade II Listed Building	Deferred

Members would like to see comments from the Conservation Officer before making a decision on this application.

22.	20/04583/FUL	Canal Tavern, New Park Road, Shrewsbury, Shropshire, SY1 2RS	Conversion and extension of the existing building into three dwellings with associated gardens and parking (amendment to planning permission 18/01998/FUL)	Deferred
------------	--------------	--	---	----------

Members would like to see comments from the Conservation Officer before making a decision on this application.

23.	20/04536/TCA	33 North Street, Shrewsbury, Shropshire, SY1 2JJ	To remove 1No small Oak Tree within the Shrewsbury Conservation Area	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 replacements.

24.	20/04757/TCA	5 Alton Terrace Belle Vue Road, Shrewsbury, Shropshire, SY3 7LW	Removal of sycamore tree within Belle Vue Conservation Area	Representation
------------	--------------	---	---	----------------

Councillor J Dean left the meeting at 18:58

25.	20/04647/FUL	25 Steepside, Shrewsbury, Shropshire, SY3 6DS	Erection of a part two storey part first floor extension and associated alterations; alterations to existing conservatory including new replacement flat roof over incorporating lantern rooflight	No Objection
26.	20/04662/TCA	Land at The Quarry, Shrewsbury, Shropshire	Works to trees within the Shrewsbury Conservation Area	No Comment as the Town Council is the applicant

27.	20/04725/TCA	Hazledine Court, Longden Coleham, Shrewsbury, Shropshire	Works to trees as per schedule within Shrewsbury Conservation Area	Representation
------------	--------------	--	--	----------------

Whilst the Town Council does not object to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations with regards to the Ash Tree. Members would wish to be assured that in light of Government Guidance on the treatment of Ash Trees, any removal and disposal will be dealt with in accordance with such guidelines.

28.	20/04407/FUL	6 Violet Grove, Shrewsbury, Shropshire, SY3 9FG	Application under Section 73A of the Town and Country Planning Act 1990 for the removal of window to front elevation and replace with patio doors and removal of side door and replace with window	No Objection
29.	20/04565/FUL	12 Kingfisher Close, Shrewsbury, Shropshire, SY1 4TW	Erection of a detached dwelling, formation of access for existing dwelling	Representation

Whilst the Town Council does not object to this application per se, Members would like SC Highways to look into this application with regards to the proposed driveway.

30.	20/04629/FUL	41 Churchill Road, Shrewsbury, Shropshire, SY3 8ZQ	Erection of a porch/utility extension and enlarged front dormer window	No Objection
31.	20/04656/TCA	Cardington House, 21 Dogpole, Shrewsbury, Shropshire, SY1 1ES	Remove one Norway Spruce within Shrewsbury Conservation Area	Representation

Whilst the Town Council does not object to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the safe removal of the tree situated within the Conservation Area.

32.	20/04592/LBC	30 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Amendments to 20/01669/LBC (Refurbishment and extension to the rear of No 30 and 31 Castle Street to create new single dwelling affecting a Grade II Listed Building) to include the addition of a new casement window above the new front door opening into an existing recessed niche and alteration of the southeast facing bedroom 2 window to form a Juliet balcony with glazed balustrade	No Objection
------------	--------------	---	--	--------------

33.	20/04510/FUL	27 Benyon Street, Shrewsbury, Shropshire, SY1 2JQ	Erection of single storey extension following demolition of existing lean-to extension	Deferred
------------	--------------	---	--	----------

As this application is situated within a Conservation Area and questions are raised regarding the materials to be used, Members would like to see comments from the Conservation Officer before making a decision on this application.

34.	20/04443/FUL	38 Coton Mount, Shrewsbury, Shropshire, SY1 2NL	Addition of three dormer windows to existing detached garage	No Objection
35.	20/04631/TCA	Berwyn 37 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	Works to reduce new growth back to old pruning point of 2No. Maple, 1No. Elm and 1No. Fraxinus within Shrewsbury Conservation Area	No Objection
36.	20/04634/TCA	12 Longden Gardens, Shrewsbury, Shropshire, SY3 7EG	Removal of one apple tree within Belle Vue Conservation Area	Representation

Whilst the Town Council does not object to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree, situated within the Conservation Area.

37.	20/04640/TPO	Lane House, Quarry Place, Shrewsbury, Shropshire, SY1 1JN	To fell 1No Cypress Tree, 1No Cherry Tree and 1No Apple Tree protected by The Shrewsbury Borough Council (Lane House, Quarry Place) Tree Preservation Order 1973	No comment made
------------	--------------	---	--	--------------------

Permission was granted by Shropshire Council prior to the meeting.

38.	20/04641/TCA	Lane House, Quarry Place, Shrewsbury, Shropshire, SY1 1JN	To fell 3No Cypress Trees within Shrewsbury Conservation Area	No comment made
------------	--------------	---	--	--------------------

Permission was granted by Shropshire Council prior to the meeting.

39.	20/02750/LBC	Greek Orthodox Church Of The Holy Fathers Of Nicaea, Dove Close, Shrewsbury, Shropshire, SY2 6FB	Painting of eighteen roundels to top of interior north and south walls affecting a Grade II * Listed Building	Deferred
------------	--------------	--	---	----------

As this is a Grade II listed building, Members would like to see comments from the Conservation Officer and Historic England before making a decision on this application.

40.	20/04540/FUL	38 Corndon Crescent, Shrewsbury, Shropshire, SY1 4LF	Erection of single storey rear extension following demolition of existing and installation of new door and window to side wall	No Objection
------------	--------------	--	---	--------------

41.	20/04497/FUL	92 Steepside, Shrewsbury, Shropshire, SY3 6DR	Erection of single storey extension to rear, side and front elevations; drive additions and alterations	No Objection
42.	20/04532/PSPPA	Theatre Severn Frankwell Quay, Shrewsbury, Shropshire, SY3 8FT	Application for prior approval under Part 14, class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of roof mounted solar panels	Representation

Although the Town Council does not object to this application per se, Members fully support the Conservation Officers comments requesting further information in relation to the installation.

43.	20/04523/FUL	Lunt Pharmacies And 29 Smithfield Road, Roushill, Shrewsbury, Shropshire,	Change of use of Lunts Pharmacy (retail unit and warehouse) to allow for expansion of the Salopian Bar Public House to include the use of Lunts Pharmacy on Roushill as a ground floor public house cellar and use of the warehouse at 29 Smithfield Road to expand the Salopian's customer service area to provide an indoor beer garden.	Representation
------------	--------------	--	--	----------------

The Town Council does not object to this application but Members do agree with the Conservation Officer comments with regards to the colour scheme and external lighting and signage and would like these comments taken into account

44.	20/04549/FUL	4 Keelton Close, Shrewsbury, Shropshire, SY3 5PS	Conversion of existing integral garage to domestic use, and single-storey, pitched roof rear extension to property	No Objection
45.	20/04504/FUL	8 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UB	Erection of a single storey extension to side	No Objection
46.	20/04480/FUL	1 The Dana, Shrewsbury, Shropshire, SY1 2HP	Works to facilitate loft conversion with dormer to front elevation and 2No. roof windows to rear on the principal elevation roofslope and installation of photovoltaic panels to dormer roof	Representation

Members support the comments from the Conservation Officer regarding this application.

47.	20/04463/FUL	Rowton Lodge, 88 The Mount, Shrewsbury, Shropshire, SY3 8PL	Erection of detached 3 bay car port	Deferred
------------	--------------	---	-------------------------------------	----------

Members would like to see comments from the Tree Officer before making a decision on this application

48.	20/03708/TCA	2 Swan Hill Gardens, Shrewsbury, Shropshire, SY1 1NT	To crown reduce one Birch tree by 2-3m, top and reshape one Magnolia tree by 1m and fell one Cherry tree within Shrewsbury Conservation Area	No Objection
49.	20/04505/ADV	Shopping Centre Conway Drive, Shrewsbury, Shropshire, SY2 5UA	Erect and display one fixed single sided advertisement board including interchangeable names of all current tenants and pointing to the free customer parking available	Deferred

Members have some concerns on the safety of the location of the sign and would like SC Highways to comment further regarding this concern.

50.	20/04515/FUL	3 Canonbury, Shrewsbury, Shropshire, SY3 7AG	Erection of part two storey/part single storey extension and internal alterations; erection of detached garage with home office/studio over	Representation
------------	--------------	--	---	----------------

Although the Town Council does not object to this planning application per se, Members do support the Conservation Officer comments with regards to the potential visual impact and dominant nature that this building may have on the Canonbury street scene.

51.	20/04529/FUL	14 Sunfield Park, Shrewsbury, Shropshire, SY2 6PF	Erection of single storey extension to front accommodating swimming pool and replacement garage	No Objection
52.	20/04601/TCA	1 Berwick Road, Shrewsbury, Shropshire, SY1 2LL	To dismantle 3No. Prunus to ground level and pollard 1No. multi-stemmed Hazel by 50% within Shrewsbury Conservation Area	Representation

Whilst the Town Council does not object to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

53.	20/04615/TPO	Bank Farm House Talcott Drive, Shrewsbury, Shropshire, SY3 9DQ	Various works to trees protected by Shrewsbury & Atcham Borough Council (Bank Farm, Radbrook) Tree Preservation Order 1983 (please see attached tree report)	Representation
------------	--------------	--	--	----------------

Whilst the Town Council does not object to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations due to the large volume of proposed works to trees within this application.

54.	20/04487/FUL	The Orchard Alverley Close, Shrewsbury, Shropshire, SY3 8LS	Internal and external alterations to provide permanent staircase to existing attic room to include installation of dormer window to west elevation; provision of ground floor wc.	No Objection
55.	20/04418/FUL	Proposed Dwelling North West Of 52, Upper Road, Shrewsbury, Shropshire	Erection of 1No single storey dwelling and associated landscaping (revised scheme)	No Objection
56.	20/04455/FUL	20 Vane Road, Shrewsbury, Shropshire, SY3 7HB	Erection of single storey rear extension and timber decking	No Objection
57.	20/04577/TCA	6 Alton Terrace Belle Vue Road, Shrewsbury, Shropshire, SY3 7LW	Removal of 1No. Elderberry tree within Belle Vue Conservation Area	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 replacements.

58.	20/04414/FUL	Land Adjacent To Unit 16 Centurion Park Kendal Road, Shrewsbury, Shropshire, SY1 4EH	Installation and use of 3No. condenser units	Support with Comment
-----	--------------	--	--	----------------------

Members support the comments from the SC Regulatory regarding this application.

59.	20/04436/FUL	1 Battlefield Road, Shrewsbury, Shropshire, SY1 4AN	Conversion of former restaurant to form drive-through restaurant; external works to provide drive-through lane and a small extension to provide pay/collection window	Deferred
-----	--------------	---	---	----------

Members have concerns with this application in regards to the location of the drive-thru and the potential increase to the existing traffic. Members would like to see SC Highways comments before making a decision on this application.

60.	20/04539/TPO	Kingsland Bank Kingsland Road, Shrewsbury, Shropshire, SY3 7AF	Crown reduce by 1 to 2 metres and remove deadwood from 1no Yew Tree and remove 1no	Representation
-----	--------------	--	--	----------------

			Ash Tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	
--	--	--	--	--

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 Ash tree and if Ash Die Back is an issue. Members would wish to be assured that in light of Government Guidance on the treatment of Ash Trees, any removal and disposal will be dealt with in accordance with such guidelines.

31.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 7 November – 27 November 2020.

31.3 Certificate of Lawful Development – 20/04464/CPL – 6 Alverley Close, Shrewsbury

31.4 Certificate of Lawful Development – 20/04554/CPL – 12 Keelton Close, Shrewsbury

31.5 Certificate of Lawful Development – 20/04392/CPL – 28 Pride Hill, Shrewsbury

Members noted the Certificates of Lawful Development for the above properties and made no further comment.