

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 6 July 2021

Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.

PRESENT

Councillors N Green (Chairman) R Dartnall, M Davies, K Halliday, C Lemon, P Moseley and D Vasmer.

IN ATTENDANCE

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

APOLOGIES

No apologies were received.

21/21 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
Councillor M Davies	<ul style="list-style-type: none">Declared an interest in Item 4.2 – 20/05404/FUL and Applications 21/02497/VAR and 21/02476/VAR
Councillor P Moseley	<ul style="list-style-type: none">Declared an interest in application 21/02675/FUL as she is a Governor of Belvidere School but stated that any comments she made at the meeting would be in her role as Councillor

22/21 MINUTES OF THE LAST MEETING

22.1 The minutes of the Planning Committee meeting held on 25 May 2021 and 15 June 2021 were submitted as circulated and read.

Councillor Davies informed the Committee that there was a name error on the minutes of the meeting held on 25 May 2021. The minutes show that Councillor Davies commented but it should show as Councillor Dartnall. Councillor Dartnall confirmed that the wording was hers and not Councillor Davies.

RESOLVED:

That the minutes of the Planning Committee meeting held on 25 May be amended to show the correct Councillor information and that the minutes of 15 June 2021 be approved and signed as a correct record.

23/21 MATTERS ARISING

23.1 21/02199/TCA - Amended application St Julian's carpark - Fell 1no Tree (See Plan) within Shrewsbury Conservation Area.

The Deputy Town Clerk reported to Members that an amendment had been made to this application. The Town Council had received notification from Shropshire Council stating that a number of comments had been received for this application, including objections. Due to them being unable to reach an agreement about where replacement planting could go to mitigate for the loss of the tree, the Shropshire Council Tree Officer requested that the current application be amended to prune only. The amendment to this current application which the agent has now agreed to is:

'Crown reduce Sycamore back to previous pruning points to achieve an overall crown reduction whilst leaving a balanced crown profile (See Plan) within Shrewsbury Conservation Area (Amended 11/06/21)'

RESOLVED:

Members were pleased with the amendment to this application and are happy to remove their original objection on the basis of the amendment.

Councillor Davies left the meeting.

23.2 Re-consultation on Application 20/05404/FUL - Proposed Residential Development Land to The West Of, Battlefield Road, Shrewsbury - Mixed residential development of 130 dwellings (with access off Mayfield Close); construction of estate roads; formation of public open space; landscaping scheme, all associated works.

The Deputy Town Clerk informed Members that the Committee originally looked at this application on 26 January 2021 and deferred their decision awaiting comments from several Consultees. Comments had now been received from Shropshire Council Highways who stated that they could not support access to this site being off Mayfield Close and that the prior approved access point should be considered. Network Rail commented that all buildings are to be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Historic England stated that the Heritage assessment has not been updated since the outline application and it does not therefore address the specific impacts of the current proposal and SC Regulatory Services advised that the application is not accompanied by a noise assessment and are concerned about industrial noise from ABP and the waste site.

RESOLVED:

Members discussed the comments that have now been provided and are in full support of all Consultee comments including those from Shropshire Council Highways. There is a high level of public concern with this application and Committee were in agreement that they would object to this application.

Councillor Davies re-joined the meeting.

23.3 Reconsultation on Application 21/02363/FUL - 21/02363/FUL | Erection of one rooftop dwelling and associated works | Chronicle House Chester Street Shrewsbury SY1 2DJ.

The Deputy Town Clerk explained to Members that this item was on the agenda to consider as the further information that Committee had requested. On the morning of the meeting, however, the Town Council were informed that Shropshire Council have now granted permission on this application.

RESOLVED:

No further action taken as permission has now been granted.

24/21 HIGHWAY ORDERS

There were no Highways Orders for consideration.

25/21 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

26/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

27/21 PLANNING APPLICATIONS

27.1 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 5 June – 25 June 2021.

RESOLVED:

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

1.	21/03146/TPO	Residential Rehabilitation Unit, The Elms House Belvidere Avenue Shrewsbury Shropshire SY2 5PE	To prune lower branches of 4no Holly trees and 2no Yew trees overhanging No4 Peace Drive protected by Shropshire Council (Land at and around The Elms, Shrewsbury) TPO 2012 (G1)	No Objection
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2.	21/03145/TCA	12 Stones Square South Hermitage Shrewsbury Shropshire SY3 7JA	To reduce in height a group of 5no Hawthorn and 1no Holly by 30% within Belle Vue Conservation Area	No Objection
3.	21/03073/TPO	Hillcrest 27 Ridgebourne Road Shrewsbury SY3 9AA	To fell 1no (T1) Lawson Cypress protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	Objection

The Town Council object to the felling of the tree for the purpose of excessive shading and Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree.

4.	21/02879/FUL	3 Aysgarth Road Shrewsbury SY3 8TW	Erection of a part single, part two storey side extension and two storey rear extension with internal refurbishment	No Objection
5.	21/02875/FUL	70 Trinity Street Shrewsbury SY3 7PD	Replacement of modern timber casement windows to front elevation with double glazed timber sash windows; replacement of modern timber front door with timber 4 panel door; removal of redundant and rear chimney stack which is in a bad state of repair	Representation

Whilst the Town Council does not object to this application per se, we would recommend that the Conservation Officer provides their expert advice on this application.

6.	21/02863/FUL	16 Broseley Close Shrewsbury SY2 6HX	Erection of two storey side extension	No Objection
7.	21/02853/FUL	41 Percy Street Shrewsbury SY1 2QQ	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a single storey side extension	No Objection
8.	21/02869/FUL	59 Porthill Road Shrewsbury SY3 8RN	Alterations to existing flat roofed garage including construction of pitched roof with dormer windows and conservation roof lights, to provide additional habitable accommodation; installation of new internal staircase and ground floor WC and shower (re-submission)	Support with Comment

The Town Council has no objections per se to this application but requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

9.	21/02804/VAR	14 John Street Shrewsbury SY1 2RZ	Variation of Condition No. 2 attached to Planning Permission 20/01574/FUL dated 02 June 2020 to include an Air Source Heat Pump unit in the garden	No Objection
10.	21/02767/FUL	2 Reabrook Avenue Shrewsbury SY3 7QA	Erection of a two - storey rear extension and a single storey garage extension to the side including Canopy to frontage	No Objection
11.	21/02830/FUL	Claybury House Cross Hill Shrewsbury Shropshire SY4 3AA	Erection of single storey rear extension	No Objection
12.	21/02806/FUL	Brickfield Cottage Hanwood Road Shrewsbury SY5 8NT	Application under Section 73A of the Town and Country Planning Act 1990 for the reinstatement of fire damaged garage workshop, with no intensification of the existing business	No Objection
13.	21/02793/COU	3 Dark Lane Shrewsbury SY2 5LP	Change of use from residential institution (Class C2) to dwelling (Class C3)	No Objection
14.	21/02675/FUL	The Belvidere School Crowmere Road Shrewsbury SY2 5LA	Proposed new secondary school and associated works, including installation of new Solar PV panel system on roof and on external free-standing canopies	Support with Comment

Whilst the Town Council does not object to this application, Members do have concerns that some local residents may be impacted by the build and ask that they are taken into consideration.

15.	21/02847/TCA	45A Belle Vue Gardens Shrewsbury SY3 7JH	Reduce 1no. Lawson Cypress tree at end of garden by approx 4m in height and pollard 1no elderberry tree leaving approximate 3m stump in Belle Vue Conservation Area	No Objection
16.	21/03075/HHE	9 Maithen Crescent Shrewsbury Shropshire SY5 8QE	Erection of a single storey rear extension and associated alterations to detached dwelling. Dimensions 6.00 metres beyond the rear wall, 3.6 metres maximum height and 2.83 metres high to eaves	No Objection
17.	21/02751/FUL	16 Grangefields Shrewsbury SY3 9DE	Erection of single storey extension to rear	No Objection

18.	21/02748/LBC	Priory Lodge Priory Road Shrewsbury SY1 1RU	Change of use from day nursery to private residential dwelling and associated works to include removal of timber clad structure at roof level and installation of roof lights affecting a Grade II Listed Building	No Objection
19.	21/02747/FUL	Priory Lodge Priory Road Shrewsbury SY1 1RU	Change of use from day nursery to private residential dwelling and associated works to include removal of timber clad structure at roof level and installation of roof lights	No Objection
20.	21/02726/FUL	Sun Villa 12 Severn Bank Shrewsbury SY1 2JD	Erection of single storey side/rear extension, rear landscape and boundary treatment to include car port gates/pedestrian gate to enclose northern boundary	No Objection
21.	21/02667/FUL	Sabrina Tours 10 Roushill Bank Shrewsbury Shropshire SY1 1PN	Change of use of the ground floor to a mixed use to include retail and office (Use Class E) and hot food takeaway with associated kitchen (sui generis use) and associated alterations to the shop front	No Objection
22.	21/02970/TCA	96 Underdale Road Shrewsbury SY2 5EE	Fell to ground level 1no Spruce within Shrewsbury Conservation Area	Objection

The Town Council objects to this application as no reasons have been provided for the removal of the tree which is located within the Conservation Area. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

23.	21/02969/TCA	190 Abbey Foregate Shrewsbury SY2 6AH	Fell to ground level 1no Silver Birch within Shrewsbury Conservation Area	Objection
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The Town Council objects to this application as no reasons have been provided for the removal of the tree which is located within the Conservation Area. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations

24.	21/02707/LBC	26 Claremont Hill Shrewsbury SY1 1QF	Installation of 4no new top floor timber windows to the front and rear; 8 sets of sash lights to be altered to fit individual slim double - glazed units to the front elevation; 8 sets of new sash lights; repairs to the sash boxes affecting a grade II listed building	No Objection
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25.	21/02704/FUL	8 Sundorne Crescent Shrewsbury SY1 4JE	Rear flat roof extension	No Objection
26.	21/02697/FUL	10 Lapwood Drive Shrewsbury Shropshire SY1 3XG	Erection of single storey extension to rear following demolition of existing conservatory	No Objection
27.	21/02569/FUL	1 Weald Drive Shrewsbury SY2 5PT	Installation of 1.82m high fence to front garden	No Objection
28.	21/02624/FUL	The Redwoods Centre Somerby Drive Shrewsbury SY3 8DS	Creation of 82 additional car parking spaces, and 5 bicycle stands (creating 20 new cycle spaces), plus associated alterations to soft and hard landscaping.	Objection

The Town Council object to this application as they believe it will have an impact on neighbouring residential properties and there are not enough cycle spaces in comparison to the number of proposed car parking spaces, nor are there any electric charging points shown in the proposal. It also appears from the plans that a number of trees will be removed to accommodate the proposed parking spaces but there is not enough detail on this or a mention of any replacements.

29.	21/02652/FUL	11 Well Meadow Road Shrewsbury Shropshire SY3 8UN	Erection of single storey side extension	No Objection
30.	21/03018/TCA	The Quarry St Chad's Terrace Shrewsbury Shropshire SY1 1RN	Fell 1no Lime within Shrewsbury Conservation Area	No Comment made as Town Council is the applicant
31.	21/02683/FUL	4 Florence Close Shrewsbury SY3 5PD	Erection of a part two storey and part single storey extension at rear and associated alterations and improvements	No Objection
32.	21/02680/FUL	10 The Hawthorns Shrewsbury SY3 7NA	Erection of a single storey rear extension	No Objection
33.	21/03017/TCA	71 & 73 Underdale Road Shrewsbury Shropshire SY2 5EE	Reduce back select branches by thinning approx. 10-15% of 3no Silver Birch up to property boundary & reduce by 40% 2no Leylandii within Shrewsbury Conservation Area	No Objection

34.	21/02009/LBC	8B College Hill Shrewsbury Shropshire	Change of use to residential and associated internal replanning to fit, removal of rear lean-to roof and replacement with flat roof affecting a Grade II Listed Building	No Objection
35.	21/02008/FUL	8B College Hill Shrewsbury Shropshire	Change of use to residential and associated internal replanning to fit, removal of rear lean-to roof and replacement with flat roof	No Objection
36.	21/02583/FUL	20 Eskdale Road Shrewsbury SY2 5UE	Erection of two storey extension	No Objection
37.	21/02473/FUL	Development Land at Churncote Off Welshpool Road Bicton Heath Shrewsbury Shropshire	Erection of 2No. sales and marketing cabins for a temporary period of 3 years in connection with previously approved planning permission 20/01957/FUL with associated infrastructure and 5No. car parking spaces	Objection

The application for the full development had not yet been decided upon and, as such, the Committee did not support the application for the marketing cabins. This current application should be submitted once a decision has been made on application 20/01957/FUL.

38.	21/02975/HHE	11 Rowan Close Shrewsbury Shropshire SY1 2BT	Erection of a rear single storey orangery extension to detached dwelling, dimensions 5.20 metres beyond rear wall, 3.250 metres maximum height, 2.10 metres high to eaves	Deferred
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Members would like to see more detailed plans for the proposed extension as all that had been provided is a sketch plan.

39.	21/02597/FUL	38 Galton Drive Shrewsbury SY2 5XJ	Erection of 2 storey side extension following demolition of existing single storey extension and detached single garage	No Objection
40.	21/02429/FUL	Proposed Dwelling West of Blythe Cottage Shelton Lane Shrewsbury Shropshire	Erection of one dwelling and formation of vehicular access	Deferred

Whilst the Town Council does not object to this application per se, the proposed dwelling appears quite small and in a cramped location. Members agreed with comments that had been made with regards to the potentially dangerous vehicle access to this property, which is located on a blind bend, as there is a lot of pedestrian use in this area. Also, there were concerns expressed about any trees that may be affected by this development. Members would like to see comments from SC Highways and SC Tree Officer before making a decision on this application.

Councillor Davies left the meeting

41.	21/02497/VAR	Proposed Residential Development at Old Bush Gardens Abbey Foregate Shrewsbury Shropshire	Variation of Condition No. 2 (approved plans) attached to planning permission 18/01958/FUL dated 13 November 2018	No Objection
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Councillor Davies re-joined the meeting

42.	21/02538/FUL	2 And 4 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Erection of a single storey side extension together with the formation of two separate dwellings into a single dwelling	No Objection
43.	21/02527/FUL	Rowton Lodge 88 The Mount Shrewsbury SY3 8PL	Erection of detached 3 bay car port (resubmission)	Deferred

Whilst the Town Council does not object to this application per se, we would like to see comments from the Tree Officer before making a decision on this application.

44.	21/02522/FUL	20 Highfields Shrewsbury SY2 5PQ	Erection of a single storey side & rear extension, and front porch	No Objection
45.	21/02519/LBC	Darwin House 2 The Mount Shrewsbury SY3 8PU	Works to facilitate the repair of existing stone gate piers at road entrance and renewal of entrance gates with like for like replacements and electric actuation affecting a Grade II* Listed Building	No Objection
46.	21/02305/LBC	2 And 4 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Erection of a single storey side extension together with the formation of two separate dwellings into a single dwelling affecting a Grade II Listed Building	No Objection
47.	21/02885/TCA	21 Coton Crescent Shrewsbury Shropshire SY1 2NZ	To fell to ground level 1no False Acacia 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 removal of the tree situated within the Shrewsbury Conservation Area.

48.	21/02778/TCA	6 The Mount Shrewsbury SY3 8PS	To reduce in height to 3.0-3.5m the overgrown Ilex aquifolium hedge on the front boundary so that it can be managed annually within Shrewsbury Conservation Area	No Objection
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49.	21/02485/LBC	29 Castle Street Shrewsbury SY1 2BQ	Installation of a new shop front, rear elevation alterations and change of use of first and second floors to a dwelling affecting a Grade II Listed Building	Support with Comment
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Whilst the Town Council does not object to this application per se, Members fully support the comments made by the Conservation Officer with regards to further clarification required on certain aspects of the proposal.

50.	21/02484/FUL	29 Castle Street Shrewsbury SY1 2BQ	Installation of a new shop front, rear elevation alterations and change of use of first and second floors to a dwelling	Support with Comment
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Whilst the Town Council does not object to this application per se, Members fully support the comments made by the Conservation Officer with regards to further clarification required on certain aspects of the proposal.

51.	21/02482/FUL	42 Havelock Road Shrewsbury SY3 7NE	Erection of single storey side extension to end of terrace house	Support with Comment
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Whilst the Town Council have no objections to this application, Members fully support the comments raised by the Conservation Officer regarding potential visual disruption and possible harm to these important views within the Havelock Road street scene.

52.	21/02472/FUL	28 Holgate Drive Shrewsbury Shropshire SY1 4TD	Erection of single storey rear extension	No Objection
53.	21/01923/FUL	20 Kenwood Road Shrewsbury Shropshire SY3 8AF	Erection of a single storey rear extension	No Objection

Councillor Davies left the meeting

54.	21/02476/VAR	141 Abbey Foregate Shrewsbury SY2 6AP	Variation of Condition No.2 (approved plans) attached to planning permission 13/03309/FUL dated 26/01/2016	No Objection
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Councillor Davies re-joined the meeting.

55.	21/02475/FUL	57 Berwick Avenue Shrewsbury SY1 2NW	Erection of single storey extension to side enlarging existing kitchen.	No Objection
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56.	21/02461/ADV	17 - 18 Pride Hill Shrewsbury Shropshire SY1 1DQ	Erect and display 1No internally illuminated fascia sign and 1No externally illuminated hanging sign	Support with Comment
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The Town Council raises no objection to this application but fully supports the suggestion provided by the Conservation Officer with regards to the external illuminated signage.

57.	21/02453/FUL	22 Meole Crescent Shrewsbury Shropshire SY3 9ET	Erection of two storey and single storey extension to rear (resubmission)	No Objection
58.	21/02784/TCA	1 Crewe Street Shrewsbury SY1 2HQ	Fell 1no Ash Tree (T1) 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 removal of the tree situated within the Shrewsbury Conservation Area. 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.

59.	21/02434/FUL	6 St Georges Street Shrewsbury SY3 8QA	Erection of replacement lean to (with slate covered roof) following demolition of existing lean to (with glazed roof)	No Objection
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27.2 Schedule of Planning Decisions

The Deputy Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 5 June to 25 June 2021.

RESOLVED:

That the variance of planning decisions between the period 5 June to 25 June 2021 be noted.

27.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 5 June to 25 June 2021 for noting:

- a) **21/02897/CPL** – Application for a Lawful Development Certificate for the proposed erection of a single storey pitched roof extension to the rear of the existing property with associated water surface drainage – 2 Kirkland Avenue, Shrewsbury. SY3 5LF
- b) **21/02899/CPL** – Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension – 55 Carlton Close, Shrewsbury. SY3 5JA

- c) **21/02952/CPL** – Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension – 9 Painswick Close, Bickton Heath, Shrewsbury. SY3 5HH
- d) **21/03029/CPL** – Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension and alterations to ground floor layout – 6 The Dell, Bickton Heath, Shrewsbury. SY3 5HG

RESOLVED:

That the applications for Certificates of Lawful Development between 5 June to 25 June 2021 be noted.