

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 9 March 2021

#### PRESENT

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

#### IN ATTENDANCE

Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk),

#### APOLOGIES

Apologies were received from Helen Ball (Town Clerk) and Amanda Spencer (Deputy Town Clerk).

#### 59/20 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council</li></ul>
Councillor K Roberts	<ul style="list-style-type: none"><li>Declared an interest in application 21/00629/FUL as the applicant is known to him.</li></ul>

#### 60/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 16 February were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 16 February be approved and signed as a correct record.**

## **61/20 MATTERS ARISING**

### **61.1 – Reconsultation on Application 20/04583/FUL – Canal Tavern, New Park Road, Shrewsbury**

Members considered the additional information received from the Conservation Officer and fully support the comments that have been made. Members are now happy to approve this application.

#### **RESOLVED:**

**That the Council raises no objections to this application**

## **62/20 LOW TRAFFIC ZONE**

The Chairman provided Members with an update with regards to the proposed Low Traffic Zone in the town centre. Periodic meetings have been held with the local residents of Town Walls and the Shrewsbury Recovery and Movement Working Group which comprises Shropshire Council, Shrewsbury BID, residents of Town Walls and St Johns Hill, the Town Clerk and Councillor Green. Initially there was concern over this proposal, but residents do support the Low Traffic Zone concept as long as it does reduce the traffic and not push it on to Town Walls. Residents understand that this is the way forward for Shrewsbury in the future and they would like this proposal brought in to action as soon as possible and that measures are taken to reduce the number of vehicles along these routes. Suggestions are to reduce the amount of traffic by using signage to direct through traffic away from the town centre, with possible signage on the gyratory and further out of town stating 'Local Traffic Only'. They would like all town centre traffic to be governed by 20mph speed limit and to advertise weight limit along Town Walls so larger vehicles will be directed away from there.

#### **RESOLVED:**

**That the Town Council promotes the introduction of the initial Low Traffic Zone as soon as practicable and ensures other areas are not adversely affected by traffic diverting away from the town centre before the programme is introduced across other areas of Shrewsbury.**

## **63/20 HIGHWAY ORDERS**

### **63.1 – Introduction of a 20mph speed limit zone in Shrewsbury Town Centre.**

Members were informed that this Order came in to force on 19<sup>th</sup> February 2021.

#### **RESOLVED:**

**Members noted the above and no comments were made.**

### **63.2 – Changes to the Parking restrictions on Bellstone and Claremont Street.**

Members were informed that this Order came in to effect on 23<sup>rd</sup> February 2021.

#### **RESOLVED:**

**Members noted the above and no comments were made.**

## 64/20 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

## 65/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 66/20 PLANNING APPLICATIONS

### 66.1 Schedules of Planning Applications

The Office Manager submitted the schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 6 February – 26 February 2021

#### RESOLVED:

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

1.	21/00760/FUL	92 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Erection of single storey rear extension (amendment to previously approved 20/04701/FUL)	No Objection
2.	21/00759/FUL	130 New Park Road, Shrewsbury, Shropshire, SY1 2SH	Erection of single storey rear extension and conversion and extension of existing garage to provide additional residential accommodation	No Objection
3.	21/00754/FUL	12 Radbrook Road, Shrewsbury, Shropshire, SY3 9BA	Proposed remodelling, rear extension and gable roof extension	No Objection
4.	21/00569/VAR	26 Washford Road, Shrewsbury, Shropshire, SY3 9HP	Variation of condition no.2 pursuant of 20/02795/FUL to allow for an increase in the length of the approved extension; and the addition of a render finish to rear elevation	No Objection

5.	21/00477/LBC	Canal Tavern, New Park Road, Shrewsbury, Shropshire, SY1 2RS	Internal and external alterations in association with conversion and extension of the existing building into three dwellings	No Objection
6.	21/00880/TCA	1 Lime Terrace Lime Street, Shrewsbury, Shropshire, SY3 7EE	Removal of T1 - Damson Tree and reduce in height to under window of T2 - Damson Tree within Belle Vue Conservation Area	No Objection
7.	21/00882/TCA	13 Havelock Road, Shrewsbury, Shropshire, SY3 7ND	Ash Tree in a conservation area reduce overlong branches by 1-2metres and remove dead wood and rubbing branches within Belle Vue Conservation Area	No Objection

Whilst the Town Council does not object to this application, 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.

8.	21/00886/TPO	5 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Turkey Oak (T1) - Reduce overlong side branches by approximately 2-3m around circumference of canopy, reduce selected flyaway branches in upper canopy by approximately 1-2m, remove rubbing branches protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005	No Objection
9.	21/00605/FUL	14 St James Road, Shrewsbury, Shropshire, SY2 5YH	Erection of hipped roof over the front garage and covered area that will replace the existing flat roof	No Objection
10.	21/00604/FUL	12 St James Road, Shrewsbury, Shropshire, SY2 5YH	Erection of hipped roof over front garage and porch to replace existing flat roof	No Objection
11.	21/00864/TCA	Church Road, Recreation Ground Old Meole, Shrewsbury, Shropshire, SY3 9HU	T1 - Acer - fell to ground level; T2 - Ash - reduce branches away from property to appropriate growth point by no more than 2.5m; T3 - Acer - reduce branches over garage to appropriate growth point by no more than 2.5m within Meole Brace Conservation Area	No Comment as Shrewsbury Town Council is the applicant

<b>12.</b>	21/00856/TCA	Abbey Hyde 163A Abbey Foregate, Shrewsbury, Shropshire, SY2 6AL	H1 - Leylandii (group of trees) - Reduce over hanging branches to the car park by up to 2.5 metres, reduce one tree which was missed on the reduction work carried out in the past - down to the height of the rest of the trees to make safe and remove failed hung up branches within Shrewsbury Conservation Area	No Objection
<b>13.</b>	21/00859/TCA	Stoneleigh Bradford Street, Shrewsbury, Shropshire, SY2 5DP	Fell to ground level 1No. Lawson Cypress tree within 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 of the removal of the tree situated within the Shrewsbury Conservation Area.

<b>14.</b>	21/00677/FUL	Land to Rear of Sutton Farm Shopping Centre Tilstock Crescent, Shrewsbury, Shropshire,	Erection of 2No 1 bed affordable apartments with associated car parking provision	No Objection
<b>15.</b>	21/00395/VAR	174 Underdale Road, Shrewsbury, Shropshire, SY2 5EG	Variation of Condition no.2 (approved plans) to allow for alterations to all elevations to include insertion of window and door and re-positioning of approved window; building work to front elevation to bring door forward; installation of two rooflights to rear roofline to facilitate loft conversion	No Objection
<b>16.</b>	21/00552/FUL	27 Henlow Rise, Shrewsbury, Shropshire, SY3 6BJ	Erection of single storey rear extension, single storey extension to front of garage with first floor extension above	No Objection
<b>17.</b>	21/00629/FUL	9 Salcombe Drive, Shrewsbury, Shropshire, SY2 6SH	Erection of single storey extensions to rear and side elevations	No Objection

<b>18.</b>	21/00833/TCA	13 Underdale Road, Shrewsbury, Shropshire, SY2 5DL	Fell 1no Ash Tree within Shrewsbury Conservation Area	Representation
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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 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.

<b>19.</b>	21/00509/FUL	21 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS	Erection of side garage. Conversion of current Garage to living accommodation. New bay window and porch to front and render the front elevation. Replacement double glazing and external doors. Replacement flat roof to bedroom four with pitched roof.	No Objection
<b>20.</b>	21/00530/FUL	22 Meole Crescent, Shrewsbury, Shropshire, SY3 9ET	Erection of two storey and single storey extension to rear and creation of second floor accommodation.	Objection

The Town Council objects to this application as Members consider the proposed rear extension is out of proportion to the rest of the property. Members feel that this is an over development of the property.

<b>21.</b>	21/00506/FUL	124 Copthorne Road, Shrewsbury, Shropshire, SY3 8LX	Erection of a single storey rear extension to replace existing conservatory and out buildings and new detached double garage	Representation
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Whilst the Town Council does not object to this application per se, Members have considered the comments made by neighbouring properties with regards to the proposed double garage and the effect it would have on them. Members respectfully request the Planning Case Officer to look further into the comments that have been made by members of the public especially in relation to the change in shared access arrangements for the properties.

<b>22.</b>	21/00378/FUL	Former First Floor Offices, 4 - 6 Fellmongers Hall, Frankwell, Shrewsbury, Shropshire, SY3 8JY	Refurbishment and conversion of first floor office suite to form 2No. residential units	No Objection
<b>23.</b>	21/00685/FUL	11 Elland Court, Shrewsbury, Shropshire, SY2 6TQ	Erection of two storey side extension to include car port (re-submission)	No Objection
<b>24.</b>	21/00687/FUL	35 Grinshill Drive, Shrewsbury, Shropshire, SY2 5JF	Proposed demolition of existing utility and construction of larger replacement family room with en suite and small utility	No Objection

<b>25.</b>	21/00673/FUL	Proposed Dwelling NE Of 25 Hawthorn Road, Off the Hawthorns, Shrewsbury, Shropshire	Erection of single detached dwelling following the demolition of single garage (revised scheme)	Objection
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The Town Council objects to this planning application. Members feel that is an over-development of the site. Members also feel that this backland development in the Belle Vue Conservation Area neither preserves nor enhances the character or appearance of the area. This proposed development will harm the setting and context of existing properties, as well as the proposed dwelling, both of which will have reduced amenity value. Members feel that developing this land will have a detrimental impact on the character and appearance of the locality as well as impacting the neighbouring properties in terms of their rights to privacy. The illustrations provided show the proposed property to be 'cramped' and could provide parking issues for neighbouring properties.

<b>26.</b>	21/00691/TCA	St Giles Rectory 127 Abbey Foregate, Shrewsbury, Shropshire, SY2 6LY	To reduce epicormic growth and remove damaged limb of 1no. Oak and remove large sucker stem of 1no. Common Lime within Shrewsbury Conservation Area	No Objection
<b>27.</b>	21/00686/TPO	33A Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Proposed works to 2No Cedar Trees, 1No Elm Tree and 1No Wellingtonia Tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	No Objection
<b>28.</b>	21/00657/HHE	24 Preston Street, Shrewsbury, Shropshire, SY2 5NY	Erection of a rear single storey extension to semi - detached dwelling, dimensions 6.00 metres beyond rear wall, 3.00 metres maximum height, 3.00 metres high to eaves	No Objection
<b>29.</b>	21/00679/TPO	31 St James Road, Shrewsbury, Shropshire, SY2 5YJ	Fell 1NoThuja (T1) to ground level and shorten over-extended branches on 1No Wellingtonia (T2) by around 1m to relieve the weight and thus reduce the chance of future branch loss protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005	No comment made – permission granted by Shropshire Council prior to the meeting
<b>30.</b>	21/00648/FUL	18 Priory Ridge, Shrewsbury, Shropshire, SY3 9EG	Erection of two storey side and single storey rear extensions	No Objection

<b>31.</b>	21/00650/FUL	34 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LL	Erection of single-storey rear extension; installation of light well to front elevation; installation of wall and railings to front boundary with automatic gate opening (resubmission)	No Objection
<b>32.</b>	21/00655/TPO	The Vicarage Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Crown reduce T2 Sweet Chestnut; T3 and T4 Black Pines by 15% protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973	No Objection
<b>33.</b>	21/00463/FUL	12 Marlpool Close, Shrewsbury, Shropshire, SY3 6DG	Erection of two storey side extension following demolition of detached garage	No Objection
<b>34.</b>	21/00613/FUL	71 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BE	Erection of single storey rear extension	Support with Comment

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 the Planning Statement including a fuller assessment of the existing range affected by the proposed works.

<b>35.</b>	21/00614/LBC	71 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BE	Erection of single storey rear extension 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 the Planning Statement including a fuller assessment of the existing range affected by the proposed works.

<b>36.</b>	21/00651/TCA	The Gables 14 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Works to reduce 3No Leylandii Conifers by approx 5m (T1) (T2) (T3) and removal of 1No Leylandii Conifer (T4) within Shrewsbury Conversation Area	No Objection
<b>37.</b>	21/00379/LBC	Former First Floor Offices 4 - 6 Fellmongers Hall Frankwell, Shrewsbury, Shropshire, SY3 8JY	Refurbishment and conversion of first floor office suite to form 2No. residential units affecting a Grade II* Listed Building	No Objection
<b>38.</b>	21/00602/TCA	9 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	To crown reduce to 6' 1no T1 Hawthorn; crown reduce T2 1no Haze to 6.5'. and crown reduce/shape T, Holly to 6' within Shrewsbury conservation area	No Objection

39.	21/00581/TPO	21 Collingwood Drive, Bowbrook, Shrewsbury, Shropshire, SY3 5HP	Crown reduce by 3-4m and crown lift by 2-3m 2No Ash trees protected by SABC (Land at and surrounding Bicton Heath South) TPO 2007	No Objection
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Whilst the Town Council does not object to this application, 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

40.	21/00573/TPO	4 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	To Section fell 1no Corsican Pine (T1) protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969.	Representation
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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 of the removal of the tree situated in a prominent location on London Road.

41.	21/00513/FUL	27 Hill Crescent Shrewsbury Shropshire SY3 7RW	Erection of a porch to front	No Objection
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## 66.2 Schedule of Planning Decisions

The Office Manager submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 6 February to 26 February 2021

**It was noted that there were no Planning Decisions between the 6 February to 26 February 2021.**

## 66.3 Certificates of Lawful Development

The Office Manager submitted the schedules of the following applications for Certificates of Lawful Development between 6 February to 26 February 2021 for noting

a) **21/00541/CPL - Application for a Lawful Development Certificate** for the conversion of existing domestic outbuilding to form a domestic home studio and office – Glebe House, Vicarage Road, Shrewsbury SY3 9EZ

b) **21/00628/CPL – Application for a Lawful Development Certificate** for the proposed rendered single storey side extension – 23 Corndon Crescent. Shrewsbury SY1 4LD

c) **21/00668/CPE – Application for a Lawful Development Certificate** for the existing use confirming that the development commenced on site in accordance with the approved drawings on 2nd February 2021, consisting on cutting of a concrete slab, excavation of a trench to a depth of 900mm, and the laying of twin rigi ducts for the incoming water and electricity supplies. Works to backfill the excavated trench have now commenced. All works are below ground – Proposed Retail Unit East of Unit 8, Meole Brace Retail Park, Shrewsbury

**RESOLVED:**

**That the applications for Certificates of Lawful Development between 6 February to 26 February 2021 be noted**