

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 25 November 2014

PRESENT – Councillors A Townsend (Chairman), A Bannerman, Mrs A Chebsey, I Jones (joined the meeting late due to a Governors Meeting), P Nutting, K Roberts and M Price.

IN ATTENDANCE – Helen Ball (Town Clerk), Rebecca Oliver (Committee Clerk), Hilary Humphries (Admin Assistant) and one member of the press.

APOLOGIES – Councillor Ms J Mackenzie (apologies received after the meeting)

77/14 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

None received.

(ii) Declarations of Non-Pecuniary Interest

Shropshire Councillors	<ul style="list-style-type: none">• Those twin-hatted members declared an interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillors A Bannerman, P Nutting and K Roberts.	<ul style="list-style-type: none">• As members of Shropshire Council Central Planning Committee they reserve the right to take a different view of the same applications considered in light of any additional information presented to the Central Planning Committee.
Councillor M Price	<ul style="list-style-type: none">• As Shropshire Council Cabinet Portfolio Holder for Planning & Housing he reserved the right to take a different view of the same applications considered in light of any additional information presented to him in his Portfolio capacity.• Declared a non-pecuniary interest in application 14//04837/FUL as he knows Silk Sharples Jennings chartered surveyors who have produced the drawings.
Councillor K Roberts	<ul style="list-style-type: none">• Declared a non-pecuniary interest in application 14/04529/LBC as the applicant is known to him.

78/14 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 04 November 2014 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 04 November 2014 be approved and signed as a correct record.

79/14 MATTERS ARISING

79.1 Temporary Closure of Sentinel Gardens Post Office

Following the request of members, the Committee Clerk contacted the Post Office to find out the long term intentions of Post Office provisions in North Shrewsbury. The response received from the Programme Correspondence Team was circulated and this confirmed that they are still actively investigating options available to reinstate Post Office facilities. They have agreed to write to STC once future plans have been agreed.

Councillor Price thanked the Council for chasing a response but would like more details on what the available options are being explored by the Post Office and whether they are openly marketing/advertising these options.

RESOLVED:

That the Committee Clerk finds out more details and reports back to the next meeting.

80/14 PREMISES LICENCE APPLICATIONS

There were no premises licence applications for consideration.

81/14 HIGHWAY MATTERS

There were no highway matters to report.

82/14 TREE PRESERVATION ORDERS

82.1 18 Kennedy Road 14/04655/TCA

At the last meeting, Members raised no objections to the applicant at the above address felling a twisted willow. Shropshire Council are considering applying a TPO on the tree which members noted and raised no further comments.

82.2 The Peacock Pub

Members noted a Tree Preservation Order which has been applied to a Sycamore Tree positioned at the rear of the Peacock Pub adjacent to Sutton Road.

83/14 PLANNING APPLICATIONS

83.1 Schedule of Planning Applications

The Committee Clerk submitted schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 04 - 24 November 2014.

RESOLVED:

That the following comments be submitted to the Shropshire Council:

1	14/	04586	FUL	The Red Barn , 108 Longden Road, Shrewsbury, SY3 7HS	Erection of 4No dwellings; formation of vehicular access		Objection
Members raised concerns about the lack of amenity space provided with the new dwellings and considered four properties on the site identified as overdevelopment.							

2	14/	04647	FUL	23 St. Antonys Road, Shrewsbury, SY3 6BE	Erection of two-storey extension to dwelling to include a Hairdressers Salon		Objection
Members did not object to the proposed building work but had concerns about the detail of operating the business; these include the arrangements for customer parking, whether it will be run by appointment only, the hours of work and potential impact on the neighbouring residents.							
3	14/	04673	FUL	Aubrey Kirkham Funeral Directors , 8 New Street, Shrewsbury, SY3 8JN	Erection of a single storey rear extension		No Objection
4	14/	04679	TPO	Dashwood House , Field House Drive, Shrewsbury, SY3 9HL	To crown clean and remove lower epicormic growth of 1No. Lime and crown thin and crown lift the lowest branches of 1No. Horse Chestnut protected by Shrewsbury & Atcham Borough Council (Meole Grange, Field House Drive) Tree Preservation Order 2005		No Objection
5	14/	04688	FUL	21 Hallam Drive, Berwick Grange, Shrewsbury, SY1 4YE	Proposed 2 storey side extension		No Objection
6	14/	04689	FUL	22 Rosedale, Shrewsbury, SY1 4HP	Erection of a first floor side extension		No Objection
7	14/	04617	FUL	213 New Park Rd, Shrewsbury, SY1 2SW	Erection of two-storey extension to dwelling to rear		No Objection
8	14/	04636	FUL	Land Rear Of Stadco Off, Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire	Erection of 1 no. mixed-use employment building comprising 5 no. units: Unit A (Sui Generis Tile Merchant, Classes B1c, B2 and Class B8 with trade counter & ancillary showroom); Unit B (Sui Generis Tile Merchant, Classes B1c, B2 and Class B8 with trade counter & ancillary showroom); Unit C (Class B8 with trade counter and ancillary showroom); Unit D (Class B8 with trade counter and ancillary showroom); Unit E (Sui Generis Builders' Merchants) for display, sale and storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage; access and servicing arrangements; car parking, landscaping and associated works		No Objection
9	14/	04797	TCA	Prestfelde Preparatory School, London Road,	Felling of 3 no. Horse Chestnut and one Sycamore tree and reduce		No Objection

				Shrewsbury, SY2 6NZ	the crown of 2 no. further Horse Chestnut trees		
10	14/	04529	LBC	4 College Hill, Shrewsbury, SY1 1LT	Conversion of existing store room into dining room; creation of new door opening onto existing courtyard and door opening from existing kitchen into proposed dining room affecting a Grade II Listed Building		No Objection
11	14/	04661	FUL	Sundorne School And Sports College, Corndon Crescent, Shrewsbury, SY1 4LL	Erection of single storey modular building for Air Training Corps (ATC) usage		No Objection
12	14/	04697	FUL	Shukers Landrover, 7 Battlefield Road, Shrewsbury, SY1 4AE	Replace existing 4 X 4 test track with car parking		No Objection
13	14/	04728	FUL	28 Belvidere Road, Shrewsbury, SY2 5LR	Erection of first floor rear extension and Loft conversion to include dormer windows		No Objection
14	14/	04759	TPO	33 Sutton Bridge, Belle Vue, Shrewsbury, SY3 7RT	Works to one Walnut tree protected by Shrewsbury & Atcham Borough Council (Sutton Lane Railway Yard) Tree Preservation Order 2003 to include crown reduction by 2-2.5m, raise low crown by removing approximately 4 low branches and remove crossing branches and deadwood		No Objection
15	14/	04729	FUL	50 Trinity Street, Shrewsbury, SY3 7PQ	Erection of Garden Room		No Objection
16	14/	04733	OUT	Oak Cottage , Edgebold, Shrewsbury, SY5 8NT	Outline application for residential development (following the demolition of Oak Cottage) to include means of access and layout		Objection
<p>Members objected to this application on the grounds of highways issues. They are concerned that the access onto what is already a busy road, from an additional four properties, is unsuitable and would urge Shropshire Council's Highway department to visit the site and make their assessment.</p>							
17	14/	04756	TPO	Prestfelde Preparatory School, London Road, Shrewsbury, SY2 6NZ	Works to trees protected by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969 (please see attached schedule)		Representation
<p>Members understand the need to protect the safety of the children but would ask that the Tree Officer visits the site to see if this extent of felling is completely necessary or if a compromise can be found.</p>							
18	14/	04757	FUL	Bus Station, Raven Meadows, Shrewsbury, SY1 1PL	Alterations to pedestrian entrance to bus station		No Objection

19	14/	04822	TPO	1 Ravenscourt Walk, Shrewsbury, SY3 8ZF	To fell one Lime tree protected by Shrewsbury and Atcham Borough Council (Mytton Oak Farm, Shrewsbury) Tree Preservation Order 1985		Representation
Members would like to view the application form for the proposed tree works as only the site notice is available. Specifically, they would like to know why the felling of the lime tree is necessary.							
20	14/	04702	ADV	11 Vanguard Way, Battlefield Enterprise Park, Shrewsbury, SY1 3TG	Erect and display 3 no. illuminated fascia signs and 2 no. illuminated free-standing signs		No Objection
21	14/	04739	LBC	66 New Street, Shrewsbury, SY3 8JF	Erection of single storey extension to rear affecting a Grade II Listed Building		No Objection
22	14/	04766	FUL	Staples UK, Building 4 Unit 1, Sundorne Retail Park, Arlington Way, Shrewsbury, SY1 4YA	Installation of a retail sales mezzanine together with changes to the rear elevation including the replacement of the existing roller shutter door and relocation of the emergency exit and associated works		No Objection
23	14/	04792	FUL	5 Marine Terrace, Shrewsbury, SY1 1XQ	Erection of single storey first floor rear extension		No Objection
24	14/	04793	LBC	5 Marine Terrace, Shrewsbury, SY1 1XQ	Erection of single storey first floor rear extension affecting a Grade II Listed Building		No Objection
25	14/	04816	FUL	50 Kenwood Drive, Shrewsbury, SY3 8SY	Erection of extension to front elevation; refurbishment and alterations to dwelling		No Objection
26	14/	04811	FUL	The Priory School, Longden Road, Shrewsbury, SY3 9EE	Erection of one single-storey detached teaching block		No Objection
27	14/	04820	TPO	7 Lonsdale Drive, Shrewsbury, SY3 9QJ	To fell a Beech tree TPO88, protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
28	14/	04831	FUL	130 London Road, Shrewsbury, SY2 6PS	Erection of two-storey extension		No Objection
29	14/	04804	FUL	S K M Enviro, Enviro House, Shrewsbury Business Park, Shrewsbury, SY2 6LG	Erection of two bicycle shelters and the provision of an additional 14 bicycle stands		No Objection
30	14/	04832	VAR	20 Pengwern Road, Shrewsbury, SY3 8JB	Variation of Condition No.2 (approved plans) attached to planning permission 10/01046/FUL dated 22.10.10		No Objection
31	14/	04855	FUL	209 Copthorne Road, Shrewsbury, SY3 8LT	Erection of two-storey extension		No Objection
32	14/	04867	FUL	Methodist Church, Belle Vue Road,	Internal alterations to the existing ancillary facilities;		No Objection

				Shrewsbury, SY3 7NN	demolition to existing slab level, reconstruction & enlargement of the existing church hall; Improvements to church car park		
33	14/	05153	TCA	Shrewsbury United Reformed Church , Coleham Head, Shrewsbury, SY3 7BJ	To fell 1No Birch Tree within Shrewsbury Conservation Area		No Objection
34	14/	05174	TCA	54 Belle Vue Road, Shrewsbury, SY3 7LU	To fell one Sycamore tree within Belle Vue Conservation Area		No Objection
35	14/	04627	FUL	Arrol And Snell Ltd, St Marys Hall, St Marys Court, Shrewsbury, SY1 1EG	Change of use from D2 to A1, A2, B1a, D1 and D2		No Objection
36	14/	04875	FUL	Plots 29-30 Shrewsbury Business Park, Sitka Drive, Shrewsbury,	Application for mixed use development to include Use Classes A1, A3 and A4 to serve users of the wider Shrewsbury Business Park		No Objection
37	14/	04907	FUL	Rowland & Co Ltd' Archers Way, Shrewsbury, SY1 3GA	Proposed two storey extension to existing offices and associated works		No Objection
38	14/	05217	HHE	51 Copthorne Drive, Shrewsbury, Shropshire, SY3 8RX	Erection of a new Edwardian rear conservatory to semi-detached dwelling, dimensions 4 metres beyond rear wall, 3.2 metres maximum height, 2.1 metres high to eaves		Representation
Members were unable to make a decision on this application as the plans were not accurate or to scale and more information is required i.e. what the elevations will look like.							
39	14/	04837	FUL	49 Grange Road, Shrewsbury, SY3 9DG	Erection of rear orangery extension		No Objection
40	14/	05268	TCA	15 Kennedy Road, Shrewsbury, SY3 7AB	To fell 1No. Sycamore and 1No. Birch within Shrewsbury Conservation Area		No Objection
41	14/	04574	ADV	Shrewsbury Audi , Knights Way, Battlefield Enterprise Park, Shrewsbury, SY1 3AB	Erect and display 3 illuminated hanging fascia signs, 1 illuminated free-standing sign, 3 non-illuminated signs attached to building/glazing and 5 non-illuminated free-standing signs		Objection
Members were concerned about adding additional illuminated signage to this area of town. They already feel the signage and current lighting is distracting to motorists and question if all the proposed signage is necessary.							
42	14/	04931	FUL	Acton House, 35 Kennedy Road, Shrewsbury, SY3 7AA	Erection of detached double garage		No Objection
43	14/	04934	TCA	9 Moreton Cottages, Moreton Crescent,	To pollard, by 40%, one Corkscrew Willow within Belle Vue Conservation		No Objection

				Shrewsbury, SY3 7DA	Area		
44	14/	04968	FUL	30 Havelock Road, Shrewsbury, SY3 7NE	Erection of a two storey extension following removal of existing store, erection of a detached garage/carport, replacement windows and doors to rear and rebuilding of front wall		No Objection

83.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 04 - 24 November 2014.