

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 6<sup>th</sup> January 2015

**PRESENT** – Councillors A Townsend (Chairman), A Bannerman, Mrs A Chebsey, I Jones, A Mosley, P Nutting, M Price, K Roberts and J Tandy.

**IN ATTENDANCE** – Helen Ball (Town Clerk), Hilary Humphries (Admin Assistant) and Rebecca Oliver (Committee Clerk).

**APOLOGIES** – Councillors B Baker and P Moseley.

#### 94/14 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"><li>Those twin-hatted members declared an interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
Councillors A Bannerman and P Nutting	<ul style="list-style-type: none"><li>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.</li></ul>
Councillor Tandy	<ul style="list-style-type: none"><li>Declared a non-pecuniary interest in application 14/05176/FUL as he lives near the site.</li></ul>
Councillor Price	<ul style="list-style-type: none"><li>Declared a non-pecuniary interest in application 14/05443/FUL as he is a member of the Severnside Housing Board.</li></ul>
Councillors Roberts and Tandy	<ul style="list-style-type: none"><li>Declared a non-pecuniary interest in agenda item 97/14 as they are representatives on the licencing committee.</li></ul>
Councillor Nutting	<ul style="list-style-type: none"><li>Declared a non-pecuniary interest in agenda item 99.2.13 as his daughter lives in this area.</li></ul>

#### 95/14 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 16 December 2014 were submitted as circulated and read.

##### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 16 December 2014 be approved and signed as a correct record.**

#### 96/14 MATTERS ARISING

##### **96.1 REF 86/14 Sentinel Gardens Post Office**

The Town Clerk confirmed that there were no further details available from the Post Office to date.

## **97/14 PREMISES LICENCE APPLICATIONS**

There were no premises licence applications for consideration.

Councillor Nutting requested that licencing as a whole be reviewed to control the opening hours of some premises and the cumulative conditions of licencing also. Councillor Bannerman agreed and added that at the same time the synchronisation between licences i.e. planning permissions, pavement licences and other premises licences and permits be reviewed. Whilst Graham Preece is looking into revising and potentially revoking licences, members feel they should be contacting Shropshire Council with their views. It seems an appropriate time to review licencing in light of the impending university, which will attract more young people to the town.

Recent correspondence via social media initiated a discussion about safety around the river but as the statistics do not link such tragedies to licencing, it will be dealt with as a separate issue with the Police taking the lead.

### **RECOMMENDED:**

**That a meeting between the Town Council, Police and Licensing department be organised.**

## **98/14 TREE PRESERVATION ORDERS**

### **98.1 Land at the rear of The Orchards, Shepherd Lane, Bicton Heath-SC/00210/14**

Members noted the above application with no further comment.

## **99/14 HIGHWAY MATTERS**

### **99.1 New Park Road Stopping up Order**

Members noted a stopping up order requested under s116 Highways Act 1980 for land at New Park Road.

### **99.2 Various Waiting Restrictions**

Members considered various waiting restriction proposals in Shrewsbury as follows:

#### **99.2.1 Alma Street**

Members noted and supported the proposed changes.

#### **99.2.2 Bell Lane**

Members noted and supported the proposed changes.

#### **99.2.3 Berwick Road**

Members noted the proposed changes with no further comment.

#### **99.2.4 Broome Place**

Members noted the proposed changes with no further comment.

#### **99.2.5 Copthorne Grange**

Members welcomed and noted the proposed changes.

#### **99.2.6 Copthorne Road**

Members did not agree with the introduction of limited waiting

outside the monumental business as this area is used by residents and due to the nature of the business, is not required by regular customers. The committee would like to see no change to this area.

**99.2.7 Henlow Rise**

Members welcomed and noted the proposed changes.

**99.2.8 Laburnum Grove**

Members noted and supported the proposed changes.

**99.2.9 Moston Green and Moston Road**

Members noted the proposed changes with no further comment.

**99.2.10 The Rocks**

Members noted the proposed changes with no further comment.

**99.2.11 Wilfred Owen Close**

Members noted the proposed changes with no further comment.

**99.2.12 Wood Street**

Members noted the proposed changes with no further comment.

**99.2.13 Yew Tree Close**

Members noted the proposed changes with no further comment.

**99.3 New Loading Bay - London Road**

Members noted a new notice order for an additional loading bay on London Road.

**100/14 PLANNING APPLICATIONS**

**100.1 Schedule of Planning Applications**

The Town Clerk submitted schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 16 December 2014 – 05 January 2015.

**RESOLVED:**

**That the following comments be submitted to the Shropshire Council:**

	<b>ID</b>	<b>Address</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Decision</b>
<b>1</b>	14/05176/FUL	106 Primrose Drive, Shrewsbury, Shropshire, SY3 7TR	Erection of a detached 3 bedroom dwelling		No Objection
<b>2</b>	14/05454/FUL	8 Rydal Avenue, Shrewsbury, Shropshire, SY1 4DY	Erection of two storey extension following demolition of existing single storey extension		No Objection

3	14/05441/CPL	43 Torrin Drive, Shrewsbury, Shropshire, SY3 6AW	Application for Lawful Development Certificate for the erection of a Breakfast room to rear elevation; including insertion of rooflights.		This application was noted.
4	14/05415/TPO	2 Barns Green, Shrewsbury, Shropshire, SY3 9QB	Works to one Weeping Birch tree and fell one Common self-set birch tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
5	14/05414/FUL	21 Sundorne Road, Shrewsbury, Shropshire, SY1 4RX	Erection of two storey rear extension following removal of the existing lean-to; conversion of existing roof space and insertion of window in side wall		No Objection
6	14/05402/ADV	Pets At Home , Unit 13, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display 4No internally illuminated fascia signs		No Objection
7	14/05384/FUL	Abbotsbury , 100 Belle Vue Road, Shrewsbury, Shropshire, SY3 7NP	Erection of conservatory to annexe following demolition and replacement of summer house connected to existing annexe		No Objection
8	14/05457/FUL	24 Brackley Drive, Shrewsbury, Shropshire, SY3 8BX	Erection of a part single storey and part two storey rear extensions following demolition of existing sunroom and first floor side extension		No Objection
9	14/05451/FUL	80 New Park Close, Shrewsbury, Shropshire, SY1 2SQ	Redevelopment of former Community Centre site to provide 3 no. affordable bungalows		No Objection
10	14/05443/LBC	15A Swan Hill, Shrewsbury, Shropshire, SY1 1NL	Creation of new front entrance door to serve ground floor apartment and installation of lead canopys over both entrance doors (amendment to Listed Building Consent 12/00483/LBC)		No Objection
11	14/05388/FUL	The Castle Inn, Old Coleham, Shrewsbury, Shropshire, SY3 7BU	Proposed residential development of 4 houses and 3 apartments; including formation of new vehicular access and associated car parking.		No Objection

<b>12</b>	14/05386/ADV	Benbow Business Park , Harlescott Lane, Shrewsbury, Shropshire, SY1 3EQ	Erect and display 1No non illuminated fascia sign; internally illuminated signage panel; 1No internally illuminated totem; 1No non illuminated entrance statement and 1No internally illuminated single letters to replace existing		Objection
The committee object to the illuminated signage which is deemed to be unnecessary and would cause light pollution to the residents living opposite. If planning permission is granted, Members ask that conditions be applied to ensure the lights are illuminated during business hours only.					
<b>13</b>	14/05383/FUL	Proposed Dwelling To The West Of, Victoria Terrace, Shrewsbury, Shropshire, No Postcode	Erection of a single open market residential dwelling.		Objection
Members object to this application which they consider as overdevelopment of the site which is not in-keeping with the street scene or area. Also, the proposed view from Victoria Terrace is unsightly for the overlooking residents.					
<b>14</b>	14/05095/FUL	Units 1 To 2, The Haughmond Business Centre, March Way, Shrewsbury, Shropshire, SY1 3BB	Change of use from B1 business to D2 leisure; erection of 18m length fencing at a height of 1.8m		No Objection
<b>15</b>	14/05373/FUL	241 Crowmere Road, Shrewsbury, Shropshire, SY2 5LD	Erection of a first floor extension above the existing single storey garage and utility to the side elevation		No Objection
<b>16</b>	14/05370/FUL	49 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Erection of replacement porch to the side of the property and enlarge driveway to allow additional off road parking		No Objection
<b>17</b>	14/05352/FUL	10 Lockwood Drive, Shrewsbury, Shropshire, SY1 3SG	Single storey extension at rear and associated alterations		No Objection
<b>18</b>	14/05343/FUL	Residential Development Land West Of, Ellesmere Road, Shrewsbury, Shropshire, No Postcode	Residential development of 153 properties, including detached and semi detached 2/3 bedroom housing and 1/2 bedroom apartments.		Objection

Whilst members recognise this as a site for development, they have several issues with the proposed plans. \* Members are aware of several other applications for large developments along Ellesmere Road and feel the cumulative affect on the traffic is going to be significant. They feel this development will only exacerbate the problem and as a result feels the density of the development needs reducing. \* Having solely one point of access is inadequate for the number of properties which is likely to become blocked by existing traffic jams from Station Bridge to Greenfields Street. Members would like to see a second entrance/exit be considered. \* The application makes reference to a transport assessment report but this is not present. \* Members would like to see amenity/open space incorporated into the plan. \* The local school is full to capacity so children from this development would be a priority to attend Greenfields School. This will disadvantage children in Coton Hill whose alternative school is across town. \* Members feel the timing of the application disadvantaged any residents who wished to raise comments as for 10 of the 21 days of consultation, Shropshire Council staff were unavailable due to the Christmas holidays. \* The site is known to be at risk of flooding and large amounts of standing water are often visible at the one end of the site. It is therefore concerning that the plans include the removal of trees, digging up the site and re-landscaping the area, all which could affect the water drainage of the site. \* Members recognise the need for extra care apartments but feel the parking facilities are inadequate for the number of dwellings. It is wrong to assume the residents will not have cars as stated at the public consultation. The extra care building is based on existing projects where there are good road systems and off street parking in neighbouring streets. In this case there is a lot of on-street parking amongst Victorian terraced housing and overflow parking is an issue already as the Greenfield Garden Flats only have one allocated car parking space per dwelling. \* Where are visitors to the cafe expected to park? \* Members feel the four storey height of the proposed extra care building will intrudes on the privacy of other residents, especially with the roof terrace, and will be imposing and totally out of scale with its surroundings.

<b>19</b>	14/05365/FUL	Pen Y Bont, Betton Street, Shrewsbury, Shropshire, SY3 7PJ	Erection of double garage following demolition of existing single garage		No Objection
<b>20</b>	14/05516/TPO	Open Space To The Side Of , 11 Swift Close, Shrewsbury, Shropshire,	To raise crown of 1No Oak Tree by 3m over existing shed protected by Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983		No Comment as the Town Council is the applicant.
<b>21</b>	14/05489/ADV	1 Mardol Head, Shrewsbury, Shropshire, SY1 1HD	Erect and display display 1No non illuminated timber exterior hanging sign off an existing bracket		No Objection
<b>22</b>	14/05475/FUL	Lilacs Guest House , 110 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA	Erection of a detached dwelling following demolition of 3 bay prefabricated garage block		No Objection
<b>23</b>	14/05458/FUL	Percy Throwers Gardening Centre , Oteley Road, Shrewsbury, Shropshire, SY2 6QW	Erection of polytunnel canopy		No Objection

24	14/05177/FUL	Oakley Manor, Oakley Manor Gardens, South Hermitage, Shrewsbury, Shropshire, SY3 7NT	Erection of a 1.8m high boundary fence including associated works to trees and provision of uplighters and spot lights to light up trees and surrounding flower beds		Objection
<p>Members object to this application as the fencing is not befitting of the conservation area it sits within. They would also like to know the extent of the lighting and how this might affect other residents nearby.</p>					

## 100.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 16 December 2014 – 05 January 2015.