

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 27 January 2015

**PRESENT** – Councillors A Townsend (Chairman), A Bannerman, Mrs A Chebsey, I Jones, Ms J Mackenzie, P Nutting and K Roberts.

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

**APOLOGIES** – Councillor M Price.

#### 101/14 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, Ms J Mackenzie 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>

#### 102/14 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 06 January 2015 were submitted as circulated and read.

##### RESOLVED:

**That the minutes of the Planning Committee meeting held on 06 January 2015 be approved and signed as a correct record.**

#### 102/14 MATTERS ARISING

##### 102.1 REF 97/14 Premises Licence Applications

The Town Clerk confirmed that she had discussed a possible meeting with Police & Licensing Colleagues and the matter of possible cumulative impact zones had been discussed at a recent Shrewsbury Bronze Level Tasking Group. The Town Clerk and Councillor Roberts would follow this up.

##### 102.2 Oak Cottage, Hanwood Road – 14/04733/OUT

Members objected to this application on the grounds of highway issues and raised concerns that the access be unsuitable for the proposed number of dwellings. In response to these comments the Town Clerk received further information from Les Stephan Planning Ltd which she read

out to the committee. Shropshire Council's Highway department have since raised no objections to the granting of permission.

Based on this new information, Members were happy to withdraw their comments of objection.

**RESOLVED:**

**That the comments of objection be withdrawn from this application.**

**102.3 Shrewsbury West Development Streetnaming Proposals**

The streetnaming department have proposed a theme of WWI for the David Wilson Homes Development At Churncote off the Welshpool Road. They intend naming the roads after local and famous people who died in the war. Members were happy with this theme but would like to be consulted on the actual proposed names. Councillor Jones suggested Bligny Ridge following the battle in 1918. Councillors are encouraged to put forward any further suggestions.

**RESOLVED:**

**That the Town Clerk requests that the committee be consulted on the actual proposed street names.**

**102.4 Street Naming Plates**

Councillor Roberts highlighted to the Town Clerk that street naming plates on the new Radbrook development are displaying the old SABC crest, not the new Shrewsbury Town Council crest.

**RECOMMENDED:**

**That the Town Clerk informs Shropshire Council that the wrong crest is being used.**

**102.5 REF: 99.2.6 Waiting Restrictions Copthorne Road**

At the last meeting members objected to the introduction of limited waiting outside the monumental business which is currently used by residents as well as customers to the business. This feedback was passed back to Mike Davies and his response was read out. He advised that a balanced view between a lack of on-street parking and the need for elderly and often frail customers to park close to the business had been taken. Whilst not wholly supportive of this view Councillor Chebsey was happy for this to go out to public consultation. The Committee supported the local member's view.

**103/14 PREMISES LICENCE APPLICATIONS**

There were no premises licence applications for consideration.

**104/14 TREE PRESERVATION ORDERS**

**104.1 SC/00198/14 Land adjacent to The Old Coach House, Falstaff St, Shrewsbury**

Members noted the above tree preservation order with no further comment.

## 105/14 HIGHWAY MATTERS

There were no highway applications for consideration.

## 106/14 PLANNING APPLICATIONS IN BAYSTON HILL

Shrewsbury Town Council have been asked by Bayston Hill Parish Council to consider the following two planning applications.

### 106.1 14/05655/OUT Pulley Lane

This proposal is for the development of 35 dwellings off Pulley Lane on land adjacent to an affordable housing development currently under construction. Whilst the current development site was approved on the basis of being an Affordable Housing Exception site, the applicants for the current development were arguing that Shropshire Council only has a 3.5 year land supply, therefore the development being sustainable accorded with the provisions of the National Planning Policy Framework.

Reference was made to a recent Planning Appeal elsewhere within the county in which the Planning Inspectorate had dismissed the applicant's argument that Shropshire Council had not a 5 year land supply.

Members referred to previous discussions both during the SAMDev process and in making a viewpoint on the current housing development that it was important to retain the greenbelt between the town and neighbouring settlements to give local identity. In accepting the current development site it had been felt that the stream that abuts the site provides a natural boundary between town and country. Members therefore saw that any further development beyond this natural boundary should be considered as urban creep and would contribute to losing the natural corridor between Shrewsbury and Bayston Hill developments. The Town Council would therefore object to this proposal.

### 106.2 14/05560/OUT North of Hanley Lane

Members decided that due to the location it was inappropriate to make comment as it did not impact on Shrewsbury.

## 107/14 PLANNING APPLICATIONS

### 107.1 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 07 - 27 January 2015.

#### RESOLVED:

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

	Application No	Address	Proposal		STC Decision
1	15/00136/FUL	27 Grantley Avenue, Shrewsbury, SY3 5LA	Erection of single storey extension to rear elevation and first floor extension over existing garage		No Objection

<b>2</b>	15/00135/TPO	12 Lonsdale Drive, Shrewsbury, SY3 9QJ	Application for tree works to include the felling of 3 no. Silver Birch trees covered by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		No Objection
<b>3</b>	15/00134/TPO	5 Douglas Way, Shrewsbury, SY3 5PB	Application for tree works to include removal of one Lime tree covered by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003		No Objection
<b>4</b>	15/00086/LBC	Irelands Mansion 29 & 30 High Street, Shrewsbury, SY1 1SQ	Works to Listed Building to include alteration to internal floor layout; replacement of internal doors and joinery; replacement of windows to the rear elevation and roof light over main staircase; replacement of external condenser units		No Objection
<b>5</b>	14/05613/P3JP A	Crown House, 2 St Marys Street, Shrewsbury, Shropshire,	Prior Approval for the change of use from 1st, 2nd, 3rd and 4th floor offices to 15 apartments (Part 3 Class J of the Town & Country Planning (General Permitted Development) Order 2013)		No Objection
<b>6</b>	15/00318/TCA	29 & 30 Montague Place, Shrewsbury, Shropshire, SY3 7NF	To crown reduce 5No Blackthorn by 2m, crown thin 1No Rowan by 25% and remove 4No Ash trees lying within the Belle Vue Conservation Area		Representation
The Town Council has no objections to the proposed tree works, but would wish to be assured that in light of recent Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.					
<b>7</b>	15/00299/TCA	34 Lime St Shrewsbury SY3 7EB	To remove 1No Holly Tree lying within Belle Vue Conservation Area		No Objection
<b>8</b>	15/00296/HHE	18 Porthill Dr Shrewsbury, SY3 8RS	Erection of a single storey rear extension to semi-detached dwelling dimensions 4.4 metres beyond rear wall, 3.7 metres maximum height, 2.45 metres high to eaves		No Objection

<b>9</b>	15/00032/FUL	17A Kennedy Road, Shrewsbury, SY3 7AB	Erection of a two storey extension to the rear elevation and first floor extension to side elevation; to include installation of roof lights, balcony to first floor rear elevation; formation of terrace area with underground storage area		No Objection
<b>10</b>	14/05710/FUL	Gordana House , The Mount, Shrewsbury, SY3 8BH	Erection of 11No dwellings, 4No affordable housing apartments and refurbishment of existing dwelling known as Oak House		Objection

The Town Council does not object to the principle of developing on this site but have some concerns with the proposals. Members questioned if using the existing access onto The Mount is suitable for serving 11 houses and safe given the busy nature of the road. They understand the White Lodge has historical interest and would urge the Conservation Officer to value it's historic importance before it is demolished. Members identified that the footpath outside the development is too narrow to accommodate a pram or wheelchair and, with no footpath on the other side of the road, and would wish to see modifications to neighbouring footways an approval condition for this development.

<b>11</b>	15/00153/TPO	16 London Road, Shrewsbury, SY2 6NU	To trim branches by less than 30% of 1No Yew Tree protected by Shrewsbury and Atcham Borough Council (16 London Road, Shrewsbury) Tree Preservation Order 1990		No Objection
<b>12</b>	15/00033/FUL	28 Allerton Road, Shrewsbury, SY1 4QP	Erection of a two storey side extension.		No Objection
<b>13</b>	15/00029/TPO	11 Squirrel Walk, Bicton Heath, Shrewsbury, SY3 5DU	To crown/reduce 1 x Oak Tree by at least 50% protected by Shrewsbury and Atcham Borough Council (Squirrel Walk and West Edge, Bicton Heath) Tree Preservation Order 1985		No Objection
<b>14</b>	15/00013/FUL	12 The Springs, Shrewsbury, SY1 4TL	Erection of a single storey extension to the rear of the property		No Objection
<b>15</b>	15/00012/FUL	29 Oriel Way, Shrewsbury, SY3 6AS	Erection of part two storey part first floor extension to front/side elevation and single storey extension to side elevation		No Objection
<b>16</b>	15/00006/TPO	36 Ryelands, Shrewsbury, SY3 9BZ	Remove large limb of 1No Copper Beech Tree and prune secondary limbs to shape the rear of the tree protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005		No Objection

<b>17</b>	15/00001/FUL	126 London Road, Shrewsbury, SY2 6PS	Internal configuration of an existing house to 4 no. self-contained flats		Objection
This area of town predominantly has family properties. Members are concerned that a development of this nature could set a precedence for other properties in this area and detrimentally change its character.					
<b>18</b>	14/05659/FUL	Ashleigh, Bowbrook, Shrewsbury, SY5 8PG	Extension to and conversion of integral garage to form ground floor 'granny flat' and erection of detached garage/shed.		No Objection
<b>19</b>	15/00208/TCA	12 Stones Sq South Hermitage, Shrewsbury, SY3 7JA	Notification for proposed tree works to include the reduction in height by 25% row of Hawthorn, Damson and Holly trees lying within the Belle Vue conservation area.		No Objection
<b>20</b>	15/00107/HHE	14 Wren Cl, Shrewsbury, SY1 4TU	Erection of a single storey rear extension to detached dwelling, dimensions 3.488 metres beyond rear wall, 3.550 metres maximum height, 2.465 metres high to eaves.		No Objection
<b>21</b>	15/00066/FUL	Rowleys House Barker St Shrewsbury, SY1 1QH	Change of use from current B1 (Museum) to D1 (Education and Administration)		Representation
Members are supportive of this application and are pleased that a significantly important building in a prime location will continue to be fully utilised. However, they ask that, providing it does not interfere with its use, an element of the building remains publicly accessible even if times are restricted i.e. tours on certain dates.					
<b>22</b>	14/05769/COU	Arrow Point Retail Park , Brixton Way, Shrewsbury SY1 3GB	Change of use to include A1 (Retail), B1 (Offices) and B8 (Warehouse and Distribution)		No Objection
<b>23</b>	15/00180/TPO	24/22 Pountney Gardens, Shrewsbury, SY3 7LG	To crown lift 2 no branches of one Pine Tree protected by Shrewsbury & Atcham Borough Council (Pountney Gardens 2004) Tree Preservation Order 2004		No Objection
<b>24</b>	15/00022/TCA	8 Park Avenue, Shrewsbury, SY3 8JG	Works to remove lower 2 branches of 1 Oak tree and remove overhanging branches to trunk of 1 Sycamore tree within Shrewsbury Conservation Area		No Objection

25	14/05763/FUL	29 Oakley Street, Shrewsbury, SY3 7JX	Erection of part single and part two-storey side and rear extension following demolition of existing extension		No Objection
26	14/05715/FUL	Stadco Ltd Harlescott Lane, Shrewsbury, SY1 3AS	Installation of 980 roof mounted PV Solar Panels		No Objection
27	14/05582/FUL	Crown House, 2 St Marys Street, Shrewsbury	Erection of new penthouse dwelling on the roof of Crown House following the demolition and removal of plant enclosures		No Objection
28	15/00206/TCA	7 Woodlands Park, Shrewsbury, SY2 6JN	Crown reduce by 25% 3No. Douglas Fir and 1No. Yew within Shrewsbury Conservation Area Extension (Sutton Road)		No Objection
29	15/00205/TCA	15 Hallcroft Court, Shrewsbury, SY1 2AF	To crown reduce one birch tree by 25% within Shrewsbury Conservation Area		No Objection
30	15/00160/COU	Guildhall, Frankwell Quay, Shrewsbury,	Change of use of part of building (retention of Town Council offices) from Offices (B1) to non-residential educational (D1)		Representation
The Town Council supports this development. It does however seek clarification for since the narrative within the application retains the Town Council element of the building for BI Office use, the proposed plans suggest change of use to D1 Educational use.					
31	14/05692/FUL	Proposed Residential Development, Allerton Road, Shrewsbury,	Erection of 4 no. affordable bungalows following demolition of existing garages; additional car parking will be created by utilising the existing grass verge		No Objection
32	14/05564/FUL	Column Lodge, Preston Street, Shrewsbury	Erection of single storey extension to rear elevation and extension of covered walk way; installation of handrails		No Objection
33	15/00149/TCA	24/22 Pountney Gardens, Shrewsbury, SY3 7LG	To crown/reduce 1 x mature sycamore and 1 x pine, fell 2 x hollies within Belle Vue Conservation Area		No Objection
34	15/00090/FUL	Mardol House, Shoplatch, Shrewsbury SY1 1HS	Change of use from office space to student halls of residence (85 units)		No Objection

<b>35</b>	14/05563/FUL	8 Claremont Bank, Shrewsbury, SY1 1RW	Change of use of offices into a single residential unit with no internal or external alterations		No Objection
<b>36</b>	14/04576/CPL	Sefton Cottage, Shepherds Lane, Bicton Heath, Shrewsbury, SY3 5EH	Application for Lawful Development Certificate for the proposed replacement of an existing garage structure to match an existing larger double garage structure that it is attached to.		No Objection
<b>37</b>	15/00132/TCA	St Giles Rectory, 127 Abbey Foregate, Shrewsbury, SY2 6LY	Crown reduce outer limbs overhanging the Rectory roof and lowest long limb on south side by 15% and reduce lowest limb in contact with young Lawson cypress of one Common Oak within Shrewsbury Town Conservation Area		No Objection
<b>38</b>	14/05640/LBC	12 High Street, Shrewsbury, SY1 1SP	Works to Listed Building to facilitate the insertion of replacement shop front; installation of signage; internal alterations to retail unit; insertion of air conditioning unit; reinstatement of roof lantern to rear of property		No Objection
<b>39</b>	15/00078/TCA	Greenhill East, Copthorne Rd Shrewsbury, SY3 8NS	To fell 2 no. Lawson Cypress trees lying within the Shrewsbury Conservation Area		No Objection
<b>40</b>	15/00075/TCA	Sandringham Court, Shrewsbury	To carry our works to 57 no. trees as per report lying within the Shrewsbury Conservation Area		No Objection
<b>41</b>	14/05670/FUL	7 Whitemeadow Close, Shrewsbury, SY1 3SU	Erection of a single storey extension to side elevation and conversion of integral garage to provide accommodation		No Objection
<b>42</b>	14/05575/FUL	Shopping Parade , Tilstock Cres Shrewsbury, SY2 6HW	Installation of new shop front		No Objection
<b>43</b>	15/00079/TCA	20 Crescent Place, Town Walls, Shrewsbury, SY1 1TQ	Remove overhanging branches encroaching neighbouring property (21A) to one Laburnum tree and one Bay tree within Shrewsbury Conservation		No Objection



			Area		
<b>44</b>	15/00076/TCA	Land Adjacent 2 Red Barn Lane, Shrewsbury, SY3 7HR	To remove lower branch and reduce end of leaning stem of 2 no. Ash trees lying within the Shrewsbury Conservation Area		Representation
The Town Council has no objections to the proposed tree works, but would wish to be assured that in light of recent Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.					
<b>45</b>	14/05551/FUL	Willow Ridge, Hexham Way, Shrewsbury, SY2 6QY	Erection of detached open fronted 3-bay garage		No Objection
<b>46</b>	14/05550/FUL	Willow Ridge, Hexham Way, Shrewsbury, SY2 6QY	Conversion of existing garage to study, games room and store		No Objection
<b>47</b>	14/05507/ADV	Christ Church, Welshpool Road, Bicton Heath, Shrewsbury,	Installation of two free standing (1.65m.height) non- illuminated information signs (V configuration)		No Objection
<b>48</b>	14/05483/HHE	22 Romsley Drive, Shrewsbury, SY2 6TG	Erection of a single storey rear conservatory to semi- detached dwelling, dimensions 3.5 metres beyond rear wall, 3.16 metres maximum height, 2.1 metres high to eaves		No Objection
<b>49</b>	15/00039/ADV	12 High St Shrewsbury, SY1 1SP	Installation of replacement non-illuminated fascia sign and motifs; re-use of existing bracket to display one non- illuminated hanging sign; all to front elevation; installation of floor mounted porch sign mosaic		No Objection
<b>50</b>	14/05641/LBC	Flat 1 , 50 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ	Internal works including partial removal of internal walls to create opening between living room and kitchen and to create opening to rear lobby; Installation of timber stud walls to create separate kitchen and second bedroom; Relocation of existing bathroom affecting a		No Objection

			Grade II Listed Building		
<b>51</b>	14/05636/FUL	33 High St Shrewsbury, SY1 1SL	Replacement of external ATM machine		No Objection
<b>52</b>	14/05621/FUL	26 Kenley Avenue, Shrewsbury, SY1 3HE	Erection of a two storey side extension		No Objection
<b>53</b>	14/05596/FUL	Mereside CE Primary School And Nursery, Wenlock Rd Shrewsbury, SY2 6LE	Erection of single storey 2 bay demountable extension to existing classroom		No Objection
<b>54</b>	14/05593/FUL	15 Corporation Lane, Shrewsbury, SY1 2PB	Erection of single storey rear extension		No Objection
<b>55</b>	14/05181/LBC	Holywell Street, Shrewsbury, SY2 5DF	Erection of glass roof extension including bi-folding glass doors; internal works to include remodelling works to the existing kitchen including removal of most of the external wall and small section of the dining room wall to accommodate new extension, replacement kitchen and new ground floor WC to be installed; new window to the existing bathroom wall at first floor; relocation of the existing shower room wall (off the kitchen) to bring it in-line with the existing roof line and remodelling of the existing cellar steps to take them back to their original layout affecting a Grade II Listed Building		No Objection
<b>56</b>	14/05180/FUL	Holywell Street, Shrewsbury,	Erection of glass roof extension including bi-folding glass doors; internal and		No Objection

		SY2 5DF	external alterations		
<b>57</b>	15/00030/TCA	50 Trinity Street, Shrewsbury, SY3 7PQ	To fell one Acer tree within the Belle Vue Conservation Area		No Objection
<b>58</b>	14/05581/FUL	Crown House, 2 St Marys Street, Shrewsbury	Replacement of curtain walling to St Marys Street Elevation and amendments to windows on rear north east elevation		No Objection
<b>59</b>	14/05579/FUL	119 Tilstock Crescent, Shrewsbury, SY2 6HQ	Erection of a front porch and new pitch roof to garage		No Objection
<b>60</b>	14/05529/FUL	12 High St Shrewsbury, SY1 1SP	Installation of replacement shop front; remedial works and decoration to windows; installation of roof mounted air conditioning units to rear; internal alterations to retail unit; reinstatement of roof lantern to the rear		No Objection
<b>61</b>	14/05527/FUL	40 London Road Shrewsbury, SY2 6NX	Erection of single storey extension to side elevation; two storey extension to rear elevation & detached double garage on access road		No Objection
<b>62</b>	14/05522/FUL	37 Belle Vue Gardens, Shrewsbury, SY3 7JH	Erection of single storey extension to rear elevation with roof lantern; porch to principal elevation; removal of wall fronting highway to provide two parking spaces		Objection
The Town Council objects to this application on the grounds that the removal of the wall could set a precedence in this conservation area. Any development within a Conservation Area needs to either preserve or enhance the Conservation; members see that this does neither. If the application is granted permission, appropriate footpath reinstatement should be conditioned as part of the works.					
<b>63</b>	14/05496/FUL	37 Regents Drive, Shrewsbury, SY1 2TN	Erection of a first floor extension to the rear; including insertion of a Juliet balcony		No Objection
<b>64</b>	14/05285/FUL	Meole Brace School , Longden Rd Shrewsbury, SY3 9DW	Erection of a demountable unit for a learning Inclusion Centre (LINC) together with security fencing		No Objection
<b>65</b>	14/04948/FUL	19 New Park Close, Shrewsbury, SY1 2SG	DEFERRED FROM 16/12/14 - Erection of a two storey rear/side extension to include attic storage space		No Objection

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## **107.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 07 - 27 January 2015.