

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 17 February 2015

PRESENT – Councillors A Townsend (Chairman), Mrs B Baker, A Bannerman, M Price and P Nutting.

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

APOLOGIES – Councillors Mrs A Chebsey, I Jones and K Roberts.

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">Those twin-hatted members declared an interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillors A Bannerman and P Nutting	<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 Price	<ul style="list-style-type: none">Declared a non-pecuniary interest in applications 15/00382/TPO, 15/00223/TCA, 15/00222/TCA and 15/00219/TPO as he is a member of the Severnside Housing Board.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.
Councillor Townsend	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/00174/FUL as he knows the neighbourDeclared a non-pecuniary interest in application 15/00461/VAR.
All Councillors	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/00621/TCA as The Town Council is the applicant.

108/14 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 27 January 2015 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 27 January 2015 be approved and signed as a correct record.

109/14 MATTERS ARISING

109.1 Post Office Modernisations

Members were informed that the Radbrook Post Office is to become a main style branch and therefore will be modernised and refurbished, it's opening hours extended and additional services will be offered i.e. Car Tax. This branch is due to reopen on 20 March 2015.

The Maesbrook Road Post Office is also due to be refurbished and will be re-opened on Monday 09 March at it's existing location. This branch will also be offering extended opening hours.

Members welcomed the changes and fully supported the proposals.

Members also asked for an update on the temporary closure of Sentinel Gardens Post Office. As no correspondence has been received, the Committee Clerk will chase this issue and report back at the next meeting.

RESOLVED:

That the Committee Clerk finds out the latest plans for the Sentinel Gardens Post Office and reports back to the next meeting.

110/14 PREMISES LICENCE APPLICATIONS

There were no premises licence applications for consideration.

111/14 TREE PRESERVATION ORDERS

There were no tree preservation orders for consideration.

112/14 HIGHWAY MATTERS

112.1 Claremont Street

Members considered and noted the proposals for a new taxi bay on Claremont Street and raised no further concerns.

113/14 ASSET OF COMMUNITY VALUE

Members considered an application to register The Charles Darwin Public House on Sutton Farm as an asset of community value. The Town Clerk confirmed that any member of the public can request an application of this sort and as a consultee, the Town Council will always be informed. Members questioned the extent of the community value of the pub as they see it, and the adjacent Co-op shop to be commercial buildings only.

RESOLVED:

That the Council has no observations to make regarding the application to register Charles Darwin Public House as an Asset of Community Value.

114/14 PLANNING APPLICATIONS

114.1 Schedules 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 28 January – 17 February 2015.

RESOLVED:

That the following comments be submitted to the Shropshire Council:

	Application No	Address	Proposal		STC Decision
1	15/00518/FUL	2 Percy Street North, Shrewsbury, Shropshire, SY1 2QH	Erection of a single storey rear extension following demolition of existing lean to and installation of dormer to rear roofslope		No Objection
2	15/00449/FUL	Furrows Limited, Benbow Business Park, Harlescott Lane, Shrewsbury, SY1 3EQ	Erection of extension to commercial vehicle showroom		No Objection
3	15/00642/TCA	20 Underdale Avenue, Shrewsbury, Shropshire, SY2 5DY	To crown reduce 1No.Silver Birch by 3m and fell to ground level 1No. Indian Bean within Shrewsbury Conservation Area		No Objection
4	15/00621/TCA	Land Adj. Tennis Courts , Victoria Avenue, Shrewsbury, Shropshire,	Reduce by upto 3m two Lime trees, reduce by 4m one Lime tree in Shrewsbury Conservation Area		No Comment as the Town Council is the applicant.
5	15/00478/ADV	Car Park Adj. Building 1, Sundorne Retail Park, Arlington Way, Shrewsbury, SY1 4YA	Erect and display 1No. internally illuminated totem sign		No Objection
6	15/00463/FUL	2 Honeysuckle Row, Shrewsbury, Shropshire, SY3 7TW	Erection of a first floor side extension.		No Objection

7	15/00364/FUL	57 Woodfield Road, Shrewsbury, Shropshire, SY3 8HX	Application under Section 73a of the Town & Country Planning Act 1995 for the erection of storage shed to front of property		Objection
Members objected to this application as they consider the storage shed to be out of scale with it's surroundings, not in-keeping with it's location and it is not aesthetically pleasing.					
8	15/00632/HHE	7 Wyebourne Road, Shrewsbury, Shropshire, SY3 6AQ	Erection of a single storey rear extension to detached dwelling, dimensions 6 metres beyond rear wall, 3.9 metres maximum height, 2.8 metres high to eaves.		Defer - clarification needed
Members were unsure which application is to be considered, this one or 15/00501/HHE.					
9	15/00470/FUL	14 Wren Close, Shrewsbury, Shropshire, SY1 4TU	Erection of a single storey rear extension and replace flat roof to garage and utility room with a pitched roof		No Objection
10	15/00461/VAR	Advanced Primary Care Service, 1 Burlington Place, Shrewsbury, Shropshire, SY3 7LF	Variation of Condition No. 2 attached to planning permission 09/00874/FUL to allow the continued siting of temporary building for a further period of 2 years		No Objection
11	15/00587/TCA	St Helena, Mill Road, Meole Brace, Shrewsbury, Shropshire, SY3 7LN	To fell 24 no. overgrown (some dead) Leylandi Conifers within Meole Brace Conservation Area		No Objection
12	15/00444/TPO	Field Adj. 3 Allness Close, Shrewsbury, Shropshire,	Works to trim and reduce 1 no. Oak tree protected by Shropshire Council (Land rear of Coseley Avenue, Shrewsbury) TPO 2012		No Objection
13	15/00616/HHE	Fourways, Longden Road, Shrewsbury, Shropshire, SY3 9PS	Erection of a single storey rear extension to detached dwelling, dimensions 6.1 metres beyond rear wall. 4.0 metres maximum height, 2.7 metres high to eaves		No Objection

14	15/00402/FUL	151 New Park Road, Shrewsbury, Shropshire, SY1 2SE	Single storey extension and elevational alterations to the rear elevation		No Objection
15	15/00361/FUL	18 Porthill Drive, Shrewsbury, Shropshire, SY3 8RS	Erection of a single storey rear extension		No Objection
16	15/00271/FUL	1 Rowena Terrace, Ditherington Road, Shrewsbury, Shropshire, SY1 4AT	Erection of a conservatory to rear		No Objection
17	15/00404/CPL	21 Burnside Gardens, Shrewsbury, Shropshire, SY3 9HH	Proposed single storey rear extension; including insertion of rooflights.		No Objection
18	15/00370/FUL	11 Grangefields Road, Shrewsbury, Shropshire, SY3 9DD	Erection of a single storey rear extension; including inserton of rooflights. Erection of a first floor extension to side.		No Objection
19	15/00334/FUL	27 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AG	Erection of a dwelling following demolition of existing garage and utility room and conversion of existing house into two dwellings (revised scheme)		Defer
Members sought clarification as it is not clear from the proposal description and the submitted plans how many dwellings are being proposed.					
20	15/00392/FUL	12 Stones Square, South Hermitage, Shrewsbury, Shropshire, SY3 7JA	Erection of a single storey front and side extension following demolition of existing conservatory		No Objection
21	15/00377/FUL	5 Grange Road, Shrewsbury, Shropshire, SY3 9DA	Erection of a single storey detached Office/Utility.		No Objection

22	15/00150/FUL	13 Sutton Grove, Shrewsbury, Shropshire, SY2 6DN	Erection of two storey and single storey extensions		No Objection
23	15/00557/HHE	18 Highfields, Shrewsbury, Shropshire, SY2 5PQ	Erection of a single storey rear extension to semi detached dwelling, dimensions 3.5 metres beyond rear wall, 3.7 metres maximum height, 2.9 metres high to eaves following demolition of existing conservatory.		No Objection
24	15/00523/TCA	43A Oakley Street, Shrewsbury, Shropshire, SY3 7JX	To pollard to previous pollard knuckle or 1m above 1No. Lime within Belle Vue Conservation Area		No Objection
25	15/00366/TPO	64 And 66 Oakley Street, Shrewsbury, Shropshire, SY3 7JZ	Tree works to Sycamore and Yew trees protected by Shrewsbury & Atcham Borough Council (Oakley Grange) Tree Preservation Order 2002		No Objection
26	15/00331/CPL	86 Oakfield Road, Shrewsbury, Shropshire, SY3 8AN	Application for Lawful Development Certificate for the proposed erection of single storey extension to side and rear		Defer - documents missing
27	15/00338/FUL	21 Wyebourne Road, Shrewsbury, Shropshire, SY3 6AQ	Erection of a single storey extension to front elevation		Defer - documents missing
28	15/00333/FUL	23 Sutton Grove, Shrewsbury, Shropshire, SY2 6DN	Erection of a 2 storey side extension to side and single storey rear extension; including insertion of rooflights.		No Objection
29	15/00501/HHE	7 Wyebourne Road, Shrewsbury, Shropshire, SY3 6AQ	Erection of a single storey rear extension to detached dwelling, dimensions 6 metres beyond rear wall, 4 metres maximum height, 2.8 metres high to eaves.		Defer - clarification needed

Members were unsure which application is to be considered, this one or 15/00632/HHE.

30	15/00473/TCA	8 Sutton Road, Shrewsbury, Shropshire, SY2 6DD	To crown lift 1 x sycamore, to crown reduce 1 x ash, to fell 1 x sycamore, to crown reduce 1 x pear within Shrewsbury Conservation Area Extension (Sutton Road)		Support with comment
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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.

31	15/00307/FUL	6 Earleston Park, Shrewsbury, Shropshire, SY3 8BE	Erection of a single storey rear extension		No Objection
32	15/00275/FUL	21 Orsons Meadow, Bicton Heath, Shrewsbury, SY3 5DL	Erection of a single storey rear extension		No Objection
33	15/00242/FUL	21 Summit Close, Shrewsbury, Shropshire, SY3 7TD	Erection of a single storey side and rear extension		No Objection
34	15/00174/FUL	Meadow Croft , 16 Roman Road, Shrewsbury, Shropshire, SY3 9AU	Erection of a single storey rear extension and detached garage with room above		Objection

Members objected to the detached garage with the room above which is proposed on the front elevation and easily visible from the road. They feel this would break the building line, disrupt the street scene and could set a precedence on Roman Road. The proposals neither preserve nor enhance the area and therefore the Town Council objects.

35	15/00408/HHE	101 Boscobel Drive, Shrewsbury, Shropshire, SY1 3DU	Erection of a single storey rear conservatory to semi detached dwelling, dimensions 3.6 metres beyond rear wall, 3 metres maximum height, 2.4 metres high to eaves.		No Objection
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36	15/00248/COU	Proposed Retail Unit At Castle Pointe, Chester Street, Shrewsbury, Shropshire,	Change of use from residential to office		No Objection
37	15/00116/FUL	Castle Cote Guest House , 77 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AT	Erection of a single storey rear extension		No Objection
38	15/00047/FUL	7 Dorset Street, Shrewsbury, Shropshire, SY1 2JB	Proposed single storey rear extension and loft conversion to include rooflights		No Objection
39	14/05622/VAR	Land Adj. Ingleby Way, Shrewsbury, Shropshire, SY3 8BU	Variation of Condition No.4 attached to planning permission 14/01014/FUL to allow removal of fencing to carry out works to ravine		No Objection
40	15/00382/TPO	Longden Close, Shrewsbury, Shropshire,	Works to trees protected by Shrewsbury & Atcham Borough Council (Longden Grove, Longden Close 2004) Tree Preservation Order 2004		No Objection
41	15/00223/TCA	New Park Road (Area), Shrewsbury, Shropshire,	Works to a number of trees as per Appendix A within Shrewsbury Conservation Area		No Objection

42	15/00222/TCA	Land At Hallcroft Court And Spring Gardens, Shrewsbury, Shropshire,	Works to 2No Prunus Avium, 1No Sorbus Aucuparia, 1No Sorbus Aria, 1No Alnus.sp and 2No Prunus ceracifera Pissardii trees as per Appendix A within Shrewsbury Conservation Area		No Objection
43	15/00219/TPO	Longden Grove, Longden Avenue, Shrewsbury, Shropshire,	Works to trees protected by Shrewsbury & Atcham Borough Council (Longden Grove, Longden Close 2004) Tree Preservation Order 2004		No Objection

114.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 28 January – 17 February 2015.