

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 10 March 2015

PRESENT – Councillors A Townsend (Chairman), A Bannerman, Ms J Mackenzie, P Nutting, M Price and K Roberts.

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

APOLOGIES – Councillors Mrs A Chebsey.

115/14 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 a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillors A Bannerman, J Mackenzie 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">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 Roberts	<ul style="list-style-type: none">Declared a personal interest in application 15/00632/HHE as the applicant is known to him.
All Councillors	<ul style="list-style-type: none">Declared a personal interest in application 15/00338/FUL as the applicant is known to them from Shrewsbury and Atcham Borough Council.Declared a personal interest in application 15/01019/TCA as the applicant is a Councillor.Declared a personal interest in application 15/00842/FUL as the applicant is a Councillor.Declared a personal interest in application 15/00827/TCA as Shrewsbury Town Council is the applicant.Declared a personal interest in application 15/00490/OUT as Shropshire Council is the applicant.
Councillors Bannerman and Townsend	<ul style="list-style-type: none">Declared a personal interest in application 15/00802/FUL as the applicant is known to them.
Councillor Mackenzie	<ul style="list-style-type: none">Declared a pecuniary interest in application 15/00842/FUL as the applicant is a Councillor.

115/14 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 17 February 2015 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 17 February 2015 be approved and signed as a correct record.

116/14 MATTERS ARISING

116.1 Sentinel Gardens Post Office

The Committee Clerk reported that the Post Office are still trying to establish the best way to provide a more permanent Post Office service in this area. There were no further details available. The Post Office have agreed to write to the Town Clerk once an action has been decided.

117/14 PREMISES LICENCE APPLICATIONS

There were no premises licence applications for consideration.

118/14 TREE PRESERVATION ORDERS

118.1 50 Trinity Street, Shrewsbury

Members noted the tree preservation order applied to one sycamore tree in the rear garden of the above address. No further comments were made.

119/14 HIGHWAY MATTERS

119.1 Street Naming Proposal - East Side Of Corner Farm Drive, Bicton Heath, Shrewsbury

Members considered the proposed name of Barn Owl Way as the street name on the new residential development at the above address. Members were happy with this proposal and raised no further comment.

119.2 Street Naming Plates

Councillor Roberts reported Shropshire Council are still using the old SABC crests on new street naming plates, despite the Town Clerk raising this issue.

REESOLVED:

The Town Clerk will again raise this issue with Shropshire Council.

119.3 Vehicles on Princess Street

Councillor Bannerman shared his concerns for the safety of pedestrians along Princess Street and Market Street. Since the opening of the Museum, this area has been resurfaced and looks pedestrianized but the Police predict over 500 cars now use this route as a through road. The highway is for access only but it seems despite the Police's efforts to raise awareness to motorists, many cars are still being driven through putting pedestrians at risk. Councillor Bannerman has tried to instigate urgent action to review the design of this area and asked that the Town Council register their concerns with Shropshire Council.

Councillor Price added that this issue has been raised at meetings he has attended. Tim Sneddon has been instructed to research potential highway changes to improve safety and Kirsten Henly from the BID is also consulting with members. They have been asked to report back their findings.

Councillor Bannerman thanked Councillor Price for instigating this action and asked that they report back to the Town Council also. Members would like to see any proposals before actions are taken. The Town Clerk agreed to write to Tim Sneddon and Chris Edwards to register their concerns also.

RESOLVED:

- (i) **That the matter be realised at the Joint Town & Unitary Councillors meeting where the matter of identifying sites of Community Concern under the Road Safety Policy are to be discussed;**
- (ii) **That the Town Clerk writes to Tim Sneddon and Chris Edwards to register their concerns to Shropshire Council.**

120/14 PLANNING APPLICATIONS

120.1 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 18 February – 10 March 2015.

RESOLVED:

That the following comments be submitted to the Shropshire Council:

	Application No	Address	Proposal		STC Decision
1	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.		No Objection
2	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)		No Objection
3	15/00338/FUL	21 Wyebourne Road, Shrewsbury, Shropshire, SY3 6AQ	Erection of a single storey extension to front elevation		No Objection

4	15/00806/FUL	61 Woodfield Road, Shrewsbury, Shropshire, SY3 8HX	Erection of single storey extension with carport		No Objection
5	15/01019/TCA	47 Underdale Road, Shrewsbury, Shropshire, SY2 5DT	Removal of 2no: willow trees; reduction and thinning of 1no: Magnolia tree by 10% lying within the Shrewsbury conservation area.		No Objection
6	15/00896/FUL	Building 4 Unit 1A, Sundorne Retail Park, Arlington Way, Shrewsbury, SY1 4YA	Installation of 2No. AC condensers and reconfigured Armco barrier to rear elevation		No Objection
7	15/00895/FUL	9 Victoria Street, Shrewsbury, Shropshire, SY1 2HS	Replacement windows to first and second floor of the front elevation (Article 4 Direction)		No Objection
8	15/00894/FUL	8 Victoria Street, Shrewsbury, Shropshire, SY1 2HS	Installation of replacement windows to first and second floor of front elevation (Article 4)		No Objection
9	15/00819/FUL	20 West Hermitage, Shrewsbury, SY3 7JP	Formation of driveway		No Objection
10	15/00863/ADV	Budgen Motors Ltd, Featherbed Lane, Harlescott, Shrewsbury, Shropshire, SY1 4NN	Erect and display 3No Internally illuminated fascia signs, 1No non illuminated fascia signs, 1No non illuminated hanging sign, 1No Internally illuminated totem sign and 3No non illuminated plag poles with fabric banners		No Objection

11	15/00842/FUL	37 Regents Drive, Shrewsbury, Shropshire, SY1 2TN	Erection of a first floor extension to rear elevation including a Juliet balcony; insertion of porch - modification to previously approved 14/05496/FUL		No Objection
<i>Councillor Mackenzie having declared a pecuniary interest in this application left the meeting whilst this application was discussed.</i>					
12	15/00802/FUL	Dana House , 27 Victoria Street, Shrewsbury, Shropshire, SY1 2HS	Erection of small garden studio/shed in yard adjacent to garden flat		No Objection
13	15/00797/FUL	Land Adj. To Percy Throwers Gardening Centre, Oteley Road, Shrewsbury, SY2 6QW	Formation of two new accesses and a toucan crossing on the B4380 Oteley Road and sections of the Oteley Road south estate road		No Objection
14	15/00742/ADV	48 Pride Hill, Shrewsbury, Shropshire, SY1 1DN	Erect and Display 1No. non-illuminated fascia sign		No Objection
15	15/00738/LBC	48 Pride Hill, Shrewsbury, Shropshire, SY1 1DN	Installation of a new shop front and internal alterations		No Objection
16	15/00682/FUL	10 Roman Road, Shrewsbury, Shropshire, SY3 9AU	Erection of garden room to rear; including insertion of roof lantern.		No Objection

17	15/00673/REM	Proposed Residential Development Site Off, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire,	Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 11/03087/OUT for erection of 230 dwellings including affordable homes; associated garaging; creation of ecological area and play areas		Objection
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Members do not object to the principle of developing this site but they are disappointed that no pre-consultation discussions have taken place. They would welcome the opportunity to meet the developers and discuss the layout of the site. Of particular concern, they feel that good access to the site is vital to the success of the scheme and this was an issue that was made strongly by local representation to the SAMDev consultation process. The proposed one access point to serve 500 properties is inadequate and the Town Council would respectfully ask that the developers revisits this aspect as it is likely to be a contentious topic for local residents. Members also question the safety of the play area given the proximity to what must be considered as SUDs features. More understanding is required to ascertain whether those SUDs are likely to have any long-term water build-up that might be a safety concern for young people. Members also question the location of the play area and can only conclude that it has been positioned where it is as it is undevelopable land rather than in the best location. Members are surprised at the close proximity of some of the houses to the high voltage powerlines and pylons. They ask that current guidance is sought and followed to ensure the safety of residents.

18	15/00672/FUL	10 Besford Square, Belle Vue Road, Shrewsbury, SY3 7PG	Erection of a two storey rear extension following demolition of existing single storey extension.		No Objection
19	15/00914/TPO	Prestfelde Preparatory School, London Road, Shrewsbury, Shropshire, SY2 6NZ	To fell 1 x Horse Chestnut tree and 1 x Lawson Cypress tree protected by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969		Representation

Members are understanding of the reasons given for felling these trees and the need to protect the safety of pupils, staff and public using the area. However, they seek reassurance from the Tree Officer that felling the trees is the only option and if so, would encourage the applicant to consider providing suitable replacements.

20	15/00776/FUL	16 Ludford Drive, Shrewsbury, Shropshire, SY1 3DP	Erection of single storey side and rear extension (amendment to previously approved)		No Objection
21	15/00744/CPL	Badger House , 25 Radbrook Road, Shrewsbury, Shropshire, SY3 9BD	Conversion of existing loft space; including insertion of rooflights.		Deferred – no documents available.

22	15/00718/FUL	20 Berwick Road, Shrewsbury, SY1 2LN	Erection of single storey rear extension following demolition of existing conservatory		No Objection
23	15/00729/FUL	59 Canon Street, Shrewsbury, Shropshire, SY2 5HH	Installation of replacement front door (Article 4 Direction)		No Objection
24	15/00669/FUL	The River House St Marys Water Lane, Shrewsbury, SY1 2BX	Erection of a high-eco, self contained, sustainable garden summer house		Objection

Members are generally supportive of development that ensures a high degree of sustainability but this should not be at the expense of features that are not inkeeping with its surroundings. This is a site with immediate proximity to the River Severn and as such there are huge visual amenity issues with this development. Members believe that further information should be provided by the applicant so as to reassure the Planning Authority that those valuable vistas are not in any way compromised. If however the Planning Authority is mindful to approve this application, the Town Council wishes to see conditions imposed to ensure that the new summer house always remains connected to the main residential building and cannot be sold off separately.

25	15/00655/TPO	Marycourt, 10 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	Fell 1 x Sycamore, crown lift to 5m 1 x Sycamore protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969		No Objection
26	15/00640/TCA	53 Oakley Street, Shrewsbury, Shropshire, SY3 7JZ	To crown reduce 1No. Ash by up to 1.5 metres within Belle Vue Conservation Area		Support with Comment

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.

27	15/00777/TCA	Kingsland House, Kingsland Road, Shrewsbury, SY3 7AF	To fell 1No Mature Ash Tree within Shrewsbury Conservation Area		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.

28	15/00707/FUL	140 Longden Road, Shrewsbury, SY3 7HT	Erection of rear extension to bungalow, replacement porch and new garage to front		No Objection
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29	15/00656/FUL	15 Kingswood Crescent, Shrewsbury, Shropshire, SY3 8UU	Erection of a single storey extension to the side and rear elevations and conversion of the existing integral garage to habitable use; alterations to front elevation		No Objection
30	15/00646/TPO	59 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	To crown reduce by 2m 2No. Sycamore and works to various other trees (see attached schedule) protected by Shropshire Council (Land at Longden Road Cemetery, Shrewsbury) TPO 2014		No Objection
31	15/00827/TCA	Allotment To The Side Of 40 Argyll Street, Shrewsbury, Shropshire, SY1 2SF	To fell 1 x Sycamore Tree within Shrewsbury Conservation Area		No Comment as STC is the applicant.
32	15/00684/FUL	Asda Stores , Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Erection of Home Shopping van loading canopy with installation of external freezer and refrigeration units and associated works		No Objection
33	15/00609/FUL	Drummers Lodge Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	Erection of two-storey extension to western elevation.		No Objection
34	15/00605/FUL	38 Albert Street, Shrewsbury, Shropshire, SY1 2HT	Erection of replacement boundary wall; new windows; re-roofing; new rainwater goods and associated works (Article 4 Direction)		No Objection
35	15/00603/FUL	19 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	Erection of single storey rear extension following demolition of existing extension and erection of single storey detached garage		No Objection

36	15/00577/FUL	Shopping Parade, Tilstock Crescent, Shrewsbury, Shropshire,	Formation of vehicular access, car park and landscaped area (to include planting of 7 no. trees), following the removal of existing planters (including 6 no. trees in them, 5 no. of which are covered by Shrewsbury & Atcham Borough Council (Land adjacent to Sutton Farm Shopping Centre) TPO 2006		No Objection
37	15/00064/FUL	Royal Shrewsbury Hospital , Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XQ	Erection of single storey mortuary extension with associated plant and minor external works		No Objection
38	15/00579/ADV	Shukers, 7A - 7B Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG	Erect and display 3 no. illuminated fascia signs		No Objection
39	15/00567/COU	1 Henley Way, Shrewsbury, Shropshire, SY1 4YQ	Change of use from B8 distribution to D2 leisure gym with ancillary uses		Support with comment
Members welcomed these proposals and look forward to seeing the building being used again.					
40	15/00551/FUL	112 Wenlock Road, Shrewsbury, Shropshire, SY2 6JT	Erection of single storey and two storey side extensions and single storey rear extension following demolition of existing garage, and rear extension		No Objection

41	15/00547/OUT	Proposed Residential Development Opposite 41, Hawthorn Road, Shrewsbury, Shropshire,	Erection of 2No dwellings with associated garaging and formation of vehicular access		No Objection
42	15/00536/LBC	42 High Street, Shrewsbury, Shropshire, SY1 1ST	To decorate shop facade, rear store side windows and door including replacement signage		No Objection
43	15/00514/FUL	7 Hardwick Drive, Shrewsbury, Shropshire, SY3 8UZ	Erection of single storey extensions to front and rear and alterations to provide pitched roof over single storey part of dwelling		No Objection
44	15/00491/OUT	Radbrook Centre , Radbrook Road, Shrewsbury, Shropshire, SY3 9BJ	Outline application for residential development including partial demolition of buildings to include means of access		Representation
Members did not object to the principle of developing this site but would like to see community open space incorporated into the design.					
45	15/00490/OUT	Radbrook Campus, College Gardens, Shrewsbury, Shropshire,	Outline application for up to 45 residential dwellings with demolition of existing buildings (to include access)		Representation
Members did not object to the principle of developing this site but would like to see community open space incorporated into the design.					
46	15/00310/LBC	7 And 8 , High Street, Shrewsbury, Shropshire, SY1 1SP	Change of use of upper floors - second to fourth from Offices (B1) to single residence (C3) to number 8 High Street and the repair and alteration of number 7 High Street, this will remain as wholly retail as existing (A1) affecting a Grade II Listed Building		No Objection

47	15/00309/FUL	7 And 8 , High Street, Shrewsbury, Shropshire, SY1 1SP	Change of use of upper floors - second to fourth from Offices (B1) to single residence (C3) to number 8 High Street and the repair and alteration of number 7 High Street, this will remain as wholly retail as existing (A1)		No Objection
48	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

120.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 18 February – 10 March 2015.