

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 31 March 2015

PRESENT – Councillors A Townsend (Chairman), A Bannerman, Mrs A Chebsey, I Jones, P Nutting, K Pardy (substituting for J Mackenzie) and J Tandy.

IN ATTENDANCE – Helen Ball (Town Clerk), Hilary Humphries (Admin Assistant) and nine members of the public.

APOLOGIES – Councillors Ms J Mackenzie and K Roberts.

121/14 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 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 K Pardy	<ul style="list-style-type: none">Declared an interest in Agenda item 4.4, Sentinel Gardens Post Office as he lives in the same street.

122/14 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 10 March 2015 were amended at 119.3 to read Kirsten Henly of the BID.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 March 2015 be amended and then approved and signed as a correct record.

123/14 MATTERS ARISING

123.1 Copthorne Post Office, Mytton Oak Road, Shrewsbury, SY3 8UG

Members discussed the proposed move to new premises and a branch modernisation and were happy that better facilities would be provided for customers in the Radbrook area.

123.2 Meadow Croft, 16 Roman Road, Shrewsbury, SY3 9AU – 15/00174/FUL

Members viewed the amended plans to the proposed garage and felt that their original objections remain valid.

RESOLVED:

That the Town Council confirms its objections to the amended plans submitted.

123.3 14/05177/FUL – Oakley Manor, Oakley Manor Gardens, South Hermitage, Shrewsbury SY3 7NT

Members viewed the amended proposals to the lighting scheme in the light of their original objections and were happy with the new proposals.

RESOLVED:

That Shrewsbury Town Council withdraws its objections from this application.

123.4 Sentinel Gardens Post Office

The Town Clerk advised members that Post Office Limited has confirmed via letter that they are looking to place the Post Office in Robsons Stores on Sundorne and were asking whether the Town Council was happy with this proposal.

Members agreed that there are issues with parking in the area, but were generally happy with the proposals.

RESOLVED:

That the Town Council confirms to Post Office Limited that members are satisfied with the company's proposals for the move of the Post Office.

123.5 Street Naming Plates

Members were advised that Tim Sneddon of Shropshire Council has been consulted about the use of old SABC crests on new street naming plates. It has been confirmed that there is a large stock to be used up and that matters will be clarified in due course.

123.6 Princess Street

Members were advised that Tim Sneddon from Shropshire Council will be attending the Planning Committee meeting on 21 April to discuss matters relating to road safety in general.

124/14 PREMISES LICENCE APPLICATIONS

There were no premises licence applications for consideration.

125/14 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for noting.

126/14 HIGHWAY MATTERS

126.1 Street Naming Proposal – Proposed Residential Development, South of Mytton Oak Road, Shrewsbury.

Members considered the proposals for this residential development and were happy with the suggestions put forward.

126.2 Ditherington Road – Waiting Restrictions

Members looked at the proposals for an extension of double yellow lines along Ditherington Road and raised no objections on this busy main road.

127/14 PLANNING APPLICATIONS

127.1 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 11 – 31 March 2015.

RESOLVED:

That the following comments be submitted to the Shropshire Council:

1	15/01304/FUL	9 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AA	Erection of two storey extensions to front and rear.		No Objection
2	15/01229/FUL	55 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Erection of single storey rear extension.		No Objection
3	15/01228/FUL	41 Woodvine Road, Shrewsbury, Shropshire, SY1 4NR	Single storey ground floor extension to the rear of property to allow level threshold access to property and disabled access shower facilities.		No Objection
4	15/01216/FUL	5 Rowena Terrace, Ditherington Road, Shrewsbury, Shropshire, SY1 4AT	Erection of a single storey rear extension to include timber decking and internal alterations.		No Objection
5	15/01213/FUL	4 Rowena Terrace, Ditherington Road, Shrewsbury, Shropshire, SY1 4AT	Erection of a single storey rear extension to include timber decking and internal alterations.		No Objection

6	15/01195/FUL	29 Sandown Crescent, Bowbrook Park, Shrewsbury, Shropshire, SY3 8SL	Conversion of garage to living accommodation.		No Objection
7	15/01274/LBC	30 Princess Street, Shrewsbury, Shropshire, SY1 1LW	Change of use of ground floor from A1 to A3 Coffee Shop, minor internal alterations affecting a Grade II Star Listed Building.		No Objection
8	15/01273/FUL	30 Princess Street, Shrewsbury, Shropshire, SY1 1LW	Change of use of ground floor from A1 to A3 Coffee Shop, minor internal alterations.		No Objection
9	15/01223/FUL	Proposed Commercial Development Land Off, Harlescott Lane, Shrewsbury, Shropshire,	Erection of Building for B1, B2 and B8 uses including Associated Parking.		No Objection
10	15/01359/TCA	21 Ashton Road, Shrewsbury, Shropshire, SY3 7AP	To fell 1 x no Red Oak tree within the Shrewsbury Conservation Area.		Objection
Members are horrified that the reason for felling a tree is that it is "inappropriate". It is felt that there are insufficient grounds to fell such a tree within the Shrewsbury Conservation Area.					
11	15/01355/HHE	63 Woodfield Road, Shrewsbury, Shropshire, SY3 8HX	Erection of a single storey rear extension to semi-detached dwelling, dimensions 6 metres beyond rear wall, 3.5 metres maximum height, 2.5 metres high to eaves.		No Objection

12	15/01116/VAR	11A & 11B Centurion Park, Kendal Road, Shrewsbury, Shropshire, SY1 4EH	Variation of Condition No. 6 attached to planning permission 02/1473/F dated 19.05.03 to allow for change of use for present occupier from B8 to B1 and B2.		No Objection
13	15/01221/TPO	1 Hermitage Drive, Shrewsbury, Shropshire, SY2 5NZ	Fell 2 Silver Birch and 6 Cypress trees, coppice 1 Holly at ground level and remove low limbs on 1 Ash and 1 Sycamore to achieve height clearance over drive and garage protected by The Shrewsbury Borough Council (Hermitage Drive) Tree Preservation Order 1967.		Objection
Due to the scale of tree works planned, members feel that the Tree Officers should make a site visit so that the scale and context can be reviewed.					
14	15/01197/TPO	2 Carlton Close, Shrewsbury, Shropshire, SY3 5JA	To fell 1 No Blue Atlas Cedar protected by SABC (Land at and surrounding Bowbrook) TPO 2008.		No Objection
15	15/01310/TCA	Twyford House, Belle Vue Road, Shrewsbury, Shropshire, SY3 7NP	To crown reduce 1 Pine tree by approx 1 metre, reduce large branch and remove deadwood of 1 London Plane tree by approx 2 metres and crown lift 3 Holly trees by 1 - 2 metres within Belle Vue Conservation Area.		No Objection
16	15/00828/OUT	Proposed Dwelling South Of 31, Berwick Avenue, Shrewsbury, Shropshire,	Outline application for a detached residential dwelling with construction of a new vehicular access (All matters reserved).		Objection
<p>Whilst members have no objection per say to this outline application, they do feel that approval of this application might have the potential of opening the floodgates to similar applications and this in turn would change the nature and layout of the well-thought-out Street scene. This in turn might exacerbate the parking issue which is complicated by the narrow street layout.</p> <p>If the planning authority is mindful to approve, we would request that greater provision is required for off-street parking within the curtilage of the development site.</p>					

17	15/01188/FUL	33 Grinshill Drive, Shrewsbury, Shropshire, SY2 5JF	Erection of a single storey rear extension to provide ancillary accommodation.		Objection
Members have no objections per say to enhancing buildings within the curtilage of the main property to provide additional living accommodation. They would however request that conditions are established that ensures that the additional living space remains ancillary to the main property and can it be sold as a separate residence.					
18	15/00942/TPO	1 Mayfield Gardens, Shrewsbury, Shropshire, SY2 6PZ	To fell 1No Red Oak Tree protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969.		No Objection
19	15/01168/TPO	Tree Adjacent 36, Preston Street, Shrewsbury, Shropshire,	To reduce back overhanging branches to 1No Sycamore and 1No. Wild Cherry trees protected by The Shrewsbury Borough Council (Hermitage Drive) Tree Preservation Order 1967.		No Objection
20	15/01094/FUL	Broadreed , 1A Shelton Fields, Shrewsbury, Shropshire, SY3 8PA	Proposed change of use of existing annexe outbuilding from dog grooming parlour business to use class C3 dwelling house.		No Objection
21	15/01241/HHE	120 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Erection of a single storey rear extension to detached dwelling, 7.8 metres beyond rear wall, 4.0 metres maximum height, 2.14 metres high to eaves.		No Objection
22	15/01164/TPO	Land Adjacent Building 1, Sundorne Retail Park, Arlington Way, Shrewsbury, Shropshire, SY1 4YA	To reduce all lime trees on the bank between Battlefield Road and retail park by 30% (pollarding) protected by Shrewsbury & Atcham Borough Council (Featherbed Lane, Harlescott 1982) Variation of Tree Preservation Order 2003.		No Objection

23	15/01148/CPL	5 Stonehurst Drive, Shrewsbury, Shropshire, SY2 6DF	Certificate of lawful development for the proposed erection of a single storey rear extension.		No Objection
24	15/01135/FUL	41 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SZ	Erection of a single storey rear extension and loft conversion to include velux windows (revised scheme).		No Objection
25	15/01111/VAR	9 Shoplatch, Shrewsbury, Shropshire, SY1 1HF	Application to vary Condition No 4 attached to Planning Permission 09/00505/COU dated 08 July 2009 Change of use from A1/A2 to A3/A4 wine bar and cafe (hours of opening).		Objection
<p>This is a perfect example whereby there are anomalies between the various regulatory permissions and members have sympathy with the applicant who wants to have some clarity between his planning permission for use of his premises and his licensing permissions. Members are not averse to some extension to his opening hours but they remain conscious that the location within the town centre does offer residential accommodation to more people than in other parts of the town. Members would view that similar opening hours to neighbouring establishments such as Hole in the Wall and Morgan's should provide a suitable compromise. It should however be pointed out that this permission should be in relation to the operation of his business within his premises and should not be seen as permissions for his clientele to overspill onto the pavement.</p>					
26	15/01088/FUL	Willow Ridge, Hexham Way, Shrewsbury, Shropshire, SY2 6QY	Erection of a single storey side extension.		No Objection
27	15/01023/ADV	Former Homebase Unit, Sundorne Retail Park, Arlington Way, Shrewsbury, Shropshire, SY1 4YA	Erect and display 2No. internally illuminated fascia signs, 3No. Externally illuminated fascia signs, 8No. non illuminated fascia signs and 1No. internally illuminated freestanding sign and 1No. non-illuminated freestanding sign.		No Objection

28	15/00925/FUL	Shrewsbury School , Ashton Road, Shrewsbury, Shropshire, SY3 7BA	Formation of new Astro Turf sports pitch to replace the existing grassed sports pitch.		No Objection
29	15/01220/TPO	Acton House, 35 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA	To fell 2 no. Cypress trees protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969.		Objection
<p>Given the significance of the building in relation to the high landscape value of the area, loss of significant trees within this area can have a detrimental impact on the vistas within the area. With that regard, members would respectfully ask that the Tree Officer undertakes a site visit to gauge scale and impact.</p>					
30	15/01219/TCA	Acton House, 35 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA	To fell 1no. Western Red Cedar tree lying with the Shrewsbury Conservation Area.		Objection
<p>Given the significance of the building in relation to the high landscape value of the area, loss of significant trees within this area can have a detrimental impact on the vistas within the area. With that regard, members would respectfully ask that the Tree Officer undertakes a site visit to gauge scale and impact.</p>					
31	15/01198/TCA	Pontoon, Victoria Quay, Shrewsbury, Shropshire,	To fell 4 Willow Trees and a mixed species group of trees within Shrewsbury Conservation Area.		Objection
<p>Members remember the controversy and public outcry in the SABC days when these trees were radically pruned to effect more light. Members feel there is no suitable reasons contained within this application to justify removal or whether there has been any consideration to the potential destabilisation of the river bank as a result of their loss. Members would sooner see a more managed approach to maintenance to ensure trees are retained and vistas of the river from adjacent buildings are maintained.</p>					

32	15/01196/TCA	Apartment 7, Whitehall Mansion, Monkmoor Road, Shrewsbury, Shropshire, SY2 5AP	To crown reduce by around 40% 1No Goat Willow Tree to create a pollard regime; crown reduce 6No Yew Trees by 25%; remove all basal epicormic growth on 3No Lime Trees to re-create pollard and minor trimming to 1No ancient cordon trained Pear Tree within Shrewsbury Conservation Area.		No Objection
33	15/00984/OUT	Land North Of , 4 Shepherds Lane, Bicton Heath, Shrewsbury, Shropshire,	Outline application (all matters reserved) for the erection of one dwelling.		Support with Comment
<p>Members have no objection to the principle of development as the relation between size of property to location seems appropriate. Given the backland nature of the development any windows that might overlook existing buildings should be glazed so as to protect the privacy of both new and existing residents.</p>					
34	15/00886/COU	Local Centre Unit 5, Percy Throwers Gardening Centre, Oteley Road, Shrewsbury, Shropshire, SY2 6QW	Change of use from A1, A2, A3, A4 or A5 use class to A1, A2, A3, A4, A5 or D1 use class.		No Objection
35	15/00915/FUL	Phoenix House, Stafford Drive, Shrewsbury, Shropshire, SY1 3FE	Erection of extension to existing building for B1, B2 and B8 uses.		No Objection
36	15/00900/FUL	2 Ramsey Meadows, Berwick Grange, Shrewsbury, Shropshire, SY1 4YL	Erection of extension and conversion of existing garage to form ancillary accommodation for the existing dwelling.		Support with comment

Members have no objections per say to enhancing buildings within the curtilage of the main property to provide additional living accommodation. They would however request that conditions are established that ensures that the additional living space remains ancillary to the main property and can it be sold as a separate residence.

37	15/01126/TCA	79 North Street, Shrewsbury, Shropshire, SY1 2JH	To fell 1no Sycamore tree lying within the Shrewsbury Conservation area.		No Objection
38	15/00996/FUL	16 - 22 Longner Street, Shrewsbury, Shropshire, SY3 8QX	Erection of 4 no. dwellings following demolition of existing dwellings and garages; formation of vehicular access.		No Objection
39	15/01012/VAR	Rowton Lodge, 88 The Mount, Shrewsbury, Shropshire, SY3 8PL	Variation of Condition 2 (Development Plans) attached to planning application reference 13/04483/FUL dated 24th October 2014 to amend the layout of Units 1 and 4, introduce stone quoins to all Units and amend the curtilage of Units 2-4.		No Objection
40	15/00917/VAR	19 Vanguard Way, Shrewsbury, Shropshire, SY1 3TG	Variation to Condition No. 2 (approved plans) attached to planning permission 11/04044/REM dated 21.03.12 to allow for revised siting of the building and provision of additional vehicular access		No Objection
41	15/00882/FUL	1 The Old School, St Georges Court, Frankwell, Shrewsbury, Shropshire, SY3 8BG	Erection of single storey rear extension.		No Objection
42	15/01105/TCA	24 The Crescent, Town Walls, Shrewsbury, Shropshire, SY1 1TJ	To fell 3 Silver Birch Trees and 1 large tree (species unknown) within Shrewsbury Conservation Area		Objection

Tree stock in this vicinity is important in adding to the character and form of the Shrewsbury Conservation Area and removal should be on the basis that there is significant justification. These trees are more a nuisance due to inadequate maintenance rather than posing any disadvantage to living space. Members feel there is more justification needed to removal than is currently presented.

43	15/00947/ADV	42 High Street, Shrewsbury, Shropshire, SY1 1ST	Installation of externally illuminated fascia sign; re-use of existing brackets to display two non-illuminated hanging sign to front and side elevations		No Objection
44	15/00930/FUL	7 Alexandra Avenue, Shrewsbury, Shropshire, SY3 9HT	Erection of a single storey rear extension; including insertion of rooflights.		No Objection
45	15/00920/ADV	The Grapes Inn, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5BH	Erect and display replacement signage 2 x fascia signs, 1 x totem sign and 3 x other signs all illuminated		No Objection
46	15/00897/FUL	112 London Road, Shrewsbury, Shropshire, SY2 6PP	Erection of 2 no. dwellings		Objection

This application has caused significant unrest and anger of local residents and members of the Town Council are very understanding of their sentiment. This seems to be a perfect example of trying to fit a pint into a half-pint pot.

It appears the applicant purely wants to achieve the maximum amount of return on his investment and has no regard for the impact these two properties will have on local residents' enjoyment and privacy of their own space; nor does the applicant have any appreciation of the local vernacular or the quality of trees are within the area.

The Town Council therefore objects on the following grounds:

- The existing planning permission allowed for two houses with a scale and form which were relatively in keeping with the traditional 1940's properties that this part of London Road is famous for. It provides a strong character to the area. The proposed properties are totally at odds with the vernacular in terms of size, height, scale and overall mass and will create an imposing effect on all the other properties around.
- The design of the properties is such that public enjoyment of the open space surrounding is not from the garden itself but from one of the many walk-on balconies to be constructed. This will severely affect the rights to privacy that local residents have and their enjoyment of their own personal spaces will be severely compromised.
- This development provides no valuable amenity space in comparison to the size and scale of the buildings. Their gardens will in effect be no bigger than the floor plate of their buildings. This will clearly

impact on the quality of life of those inhabitants.

- To the boundary hedge are three very fine Copper Beech trees which are protected by Tree Preservation Orders. These trees are very important to their setting as they are fundamental to providing valuable landscape qualities, habitat for wildlife and contribute considerably to the ecological welfare of the area. By their nature, Copper Beech Trees require a good overall canopy and very careful tree management. There is the likelihood that due to the imposing nature of these trees to such a small garden space for these plots that there will be a temptation to radically prune back to seek more light. Additionally, the size of the trees are such that it is likely that development of these two properties might begin to encroach on the root zone of these trees causing unwelcome distress. Members are extremely disappointed that despite the fact the building is nearer the trees than previously there is no mention of any tree reports detailing any mitigating works.

127.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 11 - 31 March 2015.