

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 12<sup>th</sup> May 2015

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

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

**APOLOGIES** – Councillor A Townsend.

#### 1/15 **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 a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>  |
| Councillors<br>A Bannerman, Ms J Mackenzie and<br>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 M Price  | <ul style="list-style-type: none"><li>As Shropshire Council Cabinet Portfolio Holder for Planning &amp; 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.</li></ul> |

#### 2/15 **MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 21 April 2015 were submitted as circulated and read.

##### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 21 April 2015 be approved and signed as a correct record.**

#### 3/15 **MATTERS ARISING**

There were no matters arising.

#### 4/15 **PREMISES LICENCE APPLICATIONS**

There were no premises licenses received.

## 5/15 TREE PRESERVATION ORDERS

### 5.1 Shropshire Council (Land at the rear of The Peacock Pub, adjacent to Sutton Road, Shrewsbury)

Members noted the Tree Preservation Order applied to one Sycamore tree at the property. No further comments were made.

## 6/15 HIGHWAY MATTERS

### 6.1 Parking Restrictions in Shrewsbury

Members noted the various parking restrictions proposed by Shropshire Council. No further comments were made.

### 6.2 Street Naming Proposal – New Development Site, Oteley Road, Shrewsbury

Members considered the proposals put forward for this site, and whilst they felt the names lacked imagination, they accepted the developer's suggestions.

### 6.3 Community Safety Concerns

Following consideration of the list of safety concerns around Shrewsbury, members felt that it was important to prioritise the issues they felt needed immediate attention. With limited funds available, members would like to see the following items submitted to Shropshire Council for their attention with priority given to those issues highlighted in yellow:

|                             |   |  |   |
|-----------------------------|---|--|---|
| Abbey                       | Preston Street  | Traffic congestion at times particularly on Fridays when the Prayer Centre is open. Also by racers speeding down the hill towards junction with Belvidere Avenue |   |
| Bagley                      | Ellesmere Road between 40 mph limit and bend outside Greenfield Nursery               |  |   |
| Bagley                      | Mount Pleasant Road between Grange School traffic chicanes and Steam Wagon roundabout |  |   |
| Bowbrook                    | Mytton Oak Road by new island   | There is a 100metre stretch between where the Highway footpath ends and the new footpath created by the developers starts. Could this gap be filled in           |   |
| Bowbrook                    | Racecourse Lane   | Road likely to become a rat-tun in view of volume of house-building in the area  | Cllr Nutting requests that this remain on the site of community concern |
| Castlefields & Ditherington | Ditherington Road   | Question whether traffic lights are not out of sync  |   |
| Copthorne                   | Mytton Oak Road junction with Swiss Farm Drive  | Extend the double yellow lines on the RHS as a single car parked in this area can cause significant traffic congestion   |   |

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| Copthorne           | The Mount  | Footpath is only on one side of the road and is so narrow that those with prams, wheelchairs & mobility scooters find it difficult to use  |   |
| Porthill            | New Street                                       | Potential conflict between pedestrians & motorists due to the width of the highway and pedestrian footways   | Cllr Chebsey requests that this remain on the site of community concern   |
| Porthill            | Old Roman Road                                   | Residents concern that the road is being used as a rat-run between Roman Road and Longden Road   |   |
| Quarry & Coton Hill | Junction of Bellstone with Shoplatch             | Road markings have faded to such an extent that drivers do not know who has the right of way   |   |
| Quarry & Coton Hill | Berwick Road (from Corporation Rd to 40mph sign) | Speeding traffic coming into town. Highways suggest location for VAS   | Cllr Bannerman requests that this remain on the site of community concern |
| Quarry & Coton Hill | Coton Crescent                                   | Numerous complaints. Suggest change of directions at eth junction wiith Corporation Lane   |   |
| Quarry & Coton Hill | Coton Hill                                       | Request for a pedestrian crossing opposite the Anchorage owing to lack of pavement above the Pig Trop and many people wishining to walk by the river at this point   |   |
| Quarry & Coton Hill | Princess Street/Market Street                    | Motorists using the road as a cut-through to Shoplatch rather than for local access  |   |
| Quarry & Coton Hill | Town Centre                                      | Progress a 20mph zone  |   |
| Sundorne            | Field Crescent                                   | Road accident recently which resulted in a car rolling on to its roof  |   |
| Underdale           | Racecourse Avenue                                | Residents concerns about speeding traffic. Racecourse Ave runs from its junction with Crowmere Rd to Reacecourse Cres and is a short cut from Monkmoor Rd to Crowmere Roundabout   |   |
| Underdale           | Bridgeford Way                                   | Residents believe motorists driving over the speed limit   |   |
| Underdale           | Judith Butts Garden                              | Straight road along one part where residents perceive vehicles going too fast  |   |
| Underdale           | Crowmere Roundabout                              | It is difficult and dangerous for pedestrians to cross Robertson Way at the junction of the roundabout going from the direction of the Baptist Church towards Racecourse Crescent. Pedestrians looking right towards the Monkmoor Road |   |

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|  |  | bridge cannot see vehicles until they have stepped off the footpath. It is unreasonable to expect pedestrians, which include school children to use the underpass which adds considerably to their journey |  |
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Members agreed that The Town Council should consider providing a VAS at Berwick Road.

Members also felt that there needed to be a review of all road markings and signage around the town.

**RESOLVED:**

- (i) That the Town Clerk submits the Town Council's safety concerns to Shropshire Council for their attention;
- (ii) That the Town Clerk refers the matter of an additional VAS signage to the next meeting of the Finance and General Purposes Committee to secure funding for this proposal.

**7/15 PLANNING APPLICATIONS**

**7.1 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 22 April – 12 May 2015.

**RESOLVED:**

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

|   |              |   |   |  |                |
|---|--------------|---|---|--|----------------|
| 1   | 15/01438/FUL | 4 Sundorne Avenue, Shrewsbury, Shropshire, SY1 4JP                        | Erection of a single storey side extension to provide additional storage facilities following internal alterations to provide in store post office counter.           |  | No Objection   |
| The Town Council welcomes the provision of the Post Office facilities in this area. |              |   |   |  |                |
| 2   | 15/01400/FUL | 92 Longden Road, Shrewsbury, Shropshire, SY3 7HW                          | Erection of single storey extensions to front and rear; change of use of front ground floor room from commercial to living accommodation and alterations to dwelling. |  | No Objection   |
| 3   | 15/01170/TCA | St Laurence House, 37C Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH | To fell two Walnut trees lying within the Belle Vue Conservation Area.  |  | Representation |

The Town Council supports the removal of the angled Walnut tree which overhangs the neighbouring property but has concerns regarding the tree closer to the property and would welcome a site visit from Shropshire Council's Tree Officer to assess this application.

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| 4  | 15/00873/FUL | 3 Mayfield Gardens,<br>Shrewsbury,<br>Shropshire, SY2<br>6PZ                      | Erection of two 2m high brick boundary walls; to include the extension of domestic curtilage land; removal of one tree protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969.   |  | Objection    |
| The Town Council is not convinced that the harsh brick wall is in keeping with the existing properties in the neighbourhood. |              |   |   |  |              |
| 5  | 15/01836/FUL | 23 St Marys Street,<br>Shrewsbury,<br>Shropshire, SY1<br>1ED                      | Installation of a flagpole trisector antenna on the rooftop, the swap out on a like for like basis of the existing 2G/3G antenna mounted on the plant room wall, and associated development.  |  | No Objection |
| 6  | 15/01832/CPL | 128 Ellesmere Road,<br>Shrewsbury,<br>Shropshire, SY1<br>2QZ                      | Application for a Lawful Development Certificate for the erection of single storey rear/side extension to existing house.   |  | No Objection |
| 7  | 15/01779/FUL | High Mead, Old Roman Road,<br>Shrewsbury,<br>Shropshire, SY3<br>9AH               | Erection of two storey extensions to both side elevations and single storey extension to front elevation.   |  | No Objection |
| 8  | 15/01776/FUL | 16 Radbrook Road,<br>Shrewsbury,<br>Shropshire, SY3<br>9BA                        | Erection of single storey orangery at rear; a first floor extension above the front facing garage and single storey front extension; conversion of existing attic to accommodate second floor as well as associated roof remodelling and internal remodelling throughout. |  | No Objection |
| 9  | 15/00531/TPO | St Georges Church,<br>St Georges Street,<br>Shrewsbury,<br>Shropshire, SY3<br>8QA | Application for works to include the reduction of one Silver Birch tree covered by the Shropshire Council (Land at St Georges Church, St Georges Street, Shrewsbury) TPO SC/00174/2014.   |  | No Objection |

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| 10  | 15/01797/TPO | WPD Substation Adj<br>30 Sutton Road,<br>Shrewsbury,<br>Shropshire, SY2<br>6DG  | To fell 1No Ash Tree<br>protected by The<br>Borough of Shrewsbury<br>(Stonehurst School,<br>Sutton Road,<br>Shrewsbury) Tree<br>Preservation Order 1965<br>No. 1.  |  | Support with<br>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. |              |   |  |  |                         |
| 11  | 15/01743/FUL | Richmond Court ,<br>175 Monkmoor<br>Road, Shrewsbury,<br>Shropshire, SY2<br>5BE | Erection of two storey<br>side extension, infill of<br>external courtyard to<br>rear, new roof to part of<br>single storey rear and<br>general refurbishment<br>including internal<br>alterations; demolition of<br>single storey side<br>extension. |  | No Objection            |
| 12  | 15/01712/FUL | 88 Whitemere Road,<br>Shrewsbury,<br>Shropshire, SY1<br>3DQ                     | Erection of a single<br>storey rear extension,<br>attached garage to side,<br>insertion of doorway in<br>existing rear wall and<br>formation of new<br>driveway.   |  | No Objection            |
| 13  | 15/01789/FUL | 126 Hereford Road,<br>Belle Vue,<br>Shrewsbury,<br>Shropshire, SY3<br>7RA       | Erection of single storey<br>extension and orangery.   |  | No Objection            |
| 14  | 15/01633/FUL | The Redwoods<br>Centre, Somerby<br>Drive, Shrewsbury,<br>Shropshire, SY3<br>8DS | Addition to existing<br>1000m timber boarded<br>fence to Laurel Ward by<br>extending up by<br>1200mm with security<br>mesh fence.  |  | No Objection            |
| 15  | 15/01967/TCA | 9 Kennedy Road,<br>Shrewsbury,<br>Shropshire, SY3<br>7AD                        | To trim holly trees back<br>to the height of the<br>original holly hedge<br>within Shrewsbury<br>Conservation Area.  |  | No Objection            |

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| 16  | 15/01791/ADV | Natwest , 8 Mardol Head, Shrewsbury, Shropshire, SY1 1HE | Erect and display 1No. internally illuminated 350mm high fascia with 245mm high logotype, 1No. internally illuminated 500mm high projecting sign, 1No new nameplate and 1No internally illuminated chevron.   |  | Objection    |
| <p>The Town Council understands the need for corporate branding and is accepting of signage on the building. However, much of the signage throughout the town relies on external illumination; members do not see the need for the signs to be internally illuminated as it is felt that such a precedent will inevitably detract from the ambience of the Conservation Area. Members feel these proposals are not in-keeping with the street scene on one of the most prominent and well used streets of the town.</p> |              |  |   |  |              |
| 17  | 15/01720/LBC | Natwest , 8 Mardol Head, Shrewsbury, Shropshire, SY1 1HE | Internal and external works to remove existing signage and replace with 1No fascia, 1No projecting signs, 1No welcome sign and new purple gradient vinyl to window, 1No light poster suspended internally and 1No chevron suspended internally; improve and refresh the existing interior including replace the cashier area with a new automation wall and add new partition walls to create consults and rooms. |  | Objection    |
| <p>The Town Council understands the need for corporate branding and is accepting of signage on the building. However, much of the signage throughout the town relies on external illumination; members do not see the need for the signs to be internally illuminated as it is felt that such a precedent will inevitably detract from the ambience of the Conservation Area. Members feel these proposals are not in-keeping with the street scene on one of the most prominent and well used streets of the town.</p> |              |  |   |  |              |
| 18  | 15/01795/FUL | 14 Hardwick Drive, Shrewsbury, Shropshire, SY3 8UZ       | Erection of single storey extension to side and rear of dwelling and alterations to existing garage.  |  | No Objection |
| 19  | 15/01695/FUL | 5 Capel Close, Shrewsbury, Shropshire, SY3 8BZ           | Erection of first floor extension above existing garage.  |  | No Objection |

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| 20   | 15/01768/TPO | 2 Westminster Close, Shrewsbury, Shropshire, SY1 2DA                                | To crown reduce 2no Sycamore trees by 2 metres and fell 1no Sycamore tree protected by Shrewsbury & Atcham Borough Council (Land adj to Westminster Close, Cotton Hill, Shrewsbury) TPO 2006. |  | No Objection   |
| 21   | 15/01716/FUL | 48 Winterton Way, Shrewsbury, Shropshire, SY3 5PA                                   | Erection of a 1 metre high wall across the front of the property.   |  | No Objection   |
| 22   | 15/01702/FUL | 35 Tudor Road, Shrewsbury, Shropshire, SY2 6TD                                      | Erection of two-storey extension to front, two storey extension to side, single storey extension to rear and demolition of existing garage.   |  | Representation |
| The Town Council has concerns regarding these proposals and the effect that these will have on neighbouring properties and the existing street scene.  |              |   |   |  |                |
| 23   | 15/01611/FUL | Proposed Gospel Hall NW Of Woodcote House, Mytton Oak Road, Shrewsbury, Shropshire, | Erection of new Gospel Meeting Hall to include change of use of land.   |  | Objection      |
| The Town Council feels that this is a poor location for this particular proposal, which would have an intrusion on the sight lines on a major gateway road into the town. In addition, it is felt that any development should always preserve and enhance an area, but it is felt that the design is unexciting and would detract from the rural street scene. |              |   |   |  |                |
| 24   | 15/01840/HHE | 72 Sundorne Crescent, Shrewsbury, Shropshire, SY1 4JQ                               | Erection of a single storey rear extension to semi-detached dwelling, dimensions 4.0 metres beyond rear wall, 4.0 metres maximum height, 2.6 metres high to eaves.                            |  | No Objection   |
| 25   | 15/01714/FUL | 42 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY                                  | Erection of a single storey rear extension (amendment to previous approval 14/02759/FUL).   |  | No Objection   |
| 26   | 15/01704/ADV | 30 Princess Street, Shrewsbury, Shropshire, SY1 1LW                                 | Erect and display one fascia sign and one wall hanging sign using existing hanging brackets above shop frontage (both non-illuminated).   |  | No Objection   |



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|---|--------------|--|---|--|--------------|
| 27  | 15/01703/FUL | 15 Grangefields Road, Shrewsbury, Shropshire, SY3 9DD                          | Erection of single storey rear extension and single storey side extension following demolition of side extension (revision to permission 13/04552/FUL). |  | No Objection |
| 28  | 15/01575/ADV | Specsavers Hearcare Ltd, 22 Claremont Street, Shrewsbury, Shropshire, SY1 1QG  | Erect and display one fascia sign and one projecting sign (both internally illuminated).  |  | Objection    |
| <p>The Town Council understands the need for corporate branding and is accepting of signage on the building. However, much of the signage throughout the town relies on external illumination; members do not see the need for the signs to be internally illuminated as it is felt that such a precedent will inevitably detract from the ambience of the Conservation Area. Members feel these proposals are not in-keeping with the street scene on one of the most prominent and well used streets of the town.</p> |              |  |   |  |              |
| 29  | 15/01698/FUL | 56 Trinity Street, Shrewsbury, Shropshire, SY3 7PQ                             | Erection of a 2 storey rear extension.  |  | No Objection |
| 30  | 15/01486/ADV | Percy Throwers Gardening Centre , Oteley Road, Shrewsbury, Shropshire, SY2 6QW | Erect and display 1No externally illuminated A-board sign and 1No non illuminated totem pole sign.  |  | No Objection |
| 31  | 15/01313/FUL | 5 Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ                             | Replace existing flat roofs to dormer & bay window frames with hipped roofs to front elevation.   |  | No Objection |
| 32  | 15/01649/FUL | 4 Earlswood, Bowbrook, Shrewsbury, Shropshire, SY3 5JB                         | Erection of part first floor part two storey extension and associated alterations.  |  | No Objection |
| 33  | 15/01612/ADV | Former Ambulance Station, Abbey Foregate, Shrewsbury, Shropshire, SY2 6LX      | Erect and display one double-sided non-illuminated totem sign.  |  | No Objection |

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| 34 | 15/01562/FUL | Ashleigh , Hunter Street, Shrewsbury, Shropshire, SY3 8QN | Removal of rear and side facade and rebuild to similar design to include porch extension; construction of first floor extension; formation of vehicular access and construction of boundary wall with railings and gates to front elevation and removal of one tree; construction of garden wall along south boundary. |  | No Objection |
| 35 | 15/01566/FUL | 29 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AU   | Erection of a single storey conservatory to rear.  |  | No Objection |
| 36 | 15/01736/HHE | 19 Corinthian Drive, Shrewsbury, Shropshire, SY2 5EQ      | Erection of a single storey rear extension to semi-detached dwelling, dimensions 3.150 metres beyond rear wall, 3.420 metres maximum height, 2.346 metres high to eaves.   |  | No Objection |

## 8.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 21 April – 12 May 2015.