

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at the Guildhall, Frankwell Quay, Shrewsbury At 6.00pm on Tuesday 23rd June 2015

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

IN ATTENDANCE – Helen Ball (Town Clerk) and Hilary Humphries (Admin Assistant), Les Petford and Kevin Hare from Western Power Distribution.

APOLOGIES – Councillor M Price.

15/15 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

None Received.

(ii) Declarations of Non-Pecuniary Interest

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| 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, Ms 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 P Nutting | <ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/02246/FUL as he lives close to the property. |
| Councillor K Roberts | <ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/02112/FUL as the applicant is known to him. |

16/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 2nd June 2015 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 2nd June 2015 be approved and signed as a correct record.

17/15 WESTERN POWER DISTRIBUTION COMPANY

Kevin Hare from Western Power Distribution addressed the committee in relation to the work due to start in the town as part of the company's reinforcement scheme for the whole network affecting the Shelton area. Whilst demand is currently being met, problems are likely to arise if anything happens to the system and power is then reduced. New housing developments in the area are also a factor in their plans for the network.

Areas identified for work were discussed with members and it is hoped that with sufficient planning, there will be minimal disruption to the public. There was also a need to collaborate with other utilities suppliers to ensure that all necessary work is done at the same time.

Members were reassured that the company will notify all customers in the affected areas and that disruption will be kept to a minimum.

RESOLVED:

That the Town Clerk circulates details of the proposals from Western Power Distribution for their information.

18/15 SAMDEV CONSULTATION – SCHEDULE OF MAIN MODIFICATIONS

Members were advised that there are no real changes identified by the Inspector to the original SAMDev plans for Shrewsbury which have already been proposed. Members expressed their satisfaction with the current situation and no further comments were made.

RESOLVED:

That the Town Clerk advises Shropshire Council Planning department that there are no objections to the amended proposals for the SAMDev Plan for the town.

19/15 MATTERS ARISING

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

Members noted the Post Office's confirmation of the relocation of Copthorne Post Office to Midcounties Co-operative, Mytton Oak Road, Shrewsbury and made no further comment.

19.2 Shillingston Drive, Shrewsbury

Members were advised that the Town Clerk and the local member for Battlefield, Councillor Mal Price, have met with Persimmon Homes regarding this site and discussed the cu-de-sac effect of the one access provision for a development of 350 homes. Discussions also covered the wayleaves needed for sewage and electricity provision over STC-owned land; the play area and SUD's provision on the site, which will run alongside and under the electricity pylons. It has been suggested that the developers enhance the play area on the opposite side of the road instead and transfer the management of this open space to the Town Council, who will look into the landscaping and drainage aspects of the brief and provide the cost of the package to the developers.

RESOLVED:

That members await further updates from the Town Clerk on progress made with the developers.

20/15 COMMUNITY RIGHT TO BID – ASSET OF COMMUNITY VALUE

Members discussed the proposal to list The Inn on the Green in Radbrook as an asset of Community Value, and should the building be sold at a later date, the

proposer would be notified and have six months to submit a right-to-buy bid. It was felt that there is no guarantee the building would be protected from future sales without further community involvement.

RESOLVED:

- (i) That the Town Clerk informs Shropshire Council to request that local members are advised about proposals for the Community Right to Bid – Asset of Community Value in their Wards.**
- (ii) That the Town Clerk advises Shropshire Council that the Town Council has no objections to this proposal.**

21/15 CLAREMONT STREET, SHREWSBURY – EXPERIMENTAL TAXI BAY

Members discussed the experimental taxi rank on Claremont Street and felt that the current location served neither the traders, the public nor the taxi drivers and that a more suitable location would be on Shoplatch, where there is an existing loading bay. Whilst the loss of the loading bay would impact on the local traders, members agreed that changing it to a dual-use facility would be more suitable, with a loading bay during the day and becoming a taxi rank from 5.00pm.

Members agreed that they would like to have the opportunity to discuss this issue in more detail with the appropriate Shropshire Council officer.

RESOLVED:

That the Town Clerk invites Tim Sneddon from Shropshire Council to a future meeting to discuss members' concerns regarding the siting of the taxi rank.

22/15 PREMISES LICENCE APPLICATIONS

There were no premises licence applications received.

23/15 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders received.

24/15 HIGHWAY MATTERS

There were no highways matters received.

25/15 PLANNING APPLICATIONS

25.1 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 3 - 23 June 2015.

RESOLVED:

That the following comments be submitted to the Shropshire Council:

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| 15/02485/TPO | Adj To 30 Sutton Road, Shrewsbury, Shropshire, SY2 6DG | To fell 1 no Common Ash tree protected by Shrewsbury & Atcham Borough Council (Stonehurst School, Sutton Road) TPO 1965 No1. | | 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. | | | | |
| 15/02413/TPO | 4 Rushbrooke Way, Shrewsbury, Shropshire, SY2 5TQ | To Fell 1 x Conifer tree, 1 Norwegian Spruce and 1 Scots Pine protected by Shrewsbury Atcham Borough Council (Land at Rushbrooke Way and Alvaston Way, Monkmoor) TPO 2008. | | Representation |
| The Town Council queries the removal of all three trees in this application and would prefer to see the retention of the Scots Pine to maintain the tree stock in the area. | | | | |
| 15/02388/TPO | 49 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB | To Fell 1 x Cupress tree protected by The Borough of Shrewsbury (Ridgebourne Road) TPO 1968. | | No Objection |
| 15/02332/TCA | 57 Porthill Road, Shrewsbury, Shropshire, SY3 8RN | To cut back or fell 1 x Pear tree within the Shrewsbury Conservation Area. | | No Objection |
| 15/02521/TCA | The Hollies , Mill Road, Meole Brace, Shrewsbury, Shropshire, SY3 9JT | To fell 1 x Holly tree close to property within Meole Brace Conservation Area. | | No Objection |
| 15/02255/FUL | 28 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB | Erection of extension to existing outbuilding. | | Representation |
| The Town Council has no objections per se 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 cannot be sold as a separate residence. | | | | |

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| 15/02291/TPO | Sabrina Oak Doors, Alma Street, Shrewsbury, Shropshire, SY3 8QL | To prune back branches to boundary fence (approx 2m) of 4No Sycamore Trees and reduce the height by 30% to reshape and allow light into 6 Hunter Street protected by Shrewsbury Atcham Borough Council (Land at Prices Yard, Alma Street, Shrewsbury) TPO 1994. | | No Objection |
| 15/02260/FUL | 15 Porthill Gardens, Shrewsbury, Shropshire, SY3 8SH | Erection of single storey side/rear extension. | | No Objection |
| 15/02239/FUL | Oxon Church Of England School , Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ | Erection of extension to provide external store following conversion of existing store to Deputy Headmaster's office. | | No Objection |
| 15/02492/TCA | 140 Longden Road, Shrewsbury, Shropshire, SY3 7HT | To remove various trees and hedges (see schedule and plan) within Shrewsbury Conservation Area. | | No Objection |
| 15/02489/TCA | Land At, Victoria Street, Shrewsbury, Shropshire, | To crown reduce by 10-15% of the trees height and draw back the branches by approx 1m-1.5m from the building 1No Cherry Tree (T1) and draw back branches by 1m-1.5m from building 1No further Cherry Tree (T2) within Shrewsbury Conservation Area. | | No Objection |

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| 15/02258/FUL | 37 London Road, Shrewsbury, Shropshire, SY2 6NP | Erection of two- storey rear extension. | | No Objection |
| 15/02246/FUL | 9 Kingswood Road, Shrewsbury, Shropshire, SY3 8UX | Erection of part one storey and two storey extensions to the rear elevation. Extension to existing driveway and formation of additional access onto highway. | | No Objection |
| 15/02189/FUL | 12 South Hermitage, Shrewsbury, Shropshire, SY3 7JR | To replace 2no ground floor bay windows. | | No Objection |
| 15/02212/FUL | Proposed Residential Development Land To The South Of, Hillside Drive, Shrewsbury, Shropshire, | Erection of 25 no. dwellings and associated public open space; formation of vehicular access. | | Support with comment |
| <p>Whilst the Outline planning application was supported in SAMDev, the Town Council feels that the increase from an initial 20 properties to 25 with this application is an over-development of the site and is not in-keeping with the existing property density on Hillside Drive. There are concerns regarding an increase in traffic movements from the new development. The Town Council notes that there are no arrangements for play space on the site and would like to see more information regarding the provision of these facilities from the developers.</p> | | | | |
| 15/02207/FUL | 103 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX | Proposed conversion of the existing roof space into a habitable room with the insertion of a new dormer window to the rear and a new rooflight to the front roof scope. | | No Objection |
| 15/02174/FUL | 17 Claverley Road, Shrewsbury, Shropshire, SY1 4QR | Construction of a single storey rear bedroom extension for a disabled user. | | No Objection |

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| 15/02162/FUL | Westlegate , Mousecroft Lane, Shrewsbury, Shropshire, SY3 9DX | Erection of a two storey extension to the side elevation. | | No Objection |
| 15/02161/ADV | 1A Milk Street, Shrewsbury, Shropshire, SY1 1SZ | Erect and display 4 no. replacement non-illuminated fascia signs. | | No Objection |
| 15/02116/FUL | 11 Lonsdale Drive, Shrewsbury, Shropshire, SY3 9QJ | Erection of single storey side and rear extensions and extension to front of double garage. | | No Objection |
| 15/02109/LBC | Bank Farm Cottages , 1 Talcott Drive, Shrewsbury, Shropshire, SY3 9DQ | Works to replace 6No single glazed windows with like for like double glazed timber casement windows in a painted white finish to match existing affecting a Grade II Listed Building. | | No Objection |
| 15/02151/LBC | 42 New Street, Shrewsbury, Shropshire, SY3 8JQ | Works to facilitate the installation of shower room and toilet to second floor affecting a Grade II Listed Building. | | No Objection |
| 15/01894/ADV | Saxon Court, Holgate Drive, Shrewsbury, Shropshire, | Erect and display 2No non illuminated hoarding signs. | | No Objection |

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| 15/02407/TCA | Adj Kingsland Bridge, Street Record, Town Walls, Shrewsbury, Shropshire, | To crown lift 2 Corsican Pine trees (see attached letter) and fell 1 Corsican Pine tree with Shrewsbury Conservation area. | | Representation |
| 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 for what is regarded as a significant group of trees within the Conservation Area. | | | | |
| 15/02181/VAR | Sundorne School And Sports College , Corndon Crescent, Shrewsbury, Shropshire, SY1 4LL | Variation of Condition No. 2 (approved plans) attached to Planning Permission 14/04661/FUL dated 18/12/2014 for the erection of single storey modular building for Air Training Corps (ATC) for car park to be added to front of building. | | No Objection |
| 15/02122/TCA | 7 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD | To fell 2 no. Sycamore trees within Shrewsbury Conservation Area. | | Representation |
| The Town Council notes that a number of applications have been considered over recent months for this property and have concerns regarding the cumulative impact that the removal of such a large number of trees will have on the remaining tree stock in the area. | | | | |
| 15/02115/FUL | Vodafone, Communication Station 03723, Howard Street, Shrewsbury, Shropshire, | Removal of existing 17.5m mast with 6 antennas and 2 microwave dishes and replacement with a 20m mast with 6 antennas and 2 dishes and development ancillary thereto. | | No Objection |
| 15/02112/FUL | 40 Six Acres, Shrewsbury, Shropshire, SY3 6AF | Erection of extension to form bedroom over garage two storey side extension and garden room. | | No Objection |

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| 15/02404/TCA | 28 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AP | To fell 1No Laburnum Tree within Shrewsbury Conservation Area. | | No Objection |
| 15/02144/VAR | 2 Ashford Drive, Shrewsbury, Shropshire, SY1 3HH | Variation of Condition No. 2 (approved plans) attached to planning permission 14/01602/FUL to provide accommodation more suited for disabled occupation and room for specialist equipment. | | No Objection |
| 15/02074/ADV | Former Shrewsbury Amateur Boxing Club , Smithfield Road, Shrewsbury, Shropshire, SY1 1PG | Erect and display 3 no. non-illuminated fascia signs. | | No Objection |
| 15/02446/TCA | Waterford, Kingsland Bridge, Shrewsbury, Shropshire, SY3 7AQ | To fell a group (8No) of overgrown Conifers, 2no Sycamore and 1no Spruce Tree, reduce to 1m group of Laurel, crown lift 5no Sycamore trees (1 is neighbours), top down to approx 1.8 metres group of Yew trees and top and shape group of Laurel to 0.5m-1m within Shrewsbury Conservation Area. | | No Objection |
| 15/02148/FUL | 20 Melton Way, Shrewsbury, Shropshire, SY3 6DW | Erection of a single storey rear extension, conversion of garage into habitable room with insertion of rooflight to front roof slope. | | No Objection |

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| 15/02137/CPL | 7 Belvidere Avenue, Shrewsbury, Shropshire, SY2 5PF | Application for a Lawful Development Certificate for the erection of replacement sun room. | | No Objection |
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25.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 3 - 23 June 2015.