

## SHREWSBURY TOWN COUNCIL

### Planning Committee

Meeting held in the Shrewsbury Room, Rowley's House, Barker Street, Shrewsbury,  
SY1 1QH

At 6.00pm on Tuesday 4<sup>th</sup> August 2015

**PRESENT** – Councillors A Townsend (Chairman), Mrs B Baker, Mrs A Chebsey (substituting for A Bannerman), I Jones, P Nutting and M Price.

**IN ATTENDANCE** – Hilary Humphries (Admin Assistant).

**APOLOGIES** – Councillor A Bannerman, Keith Roberts and Helen Ball.

### 33/15 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>
Councillor I Jones	<ul style="list-style-type: none"><li>• Declared a non-pecuniary interest in application 15/02663/FUL as the applicant is known to him.</li></ul>
Councillor P Nutting	<ul style="list-style-type: none"><li>• As a member of Shropshire Council Central Planning Committee he reserved 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><li>• Declared a non-pecuniary interest in application 15/02654/FUL as the applicant is known to him.</li><li>• Declared a non-pecuniary interest in application 15/02790/FUL as the applicant is known to him.</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><li>• Declared a non-pecuniary interest in application 15/02842/FUL as he sits on the Severnside Board.</li><li>• Declared a non-pecuniary interest in application 15/02654/FUL as the applicant is known to him.</li><li>• Declared a non-pecuniary interest in application 15/02790/FUL as the applicant is known to him.</li><li>• Declared a non-pecuniary interest in application 15/02595/CPL as he sits on the Severnside Board.</li></ul>

### 34/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 14<sup>th</sup> July 2015 were submitted as circulated and read.

**RESOLVED:**

**That the minutes of the Planning Committee meeting held on 14<sup>th</sup> July 2015 be approved and signed as a correct record.**

**35/15 MATTERS ARISING**

**35.1 14/05383/FUL – West of Victoria Terrace, Shrewsbury, Shropshire**

Members noted the Appeal submitted for the above application and made no further comment.

**35.2 14/05710/FUL – Gordana House, The Mount, Shrewsbury, SY3 8BH**

Members discussed the revised plans submitted by the developers for this application and noted the changes, although they did express concern that the issues regarding the narrow pavement are still valid.

**RESOLVED:**

**That the Town Council's original objection to this application still stands.**

**35.3 Community Right to Bid – Asset of Community Value**

Members noted Shropshire Council's decision to grant The Inn on the Green an Asset of Community Value and made no further comment.

**36/15 BATTLE OF SHREWSBURY 1403 – HISTORIC ENGLAND ASSESSMENT**

Members discussed Historic England's consultation report to amend the Register of Historic Battlefields in relation to the Battle of Shrewsbury in 1403 and expressed their satisfaction with their proposals.

**RESOLVED:**

**That the Town Council writes to Historic England and confirms that it is satisfied with their report.**

**37/15 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders received.

**38/15 HIGHWAY MATTERS**

**38.1 15/02162/NEWDEV – New Residential Development off Shillingston Drive, Shrewsbury**

Members discussed a request for suggestions for street names for the new development off Shillingston Drive and would like to see the historic nature of the area represented in any proposals. In particular, members felt that new suggestions should be put forward from the Battle of Shrewsbury to avoid any conflict with existing names.

**RESOLVED:**

**That the Town Clerk writes to Shropshire Council with the recommendation that Members would like to see the street names reflect the historic nature of the area, especially in relation to the Battle of Shrewsbury.**

#### **39/15 PREMISES LICENCE APPLICATIONS**

##### **39.1 15/03147/LRVPRE – St Nicolas Café and Bar, 24 Castle Street, Shrewsbury**

The Town Council objects to this application in the light of the significant breaches of the establishment's premises licence conditions. Members have also expressed concern about the noise problems both inside and outside the building which have a significant impact on the residential properties in the vicinity.

##### **RESOLVED:**

**That the Town Council writes to Shropshire Council with member's objections regarding this application.**

##### **39.2 15/03538/LFVPRE – Efes Kebab House, 8 Castle Foregate, Shrewsbury**

Councillors requested more details regarding this application before making a decision at the next committee meeting.

##### **RESOLVED:**

**That the Town Council requests further information from Shropshire Council to send out to Councillors for their comments.**

##### **39.3 15/03376/LPREM – River Thai Restaurant, Smithfield Road, Shrewsbury**

Members expressed concern about the proposals for live outdoor music until 23.00 each weekday evening and the disruption this could cause visitors in the hotel opposite and residential properties in the vicinity. Members felt that the licence for this new venue should be restricted to 10.30pm for both indoor and outdoor music. In addition, members were unhappy with the proposals to supply alcohol and refreshments both on and off the premises until midnight and would like to see this limited to 10.30pm.

##### **RESOLVED:**

**That the Town Council relays Councillor's concerns regarding this application to Shropshire Council.**

#### **40/15 PLANNING APPLICATIONS**

##### **40.1 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 15 July – 4 August 2015.

##### **RESOLVED:**

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

<b>1</b>	15/02927/FUL	The Weirlands , Oteley Road, Shrewsbury, Shropshire, SY2 6QH	Erection of single storey side and rear and two storey rear extensions.		No Objection
<b>2</b>	15/02866/FUL	The Shrubbery, 35 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7QX	Formation of new vehicular access.		No Objection
<b>3</b>	15/02830/FUL	Unit C, Sundorne Retail Park, Arlington Way, Shrewsbury, Shropshire, SY1 4YA	Change of use from B8 (warehouse) to D2 (leisure - gym) and associated alterations.		Support with comment
The Town Council supports this application and should the proposed occupiers depart the premises, members would like the site to revert back to an employment zone.					
<b>4</b>	15/03288/HHE	149 Monkmoor Road, Shrewsbury, Shropshire, SY2 5BB	Erection of a single storey rear conservatory to semi- detached dwelling, dimensions 4.2 metres beyond rear wall, 3.3 metres maximum height, 2.1 metres high to eaves.		No Objection
<b>5</b>	15/02903/FUL	Shrewsbury High School, 28 - 32 Town Walls, Shrewsbury, Shropshire, SY1 1TN	Re-surfacing of multi- use games area; installation of perimeter fencing; erection of storage unit and installation of four 8m high floodlights.		Support with comment
The Town Council supports this application but would like to see a condition attached to the permission that the lights will be switched off at 6.00pm.					
<b>6</b>	15/02857/FUL	The Coach House , Church Road, Shrewsbury, Shropshire, SY3 9HQ	Erection of a single storey rear extension.		No Objection

<b>7</b>	15/02824/ADV	Unit 1, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AE	Erect and display 3 no. illuminated fascia signs, 1 no. illuminated projecting sign and 6 no. internal window vinyl graphics.		No Objection
<b>8</b>	15/02823/FUL	Unit 1, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AE	Installation of 2 no. air conditioning units to rear elevation, repaint shop front and erect and display 3 no. fascia signs, 1 no. projecting sign, 6 no. internal window vinyl graphics.		No Objection
<b>9</b>	15/03237/HHE	128 Ellesmere Road, Shrewsbury, Shropshire, SY1 2QZ	Erection of a single storey rear extension to semi-detached dwelling, dimensions 5.96 metres beyond rear wall, 3.0 metres maximum height, 3.0 metres high to eaves.		No Objection
<b>10</b>	15/03236/HHE	2 Upper Road, Shrewsbury, Shropshire, SY3 9JD	Erection of a single storey rear extension to a detached dwelling, dimensions 4.6 metres beyond rear wall, 3.3 metres maximum height, 2.6 metres high to eaves.		No Objection
<b>11</b>	15/02827/FUL	37 Stapleton Road, Shrewsbury, Shropshire, SY3 9LU	Erection of a single storey side and front extension following a removal of brick built storage.		No Objection
<b>12</b>	15/02680/FUL	69 Castle Foregate, Shrewsbury, Shropshire, SY1 2EJ	Mixed use development B1 offices to ground floor with 3No apartments over, retention and repair of existing street elevation following demolition of existing structure behind.		No Objection

<b>13</b>	15/02594/FUL	Basement At, Hairdressing Studio, Fish Street, Shrewsbury, Shropshire, SY1 1UR	Conversion of basement office to form one residential unit to include insertion of window.		No Objection
<b>14</b>	15/03277/SCR	Land At London Road And Preston Street, London Road, Shrewsbury, Shropshire,	Screening Opinion for a proposed residential development of up to 600 dwellings, public open space, access and associated works.		Deferred - More information requested
<b>15</b>	15/03274/SCR	Land At London Road And Preston Street, Shrewsbury, Shropshire,	Screening Opinion for a proposed residential development of up to 600 dwellings, public open space, access and associated works.		Deferred - More information requested
<b>16</b>	15/03046/TPO	25 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ	To crown reduce by 20% and thinning of crown by 20% 1 x silver birch protected by Shrewsbury and Atcham Borough Council (Meole Brace) TPO 2002.		No Objection
<b>17</b>	15/02906/FUL	27 Nursery Meadows, Shrewsbury, Shropshire, SY1 2PS	Erection of conservatory to rear.		No Objection
<b>18</b>	15/02905/FUL	3 Roman Road, Shrewsbury, Shropshire, SY3 9AZ	Erection of single storey rear extension, porch and covered way on front elevation and alterations.		No Objection
<b>19</b>	15/02897/FUL	63 Trinity Street, Shrewsbury, Shropshire, SY3 7PD	Installation of replacement door to front elevation and three windows.		No Objection

<b>20</b>	15/00779/REM	Development Land At Mousecroft Lane/Longden Road, Shrewsbury, Shropshire,	Approval of Reserved Matters (appearance, landscaping, layout, scale) pursuant to outline permission 13/03920/OUT for mixed residential development of 175 dwellings; construction of estate roads; formation of open space, wildlife corridor and play area.		No Objection
<b>21</b>	15/03085/TCA	Greenhill, Copthorne Road, Shrewsbury, Shropshire, SY3 8NS	To fell to stump 1No Holly in hedgerow and to removed deadwood, reduce endweight on approx 2-3 branches 1No Walnut Tree within Shrewsbury Conservation Area.		No Objection
<b>22</b>	15/03084/TCA	21 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Various works to trees as per schedule within Belle Vue Conservation Area.		Support with comment
<p>The Town Council has no objections to the proposed tree works, but would wish to be assured that in light of Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.</p>					
<b>23</b>	15/02842/FUL	61 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ	Erection of single storey rear extension.		No Objection
<b>24</b>	15/02650/FUL	2 Darwin Court, Bicton Heath, Shrewsbury, Shropshire, SY3 5AL	Erection of single storey rear extension.		No Objection
<b>25</b>	15/02491/FUL	138 Ellesmere Road, Shrewsbury, Shropshire, SY1 2QZ	Erection of detached single storey annexe accommodation to be used ancillary to the main dwelling.		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. Members have also questioned the style of the proposed property and feel that the design is not in keeping with the area. In addition, they would like conditions to be established that there should be no rear access to the property and that it does not overlook neighbouring residences.

<b>26</b>	15/02136/FUL	Proposed Dwelling North Of 110, Abbey Foregate, Shrewsbury, Shropshire,	Erection of a single detached dwelling following demolition of 3 bay prefabricated garage block.		No Objection
<b>27</b>	15/01661/TCA	The Beeches And Land At , Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	To crown lift 2no Beech trees within the Shrewsbury conservation area.		No Objection
<b>28</b>	15/02984/TCA	73A Abbey Foregate, Shrewsbury, Shropshire, SY2 6BE	To fell 1No Sycamore Tree within Shrewsbury Conservation Area.		No Objection
<b>29</b>	15/02732/FUL	77 Trinity Street, Shrewsbury, Shropshire, SY3 7PD	Replacement first floor windows on the front elevation and replacement front door.		No Objection
<b>30</b>	15/02654/FUL	Former Congregational Church, Coton Hill, Shrewsbury, Shropshire, SY1 2DS	Conversion of existing retail premises (use class A3) to residential (5 apartments).		Support with comment

Whilst the Town Council supports this application and feels that the proposals will utilise the property in a positive manner, members have concerns regarding issues surrounding the siting on a flood plain to ensure that there is suitable access in a flood situation as well as providing adequate parking facilities for residents and visitors.

<b>31</b>	15/02564/ADV	69 Whitchurch Road, Shrewsbury, Shropshire, SY1 4EE	Erect and display 1No internally illuminated fascia sign, 1No internally illuminated hanging sign and 1No internally illuminated poster.		No Objection
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<b>32</b>	15/02365/FUL	Battlefield Industrial Estate , Battlefield Road, Shrewsbury, Shropshire, SY1 4AP	Construction of a new cold store plant.		No Objection
<b>33</b>	15/02219/FUL	Development Land West Of 11, Pengrove, Shrewsbury, Shropshire,	Erection of 2 no. dwellings with formation of vehicular access off Kingsland Road and associated landscape and open space improvements.		Objection
<p>Whilst planning permission had been granted on appeal for two Eco-homes on this site, the Town Council objects to this application on the basis that these new proposals constitute an overdevelopment of the site and that the contemporary design is too obtrusive and is not in keeping with the existing neighbouring residential properties in the Conservation Area. Members also have concerns regarding the access arrangements and visibility splays for these two large properties on to Kingsland Road opposite the junction with Luciefelde Road. This site contributes greatly to the green spaces enjoyed by all along both sides of the river and provides immense visual amenity value to those who live, work and visit the town. This site has been the subject of a number of planning applications and appeals and it is the view of the Town Council that this application does not provide enough benefit to address those objections raised through previous applications.</p>					
<b>34</b>	15/02888/FUL	24 The Crescent, Town Walls, Shrewsbury, Shropshire, SY1 1TJ	Application under Section 73A of the Town and Country Planning Act 1999 for the restoration of existing terrace and vaulted areas below and enclosure of arches with glazing and an oak entrance door (Part Retrospective).		No Objection
<b>35</b>	15/02602/VAR	20 Barn Owl Way, (Formerly Plot 15), Bicton Heath, Shrewsbury, Shropshire, SY3 5FA	Variation of Condition No.2 (approved plans) attached to planning permission 13/02423/FUL dated 19.06.14 to allow for an amended house type on Plot 15.		No Objection
<b>36</b>	15/02487/LBC	24 The Crescent, Town Walls, Shrewsbury, Shropshire, SY1 1TJ	Restoration of existing terrace and vaulted areas below and enclosure of arches with glazing and an oak entrance door.		No Objection

<b>37</b>	15/02771/FUL	Stadco Limited , Harlescott Lane, Shrewsbury, Shropshire, SY1 3AS	Change of use of land for the storage of vehicles (continuation of previous temporary permission).		Representation
<p>The Town Council has concerns regarding the level of traffic on Harlescott Lane and if Shropshire Council is minded to grant permission for this application, that it is restricted to a further twelve month period.</p>					
<b>38</b>	15/02751/VAR	Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 8DN	Variation of Condition No. 2 attached to Planning Permission 14/02402/FUL dated 24th June 2015 to add four further houses to the development.		No Objection
<b>39</b>	15/02737/CPL	32 Kenwood Gardens, Shrewsbury, Shropshire, SY3 8AQ	Application for Lawful Development Certificate for the proposed extension to existing kitchen to rear.		No Objection
<b>40</b>	15/02663/FUL	The Shrewsbury Hotel , Mardol, Shrewsbury, Shropshire, SY1 1PU	Alterations to existing car park to form external terrace.		Representation
<p>The Town Council feels that these proposals provide an extremely large area of outdoor public space at what is a very busy junction on a major route into the town, with potential safety and security issues having a detrimental impact on the location where there is a low wall to the public pavement. In addition, members would like to see a more clearly marked dropping-off zone in the car park for residents of the hotel to avoid congestion on the main highway.</p>					
<b>41</b>	15/02662/FUL	17 Cartland Avenue, Shrewsbury, Shropshire, SY2 5UW	Erection of utility room and conversion of garage into shower room and study with new tiled pitched roof to replace existing flat roof.		No Objection
<b>42</b>	15/02659/FUL	71 Chatford Drive, Shrewsbury, Shropshire, SY3 9PH	Erection of rear extension.		No Objection

<b>43</b>	15/02593/CPL	21 23 92 115 129 Judith Butts Gardens, Shrewsbury, Shropshire,	Application for Certificate of Lawfulness for the removal of redundant chimneys.		No Objection
<b>44</b>	15/03009/FUL	Former Shrewsbury Sixth Form College, The Tannery, Barker Street, Shrewsbury, Shropshire, SY1 1SA	Demolition of former Shrewsbury Sixth Form College building known as The Tannery.		No Objection
<b>45</b>	15/02790/FUL	Residential Development Land Adjacent The Onslow, Pensfold, Bicton Heath, Shrewsbury, Shropshire,	Erection of 14 no. dwellings to include 8 no. terrace houses and 6 no. 2-bed apartments; formation of a vehicular access and associated infrastructure (revised scheme).		No Objection
<b>46</b>	15/02778/FUL	Unit 2, Maverick Business Centre, 292 Monkmoor Road, Shrewsbury, Shropshire, SY2 5TF	Change of use to a soft play centre (Use class D2).		No Objection
<b>47</b>	15/02913/TCA	78 Longden Coleham, Shrewsbury, Shropshire, SY3 7DZ	To fell 1 no. Ash Tree 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 Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.					
<b>48</b>	15/03083/TCA	96 Frankwell, Shrewsbury, Shropshire, SY3 8JS	To fell 1No Ash Tree within Shrewsbury 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 Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.					

49	15/02845/FUL	24 Oakfield Road, Shrewsbury, Shropshire, SY3 8AE	Alterations and extension to dwelling and extension to rear of garage.		No Objection
50	15/02844/FUL	Proposed Dwelling SW Of The Orchards, Shepherds Lane, Bicton Heath, Shrewsbury, Shropshire,	Erection of one dwelling and garage.		No Objection
51	15/02821/FUL	Land Off Red Barn Lane, Longden Road, Shrewsbury, Shropshire,	Erection of a single open market dwelling and detached garage.		Objection
<p>The Town Council objects to this application on the following grounds: (i) Members are concerned that once again another application for development is being considered in this area adjacent to the Radbrook, one of the most beautiful and protected green spaces in the town, used by many for recreational and amenity value. We see that green corridors throughout the urban area of Shrewsbury are widely used by all and provide that calming green buffer in what is vastly becoming a concrete jungle. In developing this land, it renders the sustainability of the area in jeopardy. (ii) Members question the size of this property in its location and the building itself is considered a visible intrusion on people's enjoyment of the area and also reduces the space available for wildlife. (iii) Due to the number of dwellings along this lane and its exit onto Longden Road so close to a bend, where already visibility is reduced, members feel that this development will place even further strain on the local highway and potentially render the area one of community concern. (iv) Members continue to raise concerns about the cumulative effect of such developments and the unwholesome precedence that such development causes and that in terms of sustainability, future developments will only render future generations enjoyment of this area severely compromised.</p>					
52	15/02696/FUL	59A Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UQ	Erection of a conservatory to rear.		No Objection

#### 40.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 15 July – 4 August 2015.