

SHREWSBURY TOWN COUNCIL

Planning Committee

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

At 6.00pm on Tuesday 1st September 2015

PRESENT – Councillors I Jones (Chairman), Mrs B Baker, A Bannerman, Ms J Mackenzie, P Nutting, K Pardy (substituting for A Townsend), M Price and K Roberts.

IN ATTENDANCE – Helen Ball (Town Clerk), Ruth Jones (Projects Officer), Hilary Humphries (Admin Assistant), David Parker of David Parker Planning Associates and 6 members of the public.

APOLOGIES – Councillor A Townsend.

41/15 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

None Received.

(ii) Declarations of Non-Pecuniary Interest

All Councillors	<ul style="list-style-type: none">• Declared a non-pecuniary interest in application 15/03050/ADV as the Town Council owns the property.• Declared a non-pecuniary interest in application 15/03854/LMVPRE as the Town Council owns the property.
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, P Nutting and Ms J Mackenzie	<ul style="list-style-type: none">• As a member of Shropshire Council Central Planning Committee they 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.
Councillor I Jones	<ul style="list-style-type: none">• Declared a non-pecuniary interest in application 15/03242/TCA as the applicant is known to the Labour Party.
Councillor Ms J Mackenzie	<ul style="list-style-type: none">• Declared a non-pecuniary interest in application 15/03242/TCA as the applicant is known to the Labour Party.
Councillor P Nutting	<ul style="list-style-type: none">• Declared a non-pecuniary interest in application 15/03197FUL as he is a patient at the applicant's surgery.
Councillor K Pardy	<ul style="list-style-type: none">• Declared a non-pecuniary interest in application 15/03242/TCA as the applicant is known to the Labour Party.
Councillor M 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.• Declared a non-pecuniary interest in application 15/03203/FUL as he sits on the Severnside Housing Board.

- Declared a non-pecuniary interest in application 15/03197FUL as he is a patient at the applicant's surgery.

42/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 4th August 2015 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 4th August 2015 be approved and signed as a correct record.

43/15 SUNDORNE ESTATE

David Parker of David Parker Planning Associates on behalf of Sundorne Estates addressed members with revised planning proposals for the development of private land at Sundorne.

Following a meeting in the spring with the local Ward member and the Shropshire Council Cabinet Portfolio Holder for Planning & Housing and a public consultation attended by 40 local residents at the Ditherington Community Centre, Mr Parker was informed that there was strong opposition to the development of this land. A revised scheme was submitted for consideration by members by way of a pre-planning consultation.

Members discussed their concerns on various aspects of the proposed development, including the loss of valuable green space in the area with an impact on wildlife; traffic issues; over-development of the site with the current proposals; and sustainable drainage issues.

Members felt that if development of the land should proceed, a scheme for elderly residents would be more preferable which would have a reduced impact on the neighbouring areas, especially in respect of traffic levels.

Whilst the proposals submitted for consideration are part of the pre-planning process, members would like to see the developers recognise the concerns that have already been expressed by numerous parties and re-evaluate their scheme to incorporate them into any new plans.

Members thanked Mr Parker for providing members with an opportunity to express their concerns regarding the development of this land and would welcome the opportunity to examine any new proposals in due course.

RESOLVED:

That the Town Council defers any further comment until a formal planning application is submitted for this site.

44/15 MATTERS ARISING

There were no matters arising.

45/15 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders received.

46/15 HIGHWAY MATTERS

46.1 15/02162/NEWDEV – New Residential Development off Shillingston Drive, Shrewsbury

Having requested suggestions for the new street names for this development from Shropshire Council with a particular emphasis on maintaining the history of the Battle of Shrewsbury, members considered the proposals put forward to them and felt that overall, the names were acceptable, with the exception of Quarrel Place, which they believed sounded too similar to Quarry Place.

Members wished to see the developers promote the background to the history of the street names in any relevant documentation.

RESOLVED:

That the Town Clerk writes to Shropshire Council with members' views on the new street naming proposals for this development.

46.2 RESURFACING WORKS AT HARLESCOTT CROSBROADS

Members considered Shropshire Council's proposals to undertake remedial resurfacing works at Harlescote crossroads and were satisfied that the work will be completed within the schedule stated.

RESOLVED:

That the Town Clerk writes to Shropshire Council with the Town Council's support for the proposed works.

46.3 NEW COLLEGE ROAD, SHREWSBURY

Members considered Shropshire Council's experimental road closure of New College Road between Wenlock Road and London Road for a period of eighteen months and were advised by the Ward member that the residents were pleased with the improvements seen since it was implemented.

RESOLVED:

That the Town Clerk advises Shropshire Council of the Town Council's support for their experimental road closure.

47/15 PREMISES LICENCE APPLICATIONS

47.1 15/03376/LPREM – River Thai Restaurant, Smithfield Road, Shrewsbury

Members considered the revised proposals for the premises licence application for this property and were satisfied with the new suggestions, although concerns were raised over the public safety issues already identified.

RESOLVED:

That the Town Clerk writes to Shropshire Council with the Town Council's acceptance of the new premises licence proposals and the need to ensure that the new conditions are applied to the business.

47.2 15/03538/LFVPRE – Efes Kebab House, 8 Castle Foregate, Shrewsbury

Councillors discussed the premises licence application for this business and expressed concerns regarding the extension of the opening hours and the detrimental effect this will have on those residents who live in the vicinity.

RESOLVED:

That the Town Council writes to Shropshire Council stating its objections to the variation in the existing premises licence for this business.

47.3 15/03731/LPREM – Pam’s Convenience Store, 41 Wood Street, Shrewsbury

Members considered the New Premises Licence for this business and expressed concerns that previous problems associated with the property would resurface.

RESOLVED:

That the Town Council notifies Shropshire Council of its concerns regarding the premises licence for this property.

47.3 15/03854/LMVPRE – The Pour House, 128 Frankwell, Shrewsbury

Members considered the minor variation to the licence application for these premises and made no further comment.

48/15 PLANNING APPLICATIONS

48.1 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 5 August – 1 September 2015.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	15/03623/TPO	Overdale, 25 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AA	To fell or reduce in size 2 Douglas Fir trees protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968.		No Objection
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2	15/03351/CPL	11 Longhirst Gardens, Shrewsbury, Shropshire, SY3 5PF	Application for a Lawful Development Certificate for erection of a single storey rear extension.		No Objection
3	15/03436/COU	First Floor, Cirrus House , Lower Claremont Bank, Shrewsbury, Shropshire, SY1 1RT	Change of use of first floor only from D1 non-residential educational use to D2 health and fitness centre.		No Objection
4	15/03464/FUL	9 Vane Road, Shrewsbury, Shropshire, SY3 7HB	Single storey extension and alterations.		No Objection
5	15/03424/FUL	3 Florence Close, Shrewsbury, Shropshire, SY3 5PD	Erection of extension to front and rear of property.		Objection
<p>The Town Council feels that these proposals constitute an overdevelopment of the site which will have a detrimental effect on neighbouring properties. Additionally, the erection of an extension to the front of the property is beyond the established building line for this street and would have a detrimental effect on the streetscene.</p>					
6	15/03401/FUL	83 Woodfield Road, Shrewsbury, Shropshire, SY3 8HU	Erection of two storey extension to side/rear elevations.		Representation
<p>The Town Council feels that this is a large extension for the property, which will have a detrimental effect on the neighbouring properties and that appropriate considerations and controls should form a part of any permissions granted.</p>					
7	15/03372/FUL	217 New Park Road, Shrewsbury, Shropshire, SY1 2SW	Erection of two storey side extension.		No Objection
8	15/03319/FUL	103 Tilstock Crescent, Shrewsbury, Shropshire, SY2 6HQ	Erection of first floor side extension.		No Objection

9	15/03701/TCA	Burnside House, Mill Road, Meole Brace, Shrewsbury, Shropshire, SY3 9JT	To fell 1 x Ash tree within Meole Brace 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.					
10	15/03697/TPO	149A Wenlock Road, Shrewsbury, Shropshire, SY2 6JZ	To prune Holly trees as per schedule protected by Shrewsbury and Atcham Borough Council (Springfield Hotel, Wenlock Road, Shrewsbury) Tree Preservation Order 1993.		No Objection
11	15/03399/FUL	30 Aldwick Drive, Shrewsbury, Shropshire, SY3 6BN	Erection of part single storey and part two- storey extension.		No Objection
12	15/03369/FUL	37 Trinity Street, Shrewsbury, Shropshire, SY3 7PF	To re-instate double glazed timber sash windows to front elevation.		No Objection
13	15/03314/FUL	40 Conway Drive, Shrewsbury, Shropshire, SY2 5XA	Additions and alterations to existing dwelling to include erection of sun room, single storey extension, conversion of garage to living accommodation and re- roofing of garage and entrance hall.		No Objection
14	15/03649/TCA	Land At Greyfriars Road, Shrewsbury, Shropshire, SY3 7EP	To reduce 1 x Maple, 1 x Common Lime and 1 x Lime (see schedule) within Belle Vue Conservation Area		No Objection
15	15/03645/TCA	The Glen, Coton Crescent, Shrewsbury, Shropshire, SY1 2NZ	To fell 1 Cherry tree and 1 Birch tree within Shrewsbury Conservation Area		No Objection
16	15/03644/TCA	26 Coton Crescent, Shrewsbury, Shropshire, SY1 2NZ	To dismantle 1No Sycamore Tree to stump at approx 2m high within Shrewsbury Conservation Area		No Objection

17	15/03311/FUL	1 The Old School, St Georges Court, Frankwell, Shrewsbury, Shropshire, SY3 8BG	Erection of single storey rear extension amendment to approval 15/00882/FUL		No Objection
18	15/03280/ADV	McDonalds Restaurants Ltd, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display 9No internally illuminated fascia signs.		No Objection
19	15/03318/TPO	47 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	To crown/reduce one Oak tree protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005.		No Objection
20	15/02359/TCA	11 Sutton Road, Shrewsbury, Shropshire, SY2 6DE	To fell 2 no. Silver Birch trees within Shrewsbury Conservation Area.		No Objection
21	15/03580/FUL	Land At Barker Street, Shrewsbury, Shropshire,	Erection of three (4-storey) blocks of student accommodation; one (3-storey) block of management and post-graduate accommodation; new/altered vehicular access; cycle parks; and ancillary works.		Support with comment

Whilst the Town Council supports this application, it is felt that any development should preserve and enhance an area within the Conservation Area. Members would like to see the brick work in the new development match that of the existing buildings in the vicinity and whilst they are happy with the flat roofs which will not block the view for residents living behind, they would support the idea of an urban garden utilising the space for the benefit of the neighbourhood.

22	15/03140/FUL	Scarle House, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	Erection of a two storey extension, single garage and demolition of front wall; elevational alterations.		No Objection
23	15/03139/FUL	Scarle House, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	Erection of single storey extension and single storey link extension to rear elevation; conversion of outbuilding to form habitable rooms; elevational alterations.		No Objection

Councillor Baker left the meeting.

24	15/03106/FUL	Coleham County Primary School , Greyfriars Road, Shrewsbury, Shropshire, SY3 7EN	Erection of roofed open-sided structure for use as outside classroom including works to the conservation area part of the school grounds; groundwork and treework.		No Objection
25	15/02928/FUL	10B Shoplatch, Shrewsbury, Shropshire, SY1 1HL	Replacement of 18 windows at first and second floor front elevation.		No Objection
26	15/03212/TPO	11 Lonsdale Drive, Shrewsbury, Shropshire, SY3 9QJ	To crown lift, thin and reduce by a maximum at 1.5 metres one Silver Birch tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002.		No Objection
27	15/03147/FUL	Kingsland Cottages, 2 Longden Coleham, Shrewsbury, Shropshire, SY3 7DY	Re-roofing works with clay tiles.		No Objection
28	15/03110/FUL	163 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AL	Refurbishment of external elevations and associated external works.		No Objection
29	15/03548/TCA	7 Victoria Road, Shrewsbury, Shropshire, SY3 9HX	To prune one Conifer tree by 6-10 ft, cut back one Lilac Tree, remove one plum tree and fell 1 Sycamore tree within the Shrewsbury Conservation Area.		No Objection
30	15/03536/TCA	18 Berwick Road, Shrewsbury, Shropshire, SY1 2LN	Removal of one plum tree within Shrewsbury Conservation Area.		No Objection
31	15/03519/TPO	53 Gains Avenue, Shrewsbury, Shropshire, SY3 5AN	To reduce by 40% 1 no. Ash tree protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008.		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.				
32	15/03498/TCA	Land Adj 9 Darwin Gardens, Shrewsbury, Shropshire, SY3 8QB	To remove lower limb from 1No Ash Tree overhanging 4 The Mount 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.				
33	15/03368/TPO	36 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Works to 1 Copper Beech tree as per attached schedule protected by Shrewsbury and Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005.	No Objection
34	15/03203/FUL	112 Field Crescent, Shrewsbury, Shropshire, SY1 4PN	Erection of single storey side extension.	No Objection
35	15/03188/FUL	St Giles Church Of England School , Portland Crescent, Shrewsbury, Shropshire, SY2 5NJ	Erection of a single storey extension to existing school building to extend the dining room.	No Objection
36	15/03037/FUL	The Orchard, 79 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AT	Erection of a single storey link extension to rear elevation and conversion of existing sunroom to form self-contained living accommodation for ancillary use; works to existing roofline.	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 concerns about the proposed windows overlooking No.77 Monkmoor Road and the relationship with that property as shown in the plans.				

37	15/03571/TPO	1 Ravenscourt Walk, Shrewsbury, Shropshire, SY3 8ZF	To crown reduce 1 Lime tree protected by Shrewsbury and Atcham Borough Council (Mytton Oak Farm, Shrewsbury) Tree Preservation Order 1985.		No Objection
38	15/03570/TCA	Clive House, College Hill, Shrewsbury, Shropshire, SY1 1LT	To reduce 1 Bay tree to 2.5m and 2 Plum trees to 3m within Shrewsbury Conservation Area.		No Objection
39	15/03197/FUL	Radbrook Green Surgery , Bank Farm Road, Shrewsbury, Shropshire, SY3 6DU	Erection of first floor extension to GP Surgery to form additional clinical rooms.		No Objection
40	15/03196/ADV	Territorial Army Centre, Copthorne Road, Shrewsbury, Shropshire,	Erect and display 2No non-illuminated free standing signs to a height of 2m.		No Objection
41	15/03185/FUL	Harlescott House Residential Home , Harlescott Lane, Shrewsbury, Shropshire, SY1 3BA	Erection of two single storey pitched roof teaching blocks.		No Objection
42	15/03157/FUL	Bank House , Nobold Lane, Shrewsbury, Shropshire, SY5 8NW	Erection of two storey extension to side elevation and first floor extension to rear elevation; formation of first floor roof terrace; conversion of loft space to residential to include insertion of dormer windows; erection of porch to front elevation; demolition of conservatory; elevational alterations.		No Objection

43	15/03038/CPL	Milverton, 3 Russell Field, Shrewsbury, Shropshire, SY3 9AY	Application for Lawful Development Certificate for the erection of a proposed replacement sunroom to rear elevation.		No Objection
44	15/02066/LBC	4 Butcher Row, Shrewsbury, Shropshire, SY1 1UW	Erection of an awning to provide cover to customers using outside furniture affecting a Grade II Listed Building.		Representation
The Town Council has concerns regarding the proposed awning in such a narrow street and how this would impact on passing pedestrians and emergency service vehicles.					
45	15/02065/FUL	4 Butcher Row, Shrewsbury, Shropshire, SY1 1UW	Erection of an awning to provide cover to customers using outside furniture.		Representation
The Town Council has concerns regarding the proposed awning in such a narrow street and how this would impact on passing pedestrians and emergency service vehicles.					
46	15/03282/TPO	1 Henley Way, Shrewsbury, Shropshire, SY1 4YQ	To fell 5 Silver Birch Trees, crown reduce 2 Silver Birch trees by 3m and cut back from building by 2m one Scots Pine tree protected by Shrewsbury & Atcham Borough Council (Featherbed Lane, Harlescott 1982) Variation of Tree Preservation Order 2003.		No Objection
47	15/03246/TCA	Flat 1, Rodney House, School Gardens, Shrewsbury, Shropshire, SY1 2AJ	Crown reduce Sycamore trees by 15-20% within Shrewsbury Conservation Area.		No Objection
48	15/03242/TCA	Morris Hall, Bellstone Court, Bellstone, Shrewsbury, Shropshire, SY1 1JB	To remove 1 Norway Spruce within Shrewsbury Conservation Area.		No Objection

49	15/03213/TCA	Kingsland Cottages, 1 Longden Coleham, Shrewsbury, Shropshire, SY3 7DY	To fell one Silver Birch tree, two Cherry Trees and one Mountain Ash tree within Shrewsbury Conservation Area.		Representation
<p>In the absence of any further information with this application, the Town Council would like the Tree Officer to make a site visit to ascertain the reasons for the felling of these trees. In addition, should permission for the felling of the Ash tree be granted, the Town Council 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>					
50	15/02537/LBC	36 Castle Street, Shrewsbury, Shropshire, SY1 2BW	Alterations to existing first floor flat and intensification of use to create in total 6No studio apartments; revised fenestration to replace modern, poor quality windows and door to the rear affecting a Grade II Listed Building.		No Objection
51	15/02536/FUL	36 Castle Street, Shrewsbury, Shropshire, SY1 2BW	Alterations to existing first floor flat and intensification of use to create in total 6No studio apartments; revised fenestration to replace modern, poor quality windows and door to the rear.		No Objection
52	15/02761/VAR	St Giles Church Of England School, Portland Crescent, Shrewsbury, Shropshire, SY2 5NJ	Variation of Condition No. 1 attached to Planning Permission CC2005/0009 dated 20 June 2005 to retain the demountable unit for a further temporary period of ten years.		No Objection
53	15/03366/TCA	The Gables, Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	To crown lift 2 Holly trees to 3.4 metres and fell 1 laburnum tree within Meole Brace Conservation area.		No Objection
54	15/03365/TCA	21A Dogpole, Shrewsbury, Shropshire, SY1 1ES	To crown lift and thin out one Yew tree within the Shrewsbury conservation area.		No Objection

55	15/03397/TCA	17 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AU	To fell 1No Ash Tree within Harlescott 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.					
56	15/03158/LBC	11 New Street, Shrewsbury, Shropshire, SY3 8JN	Works to facilitate the conversion of ground floor retail unit (former Butcher) to form a one bedroom flat affecting a Grade II Listed Building.		No Objection
57	15/03052/FUL	The Coppice , Kingsland Bridge, Shrewsbury, Shropshire, SY3 7AQ	Erection of first floor extensions.		No Objection
58	15/02860/FUL	11 New Street, Shrewsbury, Shropshire, SY3 8JN	Conversion of ground floor retail unit (former Butcher) to form a one bedroom flat.		No Objection
59	15/03079/FUL	10 New Street, Shrewsbury, Shropshire, SY3 8JN	Change of use of the ground floor from A5 hot food takeaway to A1 hairdressing salon.		No Objection
60	15/03076/FUL	160B Hereford Road, , Meole Brace, Shrewsbury, Shropshire, SY3 9LB	Erection of a two storey side extension.		No Objection
61	15/03064/FUL	6 Swift Close, Shrewsbury, Shropshire, SY1 4UQ	Erection of a conservatory to rear.		No Objection

62	15/03063/FUL	10 Tanfield, Shrewsbury, Shropshire, SY1 3XR	Erection of a conservatory.		No Objection
63	15/03061/PIAP A (validated: 10/08/2015)	Chronicle House, 6 Castle Foregate, Shrewsbury, Shropshire, SY1 2DN	Application for prior approval under Part 3, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from office to residential use.		No Objection
64	15/03007/PMB PA	Goosehill, Bowbrook, Shrewsbury, Shropshire, SY5 8PG	Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to residential use.		No Objection
65	15/03050/ADV	128 Frankwell, Shrewsbury, Shropshire, SY3 8JX	Erect and display one externally illuminated fascia sign.		No Objection

48.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 5 August – 1 September 2015.