

SHREWSBURY TOWN COUNCIL

Planning Committee

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

At 6.00pm on Tuesday 22nd September 2015

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

IN ATTENDANCE – Helen Ball (Town Clerk), Ruth Jones (Projects Officer) and 1 member of the public.

APOLOGIES – Councillor I Jones

49/15 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 15/03949/TCA as the Town Council owns the property. • Declared a non-pecuniary interest in application 15/03875/TPO as the Town Council owns the property. • Declared a non-pecuniary interest in application 15/03829/TCA as the Town Council owns the property. • Declared a non-pecuniary interest in application 15/03828/TCA as the Town Council owns the property. • Declared a non-pecuniary interest in application 15/03827/TCA 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	<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 A Townsend	<ul style="list-style-type: none"> • Declared a non-pecuniary interest in application 15/03903/TCA as the applicant is known to him.
Councillor K Pardy	<ul style="list-style-type: none"> • Declared a non-pecuniary interest in application 15/03888/PSPPA as the applicant is known to him.
Councillor B Baker	<ul style="list-style-type: none"> • Declared a non-pecuniary interest in application 15/03797/TCA as the applicant is known to her. • Declared a non-pecuniary interest in application 15/03349/FUL as the developer has been met.
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 15/03349/FUL as the developer has been met.
Councillor K Roberts	<ul style="list-style-type: none"> • Declared a non-pecuniary interest in application 15/03905/TPO as he is a School Governor. • Declared a non-pecuniary interest in application 15/03888/PSPPA as he was a member of the club.

50/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 1st September 2015 were submitted as circulated and read.

Item: 43/15 – Sundorne Estate. Both Councillor Price and Pardy wished it to be placed on record that they were adamantly against development on this site and had made their positions clear to the developer at the meeting.

RESOLVED:

That the minutes of the Planning Committee meeting held on 1st September 2015 be approved and signed as a correct record.

51/15 MATTERS ARISING

51.1 Battle of Shrewsbury 1403, Battlefield, Shrewsbury – Register Entry Amended – It was reported that Historic England had now amended the entry for Battlefield 1403 on the Register of Historic Battlefields and from now on this would be a material consideration in planning terms.

51.2 15/02162/NEWDEV – New Residential Development off Shillingston Drive, Shrewsbury – It was noted that the Council's request to replace the suggestion of "Quarrel Place" with something more appropriate had been taken on board.

51.3 15/03538/LFVPRE – Efes Kebab House, 8 Castle Foregate, Shrewsbury – It was reported that whilst the Licensing Authority had received the Town Council's comments they were received too late to be taken cognisance of at the forthcoming Licensing Committee at which this application would be heard. Members were concerned that any representations are being made based on the Town Council's understanding of the minor details which are included on the Licensing list and in the case of this application it made no sense. In an attempt not to have a repeat of such an incident, the Town Clerk was requested to contact the Head of Licensing and the appropriate Cabinet Portfolio Holder to seek assurances that more sensible details be put on the Licensing Lists in the future.

51.4 14/01484/FUL – Land East of Red Barn Road, Off Longden Road, Shrewsbury – It was noted that the application to erect a dwelling had been refused and as a result an appeal had been lodged with the Planning Inspector. As the Town Council had made extensive objections to this application, the Town Clerk was requested to make representations to the Planning Inspectorate.

52/15 HIGHWAY MATTERS

52.1 Town & Country Planning Act – Proposed Stopping Up of Part of Footpath 117, Shrewsbury – Councillor Price, as local member reported that this temporary order had been made to facilitate the development on the site.

He had contacted the Public Rights of Way Team which had undertaken clearance work on the proposed diversion. Ultimately there would be a request to permanently stop up the footpath which he was content to see.

RESOLVED:

That the Town council raises no objection to the temporary Stopping Up Order

52.2 Road Safety Strategy – The Town Clerk had arranged for the list of sites of Community Concern to be updated and circulated for members' consideration. Members noted that whilst there had been promises to take various schemes through the Capital Funding process, very few had received a positive outcome. Members felt that this arrangement of involving the Town & Parish Councils in the prioritisation was merely stalling the process and raising false expectations. Members considered new additions, some of which have received local representation, which members were happy to support.

RESOLVED:

- (i) **That the Town Clerk writes to Shropshire Council expressing the Town Council's concern about the Scheme and requesting the Cabinet Portfolio Holder and appropriate officer attend a future meeting to discuss the matter further.**
- (ii) **That the matter of purchasing possible new Vehicle Activated Signs be put on the Finance & General Purposes Committee on 5 October 2015.**

53/15 COMMUNITY RIGHT TO BID – ASSESS OF COMMUNITY VALUE

It was reported that Shropshire Council had received an application to register The Saddlers Public House as an asset of community value. The Committee had seen a number of public houses registered over the last year. Members also noted that this site had unsuccessfully sought planning permission to extend into the grounds and whilst the public wished to preserve this asset for the community, its future would be determined by the market. Members respected the community's rights to register the asset but in doing so there was no duty conferred on the owner to maintain it and if the community had not the where-withall bid to run it as a community venue, this registration would only delay the inevitable.

RESOLVED:

That the application to nominate the Saddlers Public House as an Asset of Community Value be noted and no objections raised.

54/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

55/15 PREMISES LICENCE APPLICATIONS

Members considered the new applications on the Premises Licence list.

RESOLVED:

That no objections be raised.

56/15 PLANNING APPLICATIONS

56.1 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 2 September – 22 September 2015.

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

1	15/04065/TCA	The River House, St Marys Water Lane, Shrewsbury, Shropshire, SY1 2BX	To fell 1 Ash tree within the 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.					
2	15/04064/TCA	The Mill House, 139 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	To crown reduce by 2-3m, one Walnut tree and crown reduce by 2m one Cherry tree within Shrewsbury Conservation Area		No Objection
3	15/04062/TCA	1 Riverside Close, Longden Coleham, Shrewsbury, Shropshire, SY3 7DT	To reduce 1no. Magnolia tree by 3 metres and crown reduce 1no. Cherry tree by 2 metres within the Shrewsbury Conservation Area		No Objection
4	15/04061/TCA	20 Underdale Avenue, Shrewsbury, Shropshire, SY2 5DY	To fell 1 Silver birch tree within the Shrewsbury Conservation Area		No Objection
5	15/03849/TEL	Stanley Lane OB, Stanley Lane, Shrewsbury, Shropshire,	Prior notification of proposed development by telecommunications code system operators.		No Objection
6	15/03742/CPL	Sewage Works, Monkmoor Road, Shrewsbury, Shropshire,	Lawful development certificate for the proposed installation of solar panels		No Objection

7	15/03738/LBC	11 And 12 Belmont And Shrewsbury Cathedral, Shrewsbury, Shropshire, SY1 1TE	Internal alterations and improvements to No.11 and No.12 Belmont including the demolition of existing rear basement extension and erection of replacement extension to accommodate a cafe, retail space and heritage centre to support the Cathedral; Alterations and improved access facilities to Shrewsbury Cathedral South Entrance; landscaping works to the rear garden areas of No.11 and No.12 to improve parking facilities		No Objection
8	15/03737/FUL	11 And 12 Belmont And Shrewsbury Cathedral, Shrewsbury, Shropshire, SY1 1TE	Internal alterations and improvements to No.11 and No.12 Belmont including the demolition of existing rear basement extension and erection of replacement extension to accommodate a cafe, retail space and heritage centre to support the Cathedral; Alterations and improved access facilities to Shrewsbury Cathedral South Entrance; landscaping works to the rear garden areas of No.11 and No.12 to improve parking facilities		No Objection
9	15/03736/FUL	Whitefriars , 6 Uppington Avenue, Shrewsbury, Shropshire, SY3 7JL	Erection of a single storey oak framed garden room to rear		No Objection

10	15/04015/TCA	Severn Street, Shrewsbury, Shropshire,	To fell 1no Norway Maple tree within the Shrewsbury Conservation Area		No Objection
11	15/03720/FUL	The Music Hall, The Square, Shrewsbury, Shropshire, SY1 1LH	Change of use from A1 to A2		Representation
<p>Members acknowledge that there is a need for the Music Hall to generate income for the museum's long term viability but given the huge investment in the creation of the museum and change of use for this front unit should not in any way detract from or be in conflict with the primary purpose of the building (that being a museum and visitor centre).</p> <p>Given the varied range of services that fall within the A2 use class, members would wish to see that in the event of the determination of the proposed lease (i.e. an Estate Agent) the use class reverts back to A1.</p> <p>The view that this building has such prominence in the town and that it should not be considered under Officer Delegation, but by the Central Planning Committee.</p>					
12	15/03993/TPO	29 Grangefields Road, Shrewsbury, Shropshire, SY3 9DD	To crown reduce 1 Beech tree by approx 20% protected by Shrewsbury and Atcham Borough Council (29 Grangefields Road) Tree Preservation Order 1988		No Objection
13	15/03991/TCA	38 Underdale Road, Shrewsbury, Shropshire, SY2 5DT	To crown reduce 1 Liquidambar Tree to approx 6.5 metre tall and 2.5 metres wide within the Shrewsbury Conservation Area		No Objection
14	15/03990/TCA	11 Dorset Street, Shrewsbury, Shropshire, SY1 2JB	To reduce 1 Silver Birch tree to a maximum of 25% and crown thin to a maximum of 20% within the Shrewsbury Conservation Area		No Objection
15	15/03621/LBC	38A Castle Street, Shrewsbury, Shropshire, SY1 2BW	Change of use of ground to third floors and rear outbuilding from (Class B1) offices to (Class C3) residential: erection of roof extension at third floor and associated internal and external alterations; to include demolition of existing steel roof structure and supporting wall and associated car		Support with comment

			parking and landscaping affecting a Grade II Listed Building		
The Town Council does not object in principle to the change of use as long as the ground-floor retail area stays in situ.					
16	15/03620/FUL	38A Castle Street, Shrewsbury, Shropshire, SY1 2BW	Change of use of ground to third floors and rear outbuilding from (Class B1) offices to (Class C3) residential: erection of roof extension at third floor and associated internal and external alterations; to include demolition of existing steel roof structure and supporting wall and associated car parking and landscaping		Support with comment
The Town Council does not object in principle to the change of use as long as the ground-floor retail area stays in situ.					
17	15/03439/FUL	Proposed Dwelling Adjacent 6, Corndon Drive, Shrewsbury, Shropshire,	Erection of bungalow; formation of vehicular access		Representation
The Town Council does not object to the principle of developing per se but given the scale of the proposed dwelling is this not an over-development within a very small and confined plot with a very small frontage onto the highway. Members also question the vehicular access and egress onto Corndon Drive and would like the appropriate considerations and controls form part of any permissions granted.					
18	15/03987/TCA	30 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LL	To remove one branch and reduce by approx 50% 1no. Magnolia tree within the Belle Vue conservation area		No Objection
19	15/03949/TCA	Recreation Ground, Adjacent Junction Raby Crescent And South Hermitage, Shrewsbury, Shropshire,	To fell 1No Poplar Tree (T1); slight crown lift of 5No Lime Trees (G1) for machinery access; slight crown lift various trees (G2) and reduction in branches to allow machinery access and crown lift over highway to approx 5m; to cut back branches overplay area of various trees (G3) and crown lift various trees (G4) and reduce		No Objection

			branches back off highway to 5m approx within the Belle Vue Conservation Area		
20	15/03947/TPO	20 Northwood Road, Shrewsbury, Shropshire, SY2 5LH	To fell 1no. Mountain Ash tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005		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.

21	15/03905/TPO	Radbrook County Primary School, Bank Farm Road, Shrewsbury, Shropshire, SY3 6DZ	To crown lift 2 Oak trees to approximately 4m protected by SABC (Bank Farm Road, College Fields No 1) Tree Preservation Order 1983		No Objection
22	15/03685/FUL	1 Silver Birch Drive, Shrewsbury, Shropshire, SY3 9EN	Alterations and extension to existing garage, together with creation of an attic games room/gym		No Objection
23	15/03666/FUL	40 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	Erection of first floor extension to existing garage to provide ancillary accommodation		Representation

The Town Council has no objections per se to enhancing buildings within the curtilage of the property to provide additional ancillary accommodation. They would however request that conditions are established that ensures that the additional accommodation remains ancillary to the main property and cannot be sold as a separate residence. Members had concerns over the stairs, but would expect that this be addressed at Building Regulations stage.

24	15/03491/FUL	9 Newtonmere Drive, Shrewsbury, Shropshire, SY1 3DA	Erection of conservatory to rear		No Objection
25	15/03420/FUL	15 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Installation of gates to front of dwelling		No Objection
26	15/03589/CPL	32 Bynner Street, Shrewsbury, Shropshire, SY3 7NZ	Application for lawful development certificate for the proposed erection of an extension to the rear elevation.		No Objection

27	15/03906/TPO	25 Tanfield, Shrewsbury, Shropshire, SY1 3XR	To fell 1no. Oak tree protected by SABC (Beechwood Drive) TPO 1971		Representation
Loss of significant trees within this area can have a detrimental impact on the vistas within the area and that any removal of such trees have justifiable reasons. Members are of the view that the applicant has not provided justifiable reasons for removal and that the Tree Officer should be asked to undertake a site visit to gauge scale and impact.					
28	15/03903/TCA	1 South Hermitage, Shrewsbury, Shropshire, SY3 7JR	To crown thin 1 Rowan tree by 25%, crown reduce 1 Crab Apple tree to 16ft and crown deduct 1 Snake Barked Maple tree to 12ft within the Belle Vue conservation area		No Objection
29	15/03349/FUL	Proposed Winery And Visitor Centre At Hencote Farm, Cross Hill, Shrewsbury, Shropshire,	Erection of a winery, visitor centre (to include a restaurant and event hall) and maintenance building; formation of court yard, service yard, visitors car parking; landscaping to include boundary fencing and entrance gates; associated facilities		Support with comment
The Town Council positively supports this application as it has great potential for the promotion of the town's economy both in terms of the production process but also as a potential visitor centre. With this in mind members felt that the access should be considered as the traffic could well be significant.					
30	15/03888/PSP PA	Bannatynes Healthclub, Oteley Road, Shrewsbury, Shropshire, SY2 6QQ	Application for prior approval under Part 14, class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of 320 roof mounted solar panels (approx. 81.6kwp)		No Objection
31	15/03434/LBC	74 Coton Hill, Shrewsbury, Shropshire, SY1 2DP	Works to facilitate the replacement of 3 no. dormer windows and 3 no. casement windows affecting a Grade II Listed Building		No Objection
32	15/03875/TPO	St Chads Church, St Chads Terrace, Shrewsbury, Shropshire, SY1 1JX	Remove growth from trunk up to 8m and remove 1No small branch on property side of tree protected by The Shrewsbury Borough Council (St. Chad's Churchyard)		No Objection

			Tree Preservation Order 1970		
33	15/03855/TCA	Coleham Pumping Station, Longden Coleham, Shrewsbury, Shropshire, SY3 7DN	To fell 1 Common Ash Tree within the 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.					
34	15/03854/TCA	11 Raby Crescent, Shrewsbury, Shropshire, SY3 7JN	To fell 1 Silver Birch tree within the Shrewsbury conservation area.		No Objection
35	15/03853/TCA	Arbour House, 11 Canonbury, Shrewsbury, Shropshire, SY3 7AH	Works to trees as per schedule within the Shrewsbury Conservation Area		No Objection
36	15/03829/TCA	St Chads Church, St Chads Terrace, Shrewsbury, Shropshire, SY1 1JX	Fell 1 No Sycamore Tree (remove suppressed tree growing under (T1) within Shrewsbury Conservation Area		No Objection
37	15/03828/TCA	Old St Chads Church, Belmont, Shrewsbury, Shropshire,	Remove deadwood and remove growth up to previous pollard on 1No Lime Tree (T1); remove deadwood from 1No unnamed tree (T2) 1No N. Maple (T3), 1No Sycamore (T4) and 1No Sorbus (T5); fell 1No Purple Leaf plum Cherry (T6); prune away from building by approx 3m 1No Sycamore Tree (T7) and lift to 3m 1No Lime Tree (T8) within Shrewsbury Conservation Area		No Objection
38	15/03827/TCA	St Marys Church, St Marys Place, Shrewsbury, Shropshire, SY1 1DX	To fell 1 No London Plane (T3), lift 2 No London Plane Trees (T1/T2) to approx 3m all round above top of bus shelter; crown raise group of 8No trees to 5m over road and 3m within the		No Objection

			churchyard to allow maintenance (G4) and lift to 2.5m 1No London Plane (T5) within Shrewsbury Conservation Area		
39	15/03435/FUL	21 Meole Walk, Shrewsbury, Shropshire, SY3 9EU	Erection of rear flat roof garden room for gym		No Objection
40	15/03299/ADV	St Marys Court , 21 St Marys Street, Shrewsbury, Shropshire, SY1 1ED	Erect and display six non-illuminated fascia signs and one non-illuminated hanging sign		No Objection
41	15/03361/DEM	Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	Demolition of single story brick building (building number 10).		Representation
<p>The Town Council understands the need to maintain a 2m buffer zone for security reasons and generally speaking has no objections to the demolition of the single story brick building (no 10). Members are however concerned that this buffer in effect encroaches on established football/cricket pitches. Planning Policy is in place to protect such recreational facilities but the issue is these facilities will no longer be able to be retained as full size.</p>					
42	15/03073/FUL	54 Sutton Way, Shrewsbury, Shropshire, SY2 6EF	Erection of two storey side and rear and single storey rear extensions following demolition of existing outhouse.		Representation
<p>The Town Council feels that any extensions should be of a scale and mass that they remain subservient to the original building. Members believe that this extension is so large in scale and mass that this is no longer the case.</p>					
43	15/03002/CPL	15 Westmoreland Mews, Shrewsbury, Shropshire, SY1 2RH	Application for Lawful Development Certificate for erection of conservatory on rear elevation.		No Objection
44	15/03467/FUL	1 Whitton Close, Shrewsbury, Shropshire, SY2 6HR	Erection of boundary fence.		Support with Comment
<p>The Town Council appreciates the applicants wish to maximise a safe and secluded garden space and as such has no objection to the proposed fence. It would however wish to be assured that the height of such fencing does not affect any visibility splays particularly at the junction.</p>					
45	15/03296/CPE	Shrewsbury Dvla Offices , Stafford Drive, Shrewsbury, Shropshire, SY1 3BF	Application for Lawful Development Certificate in respect of existing use as offices with car parking to include meetings with the public with or without prior arrangement.		No Objection

46	15/02937/LBC	Cafe Bar St Nicholas, 24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Works to facilitate the change of use to form five letting bedrooms on the third and fourth floor affecting a Grade II Listed Building.		No Objection
47	15/02936/FUL	Cafe Bar St Nicholas, 24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Conversion of storage area to form 5No letting bedrooms on third and fourth floor.		No Objection
48	15/03797/TCA	Greenhill, Cophorne Road, Shrewsbury, Shropshire, SY3 8NS	To fell 1 no. Walnut tree within Shrewsbury Conservation Area.		No Objection
49	15/03211/FUL	109 Harlescott Lane, Shrewsbury, Shropshire, SY1 3AR	Erection of a single storey rear extension following demolition of existing.		No Objection
50	15/03210/CPL	48 Shaw Road, Shrewsbury, Shropshire, SY2 5XP	Certificate of lawfulness for the proposed erection of a single storey extension.		No Objection

56.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 2 September – 22 September 2015.