

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 13th October 2015

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

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

APOLOGIES – Councillor P Nutting

57/15 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">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, 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 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 15/04092/TCA as the applicant is known to her.
Councillor A Bannerman	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/04155/FUL as the applicant is known to him.Declared a non-pecuniary interest in application 15/04092/TCA as the applicant is known to him
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.
Councillor K Roberts	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/03891/FUL as the applicant is known to him.
Councillor A Townsend	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/04155/FUL as the applicant is known to him.Declared a non-pecuniary interest in application 15/04104/ADV as the applicant is known to him.Declared a non-pecuniary interest in application 15/04092/TCA as the applicant is known to him.

58/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 22nd September 2015 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 22nd September 2015 be approved and signed as a correct record.

59/15 MATTERS ARISING

59.1 15/03720/FUL – The Music Hall, The Square, Shrewsbury, SY1 1LH – Change of Use from A1 to A2.

Members were advised that the planning application discussed at the previous meeting has been withdrawn on the grounds that planning permission is not needed for this change of use and no further comment was made.

59.2 15/03538/LFVPRE – Efes Kebab House, 8 Castle Foregate, Shrewsbury

Members were advised that following a meeting of Shropshire Council's Licencing Committee this application has been withdrawn and no further comment was made.

59.3 15/03349/FUL – Proposed Winery and Visitor Centre at Hencote Farm, Cross Hill, Shrewsbury, Shropshire

The Town Council was asked to review its comments in the light of local representations. Members remain supportive of the development of a winery, however, there are concerns about the expansion of uses not associated with wine production (namely it being a wedding and conference venue) and the exacerbation this will have on traffic. Given the significance of this application, the Town Council respectfully asks that this application is considered by the Central Planning Committee.

RESOLVED:

That the Town Council submits a revised recommendation to Shropshire Council highlighting their concerns regarding traffic issues for this site and that this application should be decided by the Central Planning Committee.

59.4 15/03424/FUL – 3 Florence Close, Bicton Heath, Shrewsbury

Members were advised that additional information has been provided by Shropshire Council Planning Department in relation to this application, and were advised that permission had been granted for a similar proposal with 13/01680/FUL for the same property and on further consideration of the application, felt that their original objections should be withdrawn.

RESOLVED:

That the Town Council withdraws its objections to this planning application.

60/15 HIGHWAY MATTERS

60.1 Experimental Taxi Bay on Claremont Street, Shrewsbury

Members discussed their wish to see the taxi bay moved from Claremont Street to a more suitable location which will benefit traders, the public and the taxi drivers. It was felt that there was a need to find a way to cater for all users, both in the day-time and night-time economies of the town and that perhaps a temporary bay could be established on the opposite side of the road during the day and by using the bus stop outside KFC for the night-time taxi rank in the west end as an appropriate compromise. There was already precedence for utilising bus-stops as taxi ranks in the vicinity of the Buttermarket.

RESOLVED:

That the Town Council should approach Paul McCreary at Shropshire Council to suggest that all groups work together to find a suitable resolution to the siting of the taxi bay in this part of the town.

61/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

62/15 PREMISES LICENCE APPLICATIONS

There were no Premises Licences received.

63/15 PLANNING APPLICATIONS

63.1 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 23 September – 13 October 2015.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	15/04243/ADV	Furrows Limited, Benbow Business Park, Harlescott Lane, Shrewsbury, Shropshire, SY1 3EQ	Application for consent to display 5 internally illuminated wall mounted and free standing signs.		Representation
Whilst the Town Council is relatively content that the proposed signage does not affect the neighbouring residential properties, there are concerns about the impact of the incremental effect of so many applications for additional lighting at this site. The Town Council would like to see conditions imposed whereby the proposed lights are switched off outside business operating hours. <i>Councillor Jones wished to record his objection to this application.</i>					
2	15/04215/OUT	Greenfields Nurseries, Ellesmere Road, Shrewsbury, Shropshire, SY1 3PA	Erection of 9 no detached dwellings with associated garages and access.		Objection
The Town Council has concerns over this application and the impact it will have on the area. Of particular concern is the cumulative impact that this proposal will have in relation to those applications already in the planning system which will have the detrimental effect of reducing the availability of green space in this part of the town. The Town Council has already identified concerns for road safety in this area and feel that the proposed access to the site would exacerbate the issues already raised in relation to one of the main highways into the town from the north. Members are also disappointed with the loss of employment land from this brownfield site.					

3	15/04320/TCA	6 Darwin Gardens, Shrewsbury, Shropshire, SY3 8QB	To reduce one Lime tree by 2/3 m on selected branches within Shrewsbury Conservation Area.		Objection
<p>The Town Council feels that the application for this "Arts & Crafts" house, which has already been extended, will have a detrimental impact upon the neighbouring properties, in particular with the proposed alignment of the new extension. Members fully support the Tree Officer's comments in relation to the proposed tree works and would not wish to see an important public visual amenity diminished in the Conservation Area.</p>					
4	15/04192/FUL	6 Crowmere Road, Shrewsbury, Shropshire, SY2 5HS	Erection of a detached granny annexe following demolition of existing garage.		Representation
<p>Members have 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 it cannot be sold as a separate residence.</p>					
5	15/04155/FUL	75 North Street, Shrewsbury, Shropshire, SY1 2JH	Erection of a single storey side and rear extension and replacement front door and windows.		No Objection
6	15/04041/LBC	Claremont Buildings, Claremont Bank, Shrewsbury, Shropshire,	Works to Listed Building to facilitate the fixing of one wall mounted sign.		No Objection
7	15/04038/ADV	Claremont Buildings, Claremont Bank, Shrewsbury, Shropshire,	Installation of one wall mounted non-illuminated sign.		No Objection
8	15/03961/FUL	138 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	Conversion of ground floor and basement to 2No dwellings.		No Objection

9	15/04329/TCA	Myrtle House , 59 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	To reduce one Mulberry Tree by 35% and pollarding to enable future growth within Shrewsbury Conservation Area.		No Objection
10	15/04211/FUL	Mosers Hall, The Schools, Greville Road, Shrewsbury, Shropshire, SY3 7AW	Creation of second floor link extension, Enlargement of boiler room and new entrance.		No Objection
11	15/04176/TCA	The Gables , Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Pruning works to 1No Elm Tree to reduce principal limb overhanging highway by 3m and remove lowest limb on West side parallel to garden wall within Meole Brace Conservation Area.		No Objection
12	15/03919/FUL	8-16 Castle Foregate, Shrewsbury, Shropshire, SY1 2EE	Erection of one first floor apartment to the rear elevation.		No Objection
13	15/03273/FUL	52 Darville, Shrewsbury, Shropshire, SY1 2UG	Erection of a single storey side and rear extension with associated internal and external alterations		No Objection
14	15/04047/PMBP A	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

15	15/03308/FUL	Former Ambulance Station , Abbey Foregate, Shrewsbury, Shropshire, SY2 6LU	Installation of external lighting for car park associated with retail development to include 17 no. bollard lights and 7 no. wall mounted lights.		Representation
The Town Council has expressed concerns about the light pollution in respect of the brightness of these installations and the effect that the level of light will have on passing traffic on Abbey Foregate.					
16	15/04262/TCA	9 Bynner Street, Shrewsbury, Shropshire, SY3 7PB	To fell 1no. Sycamore Tree within the Belle Vue Conservation Area.		No Objection
17	15/04044/VAR	Montgomery's Tower , Lower Claremont Bank, Shrewsbury, Shropshire, SY1 1RT	Variation of Condition No. 1 attached to Planning Permission 10/04575/VAR dated 8th December 2010 to allow the premises to remain open later on a Wednesday and Thursday.		Objection
The Town Council believes that the opening hours for this establishment are satisfactory for a midweek and should remain as they are currently and sees no reason for this increase.					
18	15/04301/TCA	Holy Trinity Church, Belle Vue Road, Shrewsbury, Shropshire,	To fell 1no. Plum tree and 1no. Sycamore tree within the Belle Vue Conservation Area.		No Objection
19	15/04299/TCA	Sevenside House, Longden Coleham, Shrewsbury, Shropshire, SY3 7EJ	To fell 1 Sycamore tree within the Shrewsbury Conservation Area.		No Objection
20	15/04298/TCA	69 Frankwell, Shrewsbury, Shropshire, SY3 8JR	To Fell 1 Conifer tree within the Shrewsbury Conservation Area.		No Objection
21	15/04273/TCA	Lane End, 38 Longden Road, Shrewsbury, Shropshire, SY3 7HE	To fell 1No Silver Birch and crown reduce 1No Oak Tree by 25% within Shrewsbury Conservation Area.		No Objection

22	15/04146/FUL	21 Alma Street, Shrewsbury, Shropshire, SY3 8QL	Replacement of front ground floor bay window (Article 4 Direction).		No Objection
23	15/03928/FUL	2 Swan Hill Gardens, Shrewsbury, Shropshire, SY1 1NT	Erection of sun room to side elevation following demolition of existing uPVC extension.		No Objection
24	15/03925/FUL	3 Butler Road, Shrewsbury, Shropshire, SY3 7AJ	Erection of single storey extension to north elevation; erection of two bay garage and home office with gym above; internal alterations to facilitate conversion to one dwelling.		No Objection
25	15/04133/FUL	6 The Dana, Shrewsbury, Shropshire, SY1 2HP	Erection of rear attic extension and balcony together with conversion of attic room and installation of 3No. roof lights positioned within existing roof to front of property.		No Objection
26	15/04109/FUL	Westlegate , Mousecroft Lane, Shrewsbury, Shropshire, SY3 9DX	Erection of two storey extension to the rear north facing elevation.		Representation
The Town Council has concerns regarding this application and the detrimental effect that this will have on the neighbouring property.					
27	15/04104/ADV	Marks And Spencer Plc, 5 Castle Street, Shrewsbury, Shropshire, SY1 2BD	Erect and display 8 internally illuminated fascia signs.		Objection

The Town Council understands the need for corporate branding and is accepting of signage on the building. What M&S wishes to do regarding the exits into the Shopping Centre is of not concern to the Town Council. Members so however object to the use of internally illuminated signage onto Castle Street where there is a precedence for externally illuminated signage with appropriate sear neck lighting. reference should be made to the recent Burger King signage application whereby their application was amended to reflect this local compliance. 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 have too many illuminated lights and are not in-keeping with the street scene on one of the most prominent and well used streets of the town. Members would like the Conservation Officer to view this application.

28	15/04229/TEL	Telecommunications Mast East Side Of, Roman Road, Shrewsbury, Shropshire,	Application for Prior Notification under Town and Country Planning General Permitted Development Order 2015 Schedule 2 Part 16 for the proposed base station upgrade.		No Objection
29	15/03976/CPL	3 Knightsbridge Close, Shrewsbury, Shropshire, SY2 6SP	Certificate of lawful development for single storey extension to rear following demolition of existing single storey conservatory		No Objection
30	15/03938/FUL	71 Oakfield Road, Shrewsbury, Shropshire, SY3 8AD	Erection of rear and side extension		No Objection
31	15/03838/ADV	Land South Of Oteley Road, Shrewsbury, Shropshire,	Erect and display non-illuminated promotional hoarding		No Objection
32	15/03802/FUL	32 Longden Green, Shrewsbury, Shropshire, SY3 7HL	Erection of single and two storey rear extension		No Objection
33	15/03766/FUL	1 Sabrina Court, Longden Coleham, Shrewsbury, Shropshire, SY3 7EL	Alterations in connection with conversion of former day care centre into 3 dwellings		No Objection
34	15/03765/FUL	33 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BH	Erection of a single storey side extension following removal of existing detached garage		No Objection

35	15/03758/FUL	2 Carlton Close, Shrewsbury, Shropshire, SY3 5JA	Erection of a single storey rear extension and attic bedroom		No Objection
36	15/03998/FUL	6 Thornhill Road, Shrewsbury, Shropshire, SY3 8YA	Erection of single storey timber outbuilding for use as garden room.		Representation
Members have no objections per se to enhancing buildings within the curtilage of the main property to provide additional recreational space. They would however request that conditions are established that ensures that the garden room remains as such and cannot be used for any other purpose.					
37	15/03997/LBC	Flax Mill , St Michaels Street, Shrewsbury, Shropshire, SY1 2SZ	External Signage for Interpretation and Orientation.		No Objection
38	15/03988/VAR	Development Land Opposite Ellesmere Drive, Ellesmere Road, Shrewsbury, Shropshire,	Variation of conditions 2,9 and 14 attached to planning permission reference 13/051524/FUL dated 03.01.2014.		Objection
The Town Council feels that the conditions originally attached to this application were included to protect residents and the local environment and see no good reason why these conditions should be amended now.					
39	15/03984/FUL	45 Wilderley Crescent, Shrewsbury, Shropshire, SY3 9NY	Erection of a two storey extension to rear.		No Objection
40	15/03782/FUL	12 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Replacement Double Glazing (Article 4 Direction).		No Objection
41	15/04164/TEL	Telecommunications Mast At , Crewe Street Streetworks, Spring Gardens, Shrewsbury, Shropshire,	Application for Prior Notification under Town and Country Planning General Permitted Development Order 2015 Schedule 2 Part 16 for the proposed upgrade base station and associated works		No Objection

42	15/04144/TCA	Holy Trinity Church, Church Road, Shrewsbury, Shropshire,	-To fell 1 x pine tree within Meole Brace Conservation Area		No Objection
43	15/04143/TCA	28 Havelock Road, Shrewsbury, Shropshire, SY3 7NE	To reduce 1no. Lime tree and remove 1no. Cypress tree within Belle Vue Conservation Area		No Objection
44	15/03935/FUL	6 Darwin Gardens, Shrewsbury, Shropshire, SY3 8QB	Erection of two- storey rear extension and provision of decking		Objection
<p>The Town Council feels that the application for this "Arts & Crafts" house, which has already been extended, will have a detrimental impact upon the neighbouring properties, in particular with the proposed alignment of the new extension. Members fully support the Tree Officer's comments in relation to the proposed tree works and would not wish to see an important public visual amenity diminished in the Conservation Area.</p>					
45	15/03894/FUL	Land Off Telford Way Opposite Footbridge, Telford Way, Shrewsbury, Shropshire,	Replacement managers accommodation and erection of holiday fishing lodge		No Objection
46	15/03891/FUL	Holmsdale, Station Road, Shrewsbury, Shropshire, SY3 9HD	Erection of 2 storey extension; single storey extension and new front porch		No Objection
47	15/03862/FUL	7 Copthorne Gardens, Shrewsbury, Shropshire, SY3 8TQ	Alterations to existing roof and creation of dormer; insertion of three rooflights to facilitate conversion of roof space		No Objection
48	15/03844/FUL	Bolingbroke House, Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG	Erection of single storey extension to front elevation		No Objection

49	15/03842/ADV	Cirrus House , Lower Claremont Bank, Shrewsbury, Shropshire, SY1 1RT	Erect and display 1 x illuminated fascia sign and 1 x illuminated projecting sign		Objection
<p>The Town Council feels that the proposed signage on the front of the building is too large and out of keeping for its location and would like to see it kept in proportion to the existing building sign for Montgomery's Tower. In addition, members understand 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 would like the Conservation Officer to view this application.</p>					
50	15/03734/LBC	Shrewsbury Railway Station , Castle Foregate, Shrewsbury, Shropshire, SY1 2DQ	Refurbishment and extension of existing toilet block and the refurbishment of the subway connecting the frontage block to the platforms		No Objection
51	15/03518/FUL	29 Whitemere Road, Shrewsbury, Shropshire, SY1 3BT	Erection of a single storey side extension		No Objection
52	15/04124/TPO	7 Darwin Gardens, Shrewsbury, Shropshire, SY3 8QB	To crown reduce Lime trees as indicated on submitted photographs protected by Shrewsbury & Atcham Borough Council (Mountfields Shrewsbury) Tree Preservation Order 2007 (Variation of 2002)		Objection
<p>The Town Council feels that the application for this "Arts & Crafts" house, which has already been extended, will have a detrimental impact upon the neighbouring properties, in particular with the proposed alignment of the new extension. Members fully support the Tree Officer's comments in relation to the proposed tree works and would not wish to see an important public visual amenity diminished in the Conservation Area.</p>					
53	15/04095/TCA	Cottage 1, 1 Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	Works to trees (please see attached schedule of works) within Shrewsbury Conservation Area		Defer
<p>In the absence of any further information with this application, the Town Council requests more detail before submitting its decision.</p>					

54	15/04094/TCA	Oakridge, 5 Darwin Gardens, Shrewsbury, Shropshire, SY3 8QB	To crown reduce lime trees as indicated on submitted photographs within Shrewsbury Conservation Area		Objection
<p>The Town Council feels that the application for this "Arts & Crafts" house, which has already been extended, will have a detrimental impact upon the neighbouring properties, in particular with the proposed alignment of the new extension. Members fully support the Tree Officer's comments in relation to the proposed tree works and would not wish to see an important public visual amenity diminished in the Conservation Area.</p>					
55	15/04092/TCA	25 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	To fell 1no prunus and to reduce 1no Holly by approx 2-3m within Belle Vue Conservation Area		No Objection
56	15/03992/TPO	High Trees, London Road, Shrewsbury, Shropshire, SY2 6PQ	To fell 1 Cedar tree protected by Shrewsbury and Atcham Borough Council (16 London Road, Shrewsbury) Tree Preservation Order 1990		No Objection
57	15/03824/FUL	32 Bynner Street, Shrewsbury, Shropshire, SY3 7NZ	Replace two sash windows on ground floor front elevation with French doors (Article 4 Direction)		No Objection
58	15/03748/VAR	New Units Plot 19, Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire,	Variation of Condition 2 of planning permission 11/04044/REM (revised drawings as building has been moved on site for ease of construction)		No Objection
59	15/03675/FUL	Telecommunications Base Station Adj The Red Barn, Longden Road, Shrewsbury, Shropshire,	Removal of existing 14.4m high column housing 6No antennas within a shroud and replacing it with a 15m high column housing 3No antennas within a shroud and installation of 2No equipment cabinets and ancillary works		No Objection

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 23 September – 13 October 2015.