

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 3rd November 2015

PRESENT – Councillors A Townsend (Chairman), A Bannerman, Mrs H Fraser (sub for Councillor Mrs B Baker), I Jones, P Nutting and K Roberts.

IN ATTENDANCE – Helen Ball (Town Clerk) and Hilary Humphries (Admin Assistant), Jason Tait (Planning Prospects), Richard Hodson (Persimmon Homes), Rob Wilson and Rob Perrins (Taylor Wimpey Homes), Liam Cowden (Planning Policy - Shropshire Council) and one member of the press.

APOLOGIES – Councillors Mrs B Baker & M Price.

64/15 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, 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 Mrs H Fraser	<ul style="list-style-type: none">Declared a non-pecuniary interest in Agenda Item 4 as she has had discussions with the developers.
Councillor K Roberts	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/04206/FUL as the applicant is known to him.

65/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 13th October 2015 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 13th October 2015 be approved and signed as a correct record.

66/15 PROPOSED DEVELOPMENT FOR LAND AT WEIR HILL/PRESTON STREET, SHREWSBURY

66.1 Proposed development at Weir Hill/Preston Street, Shrewsbury

Jason Tait (Planning Prospects) gave a brief history of the development site and its route to becoming an allocated site under SAMDev. He also reported on the outcome of public consultation held at the Lord Hill Hotel the previous day at which 400 people attended and the need for further discussions with local residents in advance of submitting an Outline Planning application sometime in early January 2016. It is likely that the whole development site will take 6-7 years to complete.

Members were guided through the boards which had been displayed as part of the public consultation with various aspects explained to members, especially in relation to the layout of the development; open space to include cycle ways; access to the site via Preston Street and London Road which will be designed in such a way to avoid the road being used as a rat run; bus routes; and the need to integrate the new development with existing residential properties.

Councillors Fraser whose residents are most likely to be affected by such a development precised residents concerns including concerns about the traffic along Preston Street and the wish to retain it as a countryside lane, redestrian & cycle connectivity, bus penetration into the scheme and off-site traffic improvements around both Preston Street and Belvidere Bridge.

Members also raised the following points:

- The need to consolidate greenspace rather than buffer strips to allow for more effective recreational use
- Given the number of houses planned there is little by way of community infrastructure (community centres, schools, formal recreational space;
- The long-term future of the open space and wheter discussions have taken place with the Town Council
- The need to build both access/egress to reduce the amount of construction traffic onto Preston Street
- The retention of trees
- Any thoughts around provision of allotments
- Further work is required on the Preston Street access

The Chairman thanked the delegation for their time; they duly left the meeting.

66.2 SAMDev Proposals for Development Lant at Weir Hill/Preston Street, Shrewsbury

Liam Cowden, Principal Policy Officer at Shropshire Council Planning Department addressed the meeting in relation to Members' concerns regarding the proposals for the Weir Hill/Preston Street development and explained the issues surrounding the capacity for new properties on this site and how the plans have developed since the site was first allocated for development.

Members raised concerns about the Belvidere Bridge and the traffic issues that will be exacerbated with the new properties and suggested a new bridge be built to accommodate pedestrians which has been adopted in Meole.

Members thanked Mr Cowden for attending the meeting; he duly left

Councillor Mrs H Fraser left the meeting.

67/15 MATTERS ARISING

67.1 14/00547/FUL – The Globe Inn, Coleham Head, Shrewsbury, SY3 7BJ

Members discussed the amended planning application for the property from a vacant public house into 8no. residential units and expressed their satisfaction with the amendments.

RESOLVED:

That the Town Council confirms that it has no objections to this planning application.

67.2 15/03988/VAR – Variation of Conditions 2, 9 and 14 attached to Planning Permission 13/05124/FUL dated 03.01.2014

Members noted Shropshire Council's explanation for the variation of the planning conditions.

RESOLVED:

That the Town Council's previous comments be upheld

67.3 18 Roundway, Shrewsbury, SY3 7TG

Members discussed the issue relating to this property and in the absence of any further information, requested that this be obtained for the next meeting. Members also required clarification as to whether the Town Council is required to become involved in this matter.

RESOLVED:

That the Town Clerk contacts the Case Officer for this issue to request further information for the next Planning Committee meeting and whether the Town Council's support is required in the matter.

67.4 15/04044/VAR – Variation of Condition No.1 (10/04575/VAR) at Montgomery's Tower, Lower Claremont Bank, Shrewsbury

Members discussed Shropshire Council's response to the Town Council's objections to this planning application and the cumulative effect of more establishments having longer opening hours within the West end of the town and the impact this would have on nearby residents.

RESOLVED:

That the Town Council's previous comments be upheld

RESOLVED:

That the Town Clerk contacts Shropshire Council to advise them that the Town Council's objections to this Planning Application remain.

67.5 15/01382/FUL – Land Adjacent to 1B Racecourse Avenue, Shrewsbury

Members noted the Appeal to the Secretary of State against Shropshire Council's decision to refuse planning permission for the erection of one terrace dwelling.

RESOLVED:

That no further comment be made.

68/15 PROPOSED BRONZE BUST WITHIN SHREWSBURY LIBRARY GARDENS

The Town Clerk advised members that discussions had been held with members of the Mary Webb Society who wished to erect a bronze bust of the author within the gardens of Shrewsbury Library. The artist had been chosen and no issues had been identified with the location of the feature. Whilst there were concerns that this could open the floodgates to other requests for statues, members felt that each case should be decided on its merit.

Members expressed their satisfaction with the proposal and requested that this be confirmed with Shropshire Council.

RESOLVED:

That the Town Clerk contacts the Historic Environment Department at Shropshire Council to advise them that the Town Council raises no objections to this application.

69/15 HIGHWAY MATTERS

Introduction of a 30mph Speed Limit on Mousecroft Lane and Nobold Lane, Shrewsbury

Members noted the proposals to introduce a 30mph speed limit on Mousecroft Lane and Nobold Lane (between Hanwood Lane and Mousecroft Lane) and were satisfied with the scheme and made no further comment.

70/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

71/15 PREMISES LICENCE APPLICATIONS

Members noted the Premises Licence Applications for Shrewsbury and made no further comment.

72/15 PLANNING APPLICATIONS

72.1 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 14 October – 3 November 2015.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	15/04688/TCA	81 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LY	To re-pollard 2 x Sycamores; overall crown reduce to previous pruning points 3 x Yew; reduce height of 1 x Yew by 3-4m and 2m lateral reduction of 1 x Yew within Belle Vue Conservation Area		No Objection
2	15/04667/FUL	The Coach House, Stanley Lane, Shrewsbury, Shropshire, SY3 9DR	Erection of extension to side and conversion of garage to bedroom		No Objection
3	15/04665/FUL	30 Freer Meadow, Shrewsbury, Shropshire, SY2 5JH	Erection of single storey rear extension and insertion of window		No Objection

4	15/04643/OUT	Land Adj The Harry Hotspur, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AT	Outline application to include access for the erection of 4 dwellings		No Objection
5	15/04504/VAR	19 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JG	Variation of Condition No. 2 (approved plans) pursuant to permission 15/00603/FUL - erection of single storey rear extension and erection of single storey detached garage; to allow for a slated pitched roof to the approved detached garage		No Objection
6	15/04596/TPO	18 Elstree Close, Shrewsbury, Shropshire, SY3 9QF	To crown reduce by 25%-30%, light crown lift and light crown thin 1No flowering cherry protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002.		No Objection
7	15/04377/FUL	Shrewsbury High School , 28 Town Walls, Shrewsbury, Shropshire, SY1 1TN	Creation of locker building in former walled/hedged garden area.		No Objection
8	15/04584/VAR	28 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Variation of condition 2 (approved plans) attached to 15/02255//FUL to allow for insertion of three rooflights to north west (driveway) roofline of outbuilding.		No Objection
9	15/04543/FUL	20 West Hermitage, Shrewsbury, Shropshire, SY3 7JP	Installation of replacement windows on one small side window at second floor and four rear windows at first floor (Article 4 Direction).		No Objection
10	15/04646/TCA	13 St Johns Hill, Shrewsbury, Shropshire, SY1 1JJ	To crown reduce by 25% and crown thin by 10% 1no. Tulip tree within the Shrewsbury Conservation Area.		No Objection

11	15/04554/FUL	21 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SZ	Erection of two storey side extension.		No Objection
12	15/04552/FUL	19 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SZ	Erection of two storey side extension.		No Objection
13	15/04372/FUL	Shrewsbury High School , 28 Town Walls, Shrewsbury, Shropshire, SY1 1TN	Alterations and extension to the existing dining room and kitchen.		No Objection
14	15/04583/TPO	23 Burnside Gardens, Shrewsbury, Shropshire, SY3 9HH	Works to 1No Ash Tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002		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.

15	15/04530/FUL	9 Hordley Avenue, Shrewsbury, Shropshire, SY1 3HJ	Erection of single storey extension to side/front elevations		No Objection
16	15/04527/TPO	12 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	To fell 1no Rowan Tree protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005		No Objection
17	15/04514/FUL	St Georges Junior School, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	Erection of single storey 3 bay demountable building		No Objection
18	15/04499/FUL	Clayton House , Clayton Way, Shrewsbury, Shropshire,	Formation of an access and visibility splay		No Objection

19	15/04364/FUL	25 Lesley Owen Way, Shrewsbury, Shropshire, SY1 4RB	Erection of a garage with room over		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.					
20	15/04433/FUL	General Stalls Market Hall , Shoplatch, Shrewsbury, Shropshire, SY1 1HQ	Replace the existing CCTV points around the town centre, relocate the monitoring centre from its current location to the fire station and install a new satellite dish onto the Market Hall		No Objection
21	15/04213/CPL	Darwin Shopping Centre, Pride Hill, Shrewsbury, Shropshire, SY1 1BN	Certificate of lawful development for the proposed changes of ancillary circulation space to retail space		No Objection
22	15/04413/FUL	19 New Park Close, Shrewsbury, Shropshire, SY1 2SG	Erection of a two storey rear/side extension to include attic storage space (amendment to previous application 14/04948/FUL).		Defer
In the absence of any further information with this application, the Town Council requests more detail before submitting its decision.					
23	15/04412/FUL	1 Gregson Close, Shrewsbury, Shropshire, SY2 5EJ	Erection of a single storey rear extension.		No Objection
24	15/04404/FUL	35 Belvidere Walk, Shrewsbury, Shropshire, SY2 5LT	Erection of a two storey side extension following demolition of existing single storey outbuildings.		No Objection
25	15/04395/FUL	24 Alexandra Avenue, Shrewsbury, Shropshire, SY3 9HT	Erection of a two storey side extension.		No Objection
26	15/04440/ADV	Sundorne Retail Park, Arlington Way, Shrewsbury, Shropshire, SY1 4YA	Erect and display three internally illuminated fascia signs.		Support with Comment

Whilst the Town Council is generally supportive of this application, members would like to see conditions imposed whereby the proposed lights are switched off outside business operating hours.

27	15/04374/FUL	9 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	Erection of a two storey side extension following demolition of existing garage.		No Objection
28	15/04559/TCA	Beverley, Longmeadow Drive, Shrewsbury, Shropshire, SY2 6NA	To fell 1 x blue conifer to fence height within Shrewsbury Conservation Area.		Representation

The Town Council would respectfully request that the Tree Officer visits the property to ascertain the extent of the works and the effect this will have on the remainder of the tree.

29	15/04456/FUL	137 Wenlock Road, Shrewsbury, Shropshire, SY2 6JZ	Erection of detached building following demolition of existing to be used as chiropody treatment room/home office use.		Support with Comment
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The Town Council has no objections per se to enhancing buildings within the curtilage of the main property to provide alternative usage. They would however request that conditions are established that ensures that the business remains ancillary to the main property and cannot be sold as a separate entity.

30	15/04455/LBC	3 Barker Street,, Shrewsbury, Shropshire, SY1 1QF	Erection of first floor and second floor rear extensions to provide additional office space; internal alterations affecting a Grade II Listed Building.		Representation
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The Town Council requests more detail for this application before submitting its decision and would like the Conservation Officer's to view this application.

31	15/04454/FUL	3 Barker Street, Shrewsbury, Shropshire, SY1 1QF	Erection of first floor and second floor rear extensions to provide additional office space and internal alterations.		Representation
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The Town Council requests more detail for this application before submitting its decision and would like the Conservation Officer's to view this application.

32	15/04449/TPO	9 Shelton Hall Gardens, Shrewsbury, Shropshire, SY3 8BS	Reduce 1 No Acer Crimson King by 20% back to original pruning points and reduce canopy by 1m protected by Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006.		No Objection
33	15/04448/FUL	13 Mawley Close, Shrewsbury, Shropshire, SY2 6HT	Erection of two storey and part single storey extension to side.		No Objection
34	15/04325/ADV	18 Shoplatch, Shrewsbury, Shropshire, SY1 1HS	Installation of one internally illuminated projecting sign.		Objection
<p>The Town Council understands the need for corporate branding and is accepting of signage on the building. Members object to the use of internally illuminated signage onto Shoplatch where there is a precedence for externally illuminated signage with appropriate swan 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 centre 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.</p>					
35	15/04324/FUL	18 Shoplatch, Shrewsbury, Shropshire, SY1 1HS	Change of use from retail (use class A1) to licensed restaurant (use class A3) together with installation of extraction equipment and external cladding.		No Objection
36	15/04323/PSP PA	Shrewsbury Auction Centre, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR	Application for prior approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of roof mounted solar panels.		No Objection
37	15/04472/TCA	28 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To fell 1 x Apple tree and 1 x Damson tree within Shrewsbury Conservation Area		No Objection

38	15/03538/ADV	Benbow Business Park , Harlescott Lane, Shrewsbury, Shropshire, SY1 3EQ	Remove any existing signage and replace with new Mazda signs		Support with Comment
Whilst the Town Council is generally supportive of this application, members would like to see conditions imposed whereby the proposed lights are replaced on a like-for-like basis and are switched off outside business operating hours					
39	15/04352/FUL	Sefton Cottage, Shepherds Lane, Shrewsbury, Shropshire, SY3 5EH	Modification and extension to existing outbuildings to form 3-bay garage.		No Objection
40	15/04344/FUL	Haughmond View , 5 Longner Street, Shrewsbury, Shropshire, SY3 8RG	Replacement of four upvc windows on the first floor and three metal windows on the ground floor (Article 4 Direction)		No Objection
41	15/04107/FUL	55 Whitemere Road, Shrewsbury, Shropshire, SY1 3BY	Amendments to previously approved 15/01406/FUL for the erection of single storey extension to provide self-contained ancillary accommodation		Representation
The Town Council has concerns regarding the size of these proposals and feel that the extension is too large for both the property and the location. There are also concerns for the neighbouring properties which will have a view of the large solid brick wall. The Town Council has no objections per se to enhancing buildings within the curtilage of the main property to provide additional 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.					
42	15/04414/TCA	20 Albert Street, Shrewsbury, Shropshire, SY1 2HT	Various works to one Apple tree (see attached schedule) within Shrewsbury Conservation Area		No Objection
43	15/04406/TCA	8 Berwick Road, Shrewsbury, Shropshire, SY1 2LN	Various works to trees (see attached schedule) within Shrewsbury Conservation Area		No Objection
44	15/04386/TCA	The Gables, 14 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	To fell 1 no. Leylandii tree within Shrewsbury Conservation Area		No Objection

45	15/04236/VAR	Residential Development, Rowland Court, Abbey Foregate, Shrewsbury, Shropshire,	Variation of Condition No.14 (affordable housing) attached to planning permission 13/00460/FUL dated 03/09/2013 to remove Plots 5, 14, 23 and 32 from being specified as the affordable rent dwellings or social rent dwellings and be replaced by Plots 19, 20, 21 and 22; the shared ownership arrangement specified for Plots 40 and 41 is requested to be altered to now indicate Plots 10 and 17		No Objection
46	15/04206/FUL	New Dwelling To Rear Of 98 London Road, London Road, Shrewsbury, Shropshire,	Erection of a new dwelling and detached garage		Objection
<p>The Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> - Policy CS6 (Core Strategy) promotes good development which protects, restores, conserves and enhances the area. This application does not accord with such policy for the following reason - Members feel this constitutes backland development which harms the setting and context of both the existing property and the proposed dwelling, compromising the amenity value of both properties. - The development will have a detrimental impact of the character, and appearance of the locality. - This development will impact on the neighbouring properties in terms of their rights to privacy, particularly given the layout so close to neighbouring boundaries. 					
47	15/03878/FUL	6 Lime Terrace, Lime Street, Shrewsbury, Shropshire, SY3 7EE	To replace first floor window to front elevation (Article 4 Direction)		No Objection

72.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 14 October – 3 November 2015.