

## SHREWSBURY TOWN COUNCIL

### Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR  
At 6.00pm on Tuesday 24<sup>th</sup> November 2015

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

**IN ATTENDANCE** – Helen Ball (Town Clerk) and Ruth Jones (Projects Officer), two members of the press and one member of public.

#### **73/15 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT**

##### **(i) Declarations of Pecuniary Interest**

None Received.

##### **(ii) Declarations of Non-Pecuniary Interest**

Shropshire Councillors	<ul style="list-style-type: none"><li>• Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
Councillors A Bannerman, P Nutting	<ul style="list-style-type: none"><li>• 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.</li></ul>
Councillor M Price	<ul style="list-style-type: none"><li>• Declared a non-pecuniary interest as he is Portfolio Holder for Regulatory Services</li></ul>
Councillor B Baker	<ul style="list-style-type: none"><li>• Declared a non-pecuniary interest in application 15/04811/FUL as the applicant is known to her.</li></ul>

#### **74/15 MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 3<sup>rd</sup> November 2015 were submitted as circulated and read.

##### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 3<sup>rd</sup> November 2015 be approved and signed as a correct record.**

#### **75/15 MATTERS ARISING**

##### **75.1 Nomination of The Saddlers, Whitecroft Road as an Asset of Community**

The Town Clerk advised that notification had been received from Shropshire Council advising that The Saddlers had been nominated as an asset for Community Value. The nomination was partially successful and that the asset was part listed on 03 November 2015. The listed area will exclude the part of the site subject to an approved planning submission for a new domestic dwelling as this section does not meet the second limb of the criteria at Section 88 (1) of the Localism Act 2012.

## **75.2 Planning Enforcement within the Town Councils Area**

Members considered details of a Planning Enforcement case in Shrewsbury; it was hoped that the matter could be easily resolved by the Enforcement Officer and the owner.

## **75.3 Street Naming**

### **15/02368/NEWDEV – New Residential Development at Former Shelton Site.**

Members considered the request of suggestions for street names for the new development at the former Shelton site and considered the proposals to be acceptable.

### **15/02375/NEWDEV – Residential development at Land West of Ellesmere Road.**

Members discussed a request of a suggestion for a street name for the residential development at the Land West of Ellesmere Road. Members felt that the name was not appropriate as a residential street and would like consideration to be given to signal box names.

#### **RESOLVED:**

**That the Town Clerk writes to Shropshire Council with members' views on the street naming proposals.**

## **75.4 To receive notifications of any Planning Reconsultations**

### **15/03766 – Sabrina Court.**

Members discussed the amended planning application for the property and expressed their satisfaction with the amendments.

#### **RESOLVED:**

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

### **15/03935 – 6 Darwin Gardens.**

Members discussed the amended planning application for the property.

#### **RESOLVED:**

**That whilst the Town Council has no objections to the amendments for the extension and decking it's previous comments regarding the tree works remain.**

## **76/15 HIGHWAY MATTERS**

### **76.1 Diversion Footpath 14.**

The Town Clerk reported on amended plans to divert footpath 14 (Battlefield). The Ward Member was content with proposals.

## 77/15 TREE PRESERVATION ORDERS FOR NOTING

### 77.1 23 Radbrook Road, Shrewsbury Tree Preservation Order 2015

Members noted the Tree Preservation Order applied to two Copper Beech trees at the property. No further comments were made.

## 78/15 PREMISES LICENCE APPLICATIONS

### 78.1 15/04984 – Source Vodka Bar.

Councillor Bannerman wished it to be noted that he had objected to proposals in his capacity as a Shropshire Councillor, feeling this type of entertainment would not be seen as the right visitor attraction. It was understood that the matter would be referred to the Licensing Committee.

### 78.2 15/05188/LPREM – Subway

Members discussed the premises licence application for the business.

#### **RESOLVED:**

**The need to balance the daytime and night-time economy is at times difficult particularly when we wish to balance the needs of the traders with local residents and visitors. We have always maintained the view that the night-time economy should be zoned in specific areas which allows for late opening whilst other areas have more manageable opening hours. Members feel that this location is allowing creep of late night opening into that manageable zone.**

## 79/15 PLACE PLAN

The Town Clerk reported that the annual Place Plan Review would not take place, but instead a review of the process being undertaken by Shropshire Council. Councillor Price detailed the rationale for the review. He hoped that the Town Clerk would be able to feed into the process given the size of the Shrewsbury Place Plan and the Town Council's approach to reviewing the document.

## 80/15 PLANNING APPLICATIONS

### 80.1 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 4 November – 24 November 2015.

#### **RESOLVED:**

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

1	15/04949/OUT	Proposed Dwelling SW Of Long Meadow 127B, Longmeadow Drive, Shrewsbury, Shropshire,	Outline application for the erection of a detached dwelling (all matters reserved)		Representation
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In considering this application members also considered application 15/04653 as given their proximity have the potential of creating a cumulative impact on the area. Members have concerns regarding the access to

this development site and given its egress onto Abbey Foregate directly opposite the new Sainsbury's store questions whether improvements can and should be made to that junction. In developing this site members have concerns over the existing tree stock and in developing this site there should be assurances that no further trees are lost to facilitate construction. Members would also seek conditions as to future reserved matters to restrict the mass and height of any building so as not to detract from the vistas from the Rea Valley.

<b>2</b>	15/04945/FUL	1 Porthill Drive, Shrewsbury, Shropshire, SY3 8RP	Erection of a single storey side extension		No Objection
<b>3</b>	15/04905/FUL	3 Belvidere Walk, Shrewsbury, Shropshire, SY2 5LT	New rear extension		No Objection
<b>4</b>	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)		Objection

Whilst accepting this is an amendment to a live planning permission, members feel that this extension, being larger than the existing dwelling and abutting the boundary line of both neighbours it is too imposing on the site and has an overbearing impact on neighbouring properties. Given the scale members believe this application does not accord with policy CS6 of the Core Strategy.

<b>5</b>	15/04957/TPO	Brook Rising, 45 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	To fell 2 x Sycamores protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection
<b>6</b>	15/04312/OUT	Proposed Residential Development North Of 108, Abbey Foregate, Shrewsbury, Shropshire,	Outline application for erection of residential development to include means of access		Objection

Members are aware of the past history of this site and the significant local objection to previous applications. We must support our local residents in voicing their concerns about the principle access to this site being a shared road which is designed to service the rear of local properties. This also sets an unnecessary precedence in the development of large gardens off Abbey Foregate.

<b>7</b>	15/04965/TCA	Sydney Avenue Recreation Ground, Sydney Avenue, Shrewsbury, Shropshire,	To fell 1no. Field Maple, crown raise and tidy 1no. Beech and 1no. Alder, raise to previous cut point and crown thin 1no. London Plane, crown lift and tidy 2no. Beech trees and remove 2 lowest limbs of 1no. London Plane within Shrewsbury Conservation Area		No Objection
<b>8</b>	15/04903/ADV	76 Mardol, Shrewsbury, Shropshire, SY1 1PZ	Erect and display 1No non illuminated replacement fascia sign and a proposed vinyl sign positioned on the internal face of the shop front glazing		No Objection
<b>9</b>	15/04862/FUL	29 Belvidere Avenue, Shrewsbury, Shropshire, SY2 5PA	Erection of two-storey side extension		No Objection
<b>10</b>	15/04922/FUL	5 Oakfield Road, Shrewsbury, Shropshire, SY3 8AA	Erection of side and rear extension, rear extension to incorporate lower ground floor extension linking to existing basement with balcony over		No Objection
<b>11</b>	15/04913/TPO	15 Sunfield Park, Shrewsbury, Shropshire, SY2 6PF	Prune branches of 1 no. Copper Beech tree by 1m to reshape protected by The Shrewsbury Borough Council (Sunfield Park) Tree Preservation Order 1969		No Objection
<b>12</b>	15/04901/LBC	76 Mardol, Shrewsbury, Shropshire, SY1 1PZ	Works to a Grade II Listed Building including shop fit out with proposed signage to front elevation		No Objection

<b>13</b>	15/04898/FUL	77 Meole Crescent, Shrewsbury, Shropshire, SY3 9EP	Erection of two storey side extension replacing existing garage together with single storey rear extension partly replacing existing rear extension		No Objection
<b>14</b>	15/04896/ADV	Christian Science Society, 6A Greyfriars Bridge, Shrewsbury, Shropshire, SY3 7DS	To erect and display 1No non illuminated fascia sign, 1No non illuminated replacement fascia sign and 1No non illuminated replacement and relocated notice board		No Objection
<b>15</b>	15/04858/CPL	Darwin Shopping Centre, Pride Hill, Shrewsbury, Shropshire,	Application for Lawful Development Certificate for the removal of existing plant and services on upper and lower level 8 with retention of existing gas line for possible re-use. Installation of new air handling units, generator, upstands, gas pipe connection point and associated mesh plant decks and infrastructure for support and maintenance on upper and lower level 8		No Objection
<b>16</b>	15/04946/LBC	92 Frankwell, Shrewsbury, Shropshire, SY3 8JS	Erect and Display 2no non illuminated fascia signs affecting a Grade II Listed Building		No Objection
<b>17</b>	15/04938/TCA	2 Ruthen Court And No 22, Hunter Street, Shrewsbury, Shropshire, SY3 8QN	Trim Silver Birch by 1m; Prune overhanging branches of 2 Leylandii and reduce crown of Hazel by 2m within Shrewsbury Conservation Area		No Objection

<b>18</b>	15/04824/TPO	7 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	Raise lower crown to approx 6 feet from ground level, prune back branches outside uniformity of the canopy of Betula Pendula Youngli protected by SABC (Belvidere Paddocks) TPO 2005 (amended description)		No Objection
<b>19</b>	15/04811/FUL	1 Whitty Close, (Plot 60 Bowbrook Meadows), Shrewsbury, Shropshire, SY5 8QA	Erection of conservatory to rear		No Objection
<b>20</b>	15/04480/ADV	92 Frankwell, Shrewsbury, Shropshire, SY3 8JS	Erect and display 2No non illuminated fascia signs		No Objection
<b>21</b>	15/04479/COU	92 Frankwell, Shrewsbury, Shropshire, SY3 8JS	Change of use from residential to commercial		No Objection
<b>22</b>	15/04936/LBC	41 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AQ	Erection of single storey extension affecting a Grade II listed building.		No Objection
<b>23</b>	15/04921/TCA	Quarry View , 28 Kingsland Road, Shrewsbury, Shropshire, SY3 7LD	To fell 2 Ash stems, crown reduce in height by up to 3m and crown lift from road side height up to 6m one Multi stem Sycamore tree and crown reduce in height by up to 3m and crown lift from road side height up to 6m one Codomenant stem Sycamore within Shrewsbury Conservation Area		Representation

The Town Council has no objection to the proposed tree works, but would wish to be assured that in light of Government Guidance on the treatment of Ash Trees any removal and disposal will be dealt with in accordance with such guidelines.

<b>24</b>	15/04914/TPO	Thomas Court And Carline Fields, Longden Coleham,	Works to trees (as per schedule) protected by Shrewsbury and Atcham Borough		No Objection
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		Shrewsbury, Shropshire,	Council (Carline Fields) Tree Preservation Order 2002		
<b>25</b>	15/04871/TPO	28 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Works to 2 Beech Trees protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968		No Objection
<b>26</b>	15/04870/FUL	41 Abbey Foregate, Shrewsbury, Shropshire, SY2	Erection of single storey extension		No Objection
<b>27</b>	15/04853/FUL	253 Cophorne Road, Shrewsbury, Shropshire, SY3 8LP	Conversion of roof space to habitable rooms including formation of a roof with gable walls from the existing hipped roof design; insertion of rooflights and 1No window; re-render walls		No Objection
<b>28</b>	15/04835/FUL	Beaten Track , Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Erection of a glazed extension below existing roof, and provision of sliding folding doors in existing window opening.		No Objection
<b>29</b>	15/04834/VAR	Subway, 3 St Marys Street, Shrewsbury, Shropshire, SY1 1DS	Variation of Condition No. 4 (opening hours) attached to planning permission 92/1028/761/74 to regularise opening hours		Objection
<p>The Town Council has adopted the former Borough Council position of developing the night-time economy in strategic locations within the town centre so that other areas can be protected from the over-exuberances of such areas. Members feel that approving the extension of opening hours at this location would set an unwanted precedence and could have the potential of expanding those established night-time zones to the detriment of the town centre at large. The Planning Authority should be aware that the number of residential properties are expanding in this location and they have a right to a life not blighted by inappropriate night-time nuisance.</p>					
<b>30</b>	15/04708/FUL	The Coracle Inn , Sundorne Road, Shrewsbury, Shropshire, SY1 4RR	Installation of acoustic lobby to rear entrance		No Objection

<b>31</b>	15/04825/VAR	Former Shelton Hospital, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 8DN	Variation of condition number 2 attached to planning permission reference 14/02402/FUL dated 24th June 2015 to allow for a change of house type in the areas indicated on the application to allow the substitution of house types		No Objection
<b>32</b>	15/04797/LBC	27 St Johns Hill, Shrewsbury, Shropshire, SY1 1JJ	Replacement of 6No internal doors affecting a Grade II Listed Building		No Objection
<b>33</b>	15/04868/HHE	2 Upper Road, Shrewsbury, Shropshire, SY3 9JD	Erection of a single storey rear extension to detached dwelling, 5.5 metres beyond rear wall, 3.3 metres maximum height, 2.6 metres high to eaves		No Objection
<b>34</b>	15/04782/FUL	60 Grange Road, Shrewsbury, Shropshire, SY3 9DF	Erection of single storey rear and side extension to include garage		No Objection
<b>35</b>	15/04747/FUL	Proposed Residential Development Land North Of, Nobold Lane, Shrewsbury, Shropshire,	Erection of 1No dwelling; garage with associated landscaping and formation of vehicular access		Representation
Members see that this is development outside the natural urban boundary of the town and question whether such development albeit sustainable is appropriate.					
<b>36</b>	15/04842/TCA	The Coppice , Kingsland Bridge, Shrewsbury, Shropshire, SY3 7AQ	Various works to trees (see attached schedule) within Shrewsbury Conservation Area		No Objection

<b>37</b>	15/04731/FUL	Proposed Dwelling West Of 18, The Mount, Shrewsbury, Shropshire,	Erection of a dwelling		Representation
<p>Members question the sustainability of a development in this location, which attempts to cram living space as well as parking space into a small site. Parking is such that access and egress from the site in forward gear is not possible and has the potential to conflict with an already busy road junction. Members also question the detail of the design and whilst example of previous works in the same design are featured they are on far grander scale in a completely different context. Member feel that this application requires further thought before proceeding towards any approval.</p>					
<b>38</b>	15/04726/TCA	79 Coton Hill, Shrewsbury, Shropshire, SY1 2DP	Crown reduction by 20% of Mulberry bush, crown thinning by 20% to one Weeping Silver Pear tree, reduce height of 1 no. Strawberry tree by 2m and light pruning of dead branches to 1 no Beech tree within Shrewsbury Conservation Area		No Objection
<b>39</b>	15/04687/TCA	Land To Rear Of, Abbey Wharf, Mill Road, Abbey Foregate, Shrewsbury, Shropshire,	Reduction to several broadleaf trees along boundary		No Objection
<b>40</b>	15/04809/TCA	Field Off 27 Roman Road, Shrewsbury, Shropshire, SY3 9AR	To fell 1No Douglas Fir Tree within Shrewsbury Conservation Area		No Objection
<b>41</b>	15/04655/FUL	99 The Mount, Shrewsbury, Shropshire, SY3 8PH	To replace the front door of the property on a like-for-like basis. (Article 4 Direction)		No Objection

<b>42</b>	15/04652/FUL	The Quarry Play Area, Priory Road, Shrewsbury, Shropshire,	Refurbishment of The Quarry Play Area to include either Option A - 5.2 meters tall (Tree House Multiplay Climber) Option B - 5.2 meters tall (Boat Multiplay Unit) and the removal of hedgerow to increase the CCTV coverage within the whole site		No Objection
<b>43</b>	15/04649/TPO	Land To The Front Of 25 Porthill Gardens, Shrewsbury, Shropshire, SY3 8SB	Works to 1 Copper Beech tree as per schedule protected by The Shrewsbury Borough Council (Severn Hill and Ridgemount) Tree Preservation Order 1967		No Objection
<b>44</b>	15/04627/REM	Proposed Residential Development West Of Bryn Road, The Mount, Shrewsbury, Shropshire,	Reserved Matters pursuant to outline permission reference 14/00743/OUT for residential development to include appearance, landscaping, layout and scale		Objection

The Planning Authority are aware that the Town Council objected to this development at outline and members have been somewhat surprised by the decision of the Inspector to grant approval. Members would wish to bring to the attention of the Planning Authority the Inspector's conditions as to approval of outline and question whether these reserved matters have taken cognisance of those conditions. This site is of great importance to the town in terms of its vistas being on one of the major gateways to the town but also from the river. The site is also hugely important in terms of a natural habitat for the area. The topography of the land is such that these properties shall have an overbearing impact on the area and the scale of the buildings together with what members feel unnecessary brick walls surrounding the properties creates an overly urban feel to an area which is a location where country meets and transforms into town. \*As ever members are always conscious about drainage and of late has had to take an even greater interest in drainage schemes. The geology reports are such that SUDs scheme that we have come to expect cannot be used on this site. But that does not give carte blanche to see run off from the site directly into the River Severn. We spend too much time determining whether the river has an impact on any development; in this case we feel that consideration needs to be given as to the impact this development has on the river and its ability to mitigate from flooding further downstream where we have to protect the town from flooding. \*Whilst we accept that development will be inevitable we would wish to see less density and mass and a greater cognisance of the natural habitat on site and its ability to continue to thrive. We would also wish to see pathways through the site which would allow residents to enjoy the Severn Way and potentially provide those with disabilities and mobility problems great access to the river footpaths

<b>45</b>	15/04619/ADV	The Music Hall, The Square, Shrewsbury, Shropshire, SY1 1LH	Erect and display one free standing sign and two fascia signs		Representation
<p>Members are aware of amendments submitted to mitigate against objections made by Historic England. Members are however conscious of the need to preserve and conserve the Music Hall as a fine building; they are also gravely aware that the building needs to pay for its upkeep and ways that it can generate an income need to be seriously explored. Members are supportive of Balfours relocation and are conscious that the organisation needs to publicise its presence. With that regard the Town Council is supportive of the two fascia signs and the wall mounted sign. Members however feel that the free standing column is inappropriate in the area, adding to the clutter on the public realm and does little to preserve and enhance the Conservation Area and its setting against the Grade II* Listed Building.</p>					
<b>46</b>	15/04618/LBC	The Music Hall, The Square, Shrewsbury, Shropshire, SY1 1LH	Alterations in connection with erection of a free standing pillar sign and external signage over 2 no. windows affecting a Grade II* Listed Building		Representation
<p>Members are aware of amendments submitted to mitigate against objections made by Historic England. Members are however conscious of the need to preserve and conserve the Music Hall as a fine building; they are also gravely aware that the building needs to pay for its upkeep and ways that it can generate an income need to be seriously explored. Members are supportive of Balfours relocation and are conscious that the organisation needs to publicise its presence. With that regard the Town Council is supportive of the two fascia signs and the wall mounted sign. Members however feel that the free standing column is inappropriate in the area, adding to the clutter on the public realm and does little to preserve and enhance the Conservation Area and its setting against the Grade II* Listed Building.</p>					
<b>47</b>	15/04576/FUL	5 Sandford Close, Mount Pleasant, Shrewsbury, Shropshire, SY1 3BG	Erection of a part two storey/part single storey extension to rear following removal of existing conservatory		No Objection
<b>48</b>	15/04783/FUL	21 East Crescent, Shrewsbury, Shropshire, SY1 4JZ	Conversion of existing garage together with flat roofed single storey front extension to provide bedroom and wet room facility for disabled person		No Objection
<b>49</b>	15/04729/FUL	13 North Hermitage, Shrewsbury, Shropshire, SY3 7JW	Erection of a single storey rear extension following demolition of existing conservatory		No Objection

<b>50</b>	15/04694/ADV	Access Road, Knights Way, Shrewsbury, Shropshire,	Erect and display 1No non illuminated Freestanding Totem Sign		No Objection
<b>51</b>	15/04692/FUL	95 Rowton Road, Shrewsbury, Shropshire, SY2 6JA	Erection of single storey side extension		No Objection
<b>52</b>	15/04669/FUL	10 Fairburn Drive, Shrewsbury, Shropshire, SY3 6DQ	Erection of a two storey and part single storey extension to side and above existing garage		No Objection
<b>53</b>	15/04653/FUL	Proposed Residential Development South Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire,	Erection of 4No dwellings and garages		Objection
<p>In considering this application members also considered application 15/04949 as given their proximity have the potential of creating a cumulative impact on the area. Members have concerns regarding the access to this development site and given its egress onto Abbey Foregate directly opposite the new Sainsbury's store questions whether improvements can and should be made to that junction. In developing this site members have concerns over the existing tree stock and in developing this site there should be assurances that no further trees are lost to facilitate construction. Members feel that development of this area sets the precedence for nibbling away at the Rea Valley a relatively protected greenbelt that eventually meanders right into the town centre . The topography of the land is such that from the Abbey Foregate side these properties appear to be of an acceptable two storey mass, but from the Rea Valley side they present themselves and consequently the vistas of the town as huge imposing three-storey masses thereby having a detrimental effect on those using the Rea Valley as a recreational amenity.</p>					
<b>54</b>	15/04650/LBC	Holland And Barrett, 3 The Square, Shrewsbury, Shropshire, SY1 1LA	Refurbishment of store including internal and external alterations affecting a Grade II Listed Building		No Objection
<b>55</b>	15/04605/FUL	37 Fitzalan Road, Shrewsbury, Shropshire, SY1 3LL	Erection of a two storey side extension		No Objection
<b>56</b>	15/04589/FUL	83 Bishop Street, Shrewsbury, Shropshire, SY2	Replace windows and door to front of property (Article 4 Direction)		No Objection

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<b>57</b>	15/04579/FUL	39 King Street, Shrewsbury, Shropshire, SY2 5ES	Installation of replacement windows and door to front elevation (Article 4 Direction)		No Objection
<b>Application in the Atcham Parish</b>					
	15/04307/FUL	Salop Leisure	Change of use of land to touring caravan park for up to 120 hardstanding pitches		No Objection

## **80.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 4 November – 24 November 2015.