

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 15th December 2015

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

IN ATTENDANCE – Hilary Humphries (Admin Assistant).

APOLOGIES – Councillor Ms J Mackenzie and Helen Ball (Town Clerk).

81/15 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 15/04042/TCA as the applicant is the Town Council.
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 I Jones	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/04997/FUL as the applicant is known to him.
Councillor P Nutting	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/04910/OUT as he is a patient at the nearby surgery.
Councillor M Price	<ul style="list-style-type: none">Declared a non-pecuniary interest as the Portfolio Holder for Regulatory Services.
Councillor K Roberts	<ul style="list-style-type: none">Declared a non-pecuniary interest in application 15/04910/OUT as he is a patient at the nearby surgery.

82/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 24th November 2015 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 24th November 2015 be approved and signed as a correct record.

83/15 MATTERS ARISING

83.1 Development off Shillingston Drive, Shrewsbury

Members discussed proposals for the routing of the electricity supply to this new development and were happy with the recommendations provided.

RESOLVED:

That the Town Council confirms with Future Utility Solutions that the Town Council raises no objections to their proposals.

83.2 New Development at Land off Ellesmere Road, Shrewsbury

Following a previous meeting in which members felt that one of the suggested names for this development was inappropriate, and discussed a new proposal put forward by Shropshire Council Street Naming for "Penson Way". Members were advised that the architect for the main Shrewsbury to Chester railway line in 1848 was Thomas Mainwaring Penson and this reflected his contribution to the railway in Shrewsbury.

RESOLVED:

That the Town Council writes to Shropshire Council to confirm that members have no objections to the suggestion of Penson Way as an alternative street name.

84.3 15/03349/FUL – Proposed Winery and Visitor Centre at Hencote Farm, Cross Hill, Shrewsbury

Members discussed the amendments to this application and were satisfied that the new proposal for an alternative access road to the site would alleviate some of their concerns regarding traffic problems on what is a busy road into Shrewsbury. Members requested their original objections be amended to reflect the new proposals although they respectfully request that this application be considered by Shropshire Council's Central Planning Committee on 7 January 2016.

RESOLVED:

That the Town Council submits an updated comment to Shropshire Council regarding this application and requests that a decision be made by the Central Planning Committee.

84.4 14/05176/FUL – 106 Primrose Drive, Shrewsbury, SY3 7TR – Erection of a detached 3-bedroom dwelling.

Members noted the Appeal submitted to the Secretary of State against the decision by Shropshire Council to refuse planning permission for this application and made no further comment.

85/15 HIGHWAY MATTERS

15/02401/NEWDEV – Site of Gordana House, The Mount, Shrewsbury

Members noted the street naming proposals for this development and were satisfied with the suggestion of Beauford Ridge.

RESOLVED:

That the Town Council writes to Shropshire Council and confirms that members have no objections to the street naming proposals for this development.

86/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

87/15 PREMISES LICENCE APPLICATIONS

Members noted the Premises Licence Applications for Shrewsbury and raised the following issues:

87.1 15/05729/LPREM – Paso-Primero UK Limited, 35 Moreton Crescent, Shrewsbury

Members expressed concerns that a premises licence has been applied for from a property which is essentially residential in nature and would like to have more information on this application before making a decision.

RESOLVED:

That the Town Council requests more information from the Licensing Department for consideration at the next Planning Committee meeting.

87.2

**15/05748/LMVPRE – The Aviary Lounge & Club, Ravens Meadows, Shrewsbury
15/05757/LFVPRE – Source Vodka Bar, Barker Street, Shrewsbury
15/05763/LFVPRE – Bonds, Lower Claremont Bank Shrewsbury**

Members considered all three premises licence applications and expressed concerns that there appears to be a relentless push towards longer opening hours in the town and the detrimental effect this will have on the residents in nearby properties. When Premises Licences come up for renewal, members would like to see conditions imposed whereby no admission and no alcohol sales are allowed after 2.00am and premises are closed by 3.00am.

RESOLVED:

- (i) **That the Town Council writes to Shropshire Council Licensing Department and conveys Members' concerns regarding these Premises Licence Applications.**
- (ii) **That the Town Council writes to Shropshire Council Licensing Department and requests an Officer to attend a future Planning Committee meeting to advise members on licensing issues.**

89/15 PLANNING APPLICATIONS

89.1 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 25 November – 15 December 2015.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	15/05324/TPO	3 Russell Ridge, Shrewsbury, Shropshire, SY3 9AX	Works to 1No Elm Tree, 1No Corsican Pine, 1No Ash Tree, 1No Lime Tree, 1 Horsechestnut Tree and 1No Sycamore Tree within Shrewsbury and Atcham Borough Council (Russell Ridge) Tree Preservation Order 1990.		Support with Comment
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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.

2	15/05306/FUL	20 Frankwell, Shrewsbury, Shropshire, SY3 8JY	Erection of two storey rear extension.		No Objection
3	15/05285/LBC	Flat A11, The Court, St Marys Place, Shrewsbury, Shropshire, SY1 1DY	Works to include internal alterations, create an opening in the stud wall, blocking up of doorways, removal and replacement of facilities affecting a Grade II Listed Building.		No Objection
4	15/05237/COU	Unit C5, Greenwood Court Industrial Estate, Cartmel Drive, Shrewsbury, Shropshire, SY1 3TB	Change of Use from mixed use of Light Industrial (Class B1), General Industrial (Class B2) & Storage & Distribution (Class B8) to mixed use of Light Industrial (Class B1), General Industrial (Class B2) and Non-Residential Education & Training Centre (Class D1).		No Objection
5	15/05378/TPO	82 Washford Road, Shrewsbury, Shropshire, SY3 9QA	To crown reduce one Willow tree by 30% protected by Shrewsbury and Atcham Borough Council (Meole Brace) Tree Preservation Order 2002.		No Objection
6	15/05329/LBC	8 Wyle Cop, Shrewsbury, Shropshire, SY1 1UT	Alterations to ground floor door and window openings, along with internal re-ordering of ground floor rooms affecting a Grade II Listed Building.		No Objection
7	15/05328/CPL	17 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension.		No Objection

8	15/05288/ADV	Crew Clothing Co , 13 High Street, Shrewsbury, Shropshire, SY1 1SP	Erect and display 1 x non illuminated fascia sign and 1 x non illuminated hanging sign.		No Objection
9	15/05287/LBC	Crew Clothing Co , 13 High Street, Shrewsbury, Shropshire, SY1 1SP	Decoration of shopfront and internal shop fit affecting a Grade II Listed Building.		No Objection
10	15/04270/FUL	4 Longden Gardens, Shrewsbury, Shropshire, SY3 7EG	Installation of 3 no replacement sash windows to front elevation (Article 4).		No Objection
11	15/05369/TPO	1 Park Avenue, Shrewsbury, Shropshire, SY3 8JG	To fell 1 x Silver Birch protected by Shrewsbury and Atcham Borough Council (1 Park Avenue, New Street, Shrewsbury) Tree Preservation Order 1997.		No Objection
12	15/05304/TCA	1 Park Avenue, Shrewsbury, Shropshire, SY3 8JG	To fell 1 x Yew and 1 x Laurel within Shrewsbury Conservation Area.		No Objection
13	15/05247/ADV	15A Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG	Erect and display 8 Fascia Signs (4no externally illuminated and 4no non illuminated).		No Objection
14	15/05229/FUL	12 Bromfield Drive, Shrewsbury, Shropshire, SY3 7QE	Erection of a detached double garage with storage above to include change of use of land.		No Objection
15	15/05220/FUL	153 Lancaster Road, Shrewsbury, Shropshire, SY1 3NA	Erection of a single storey rear extension, garage conversion and new roof to porch.		No Objection
16	15/05218/CPL	35 Rothley Close, Shrewsbury, Shropshire, SY3 6AN	Certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of existing conservatory.		No Objection

17	15/05213/P3JP A	18-20 Castle Street, Shrewsbury, Shropshire, SY1 2AZ	Change of use of office to 6 residential units (prior notification under Part 3, Class O of Town and Country Planning (General Permitted Development) Order 2015).		No Objection
18	15/05394/TCA	9 Moreton Cottages , Moreton Crescent, Shrewsbury, Shropshire, SY3 7DA	Annual 40% crown reduction of 1no. corkscrew Willow within Belle Vue Conservation Area.		No Objection
19	15/05263/FUL	49 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA	Erection of a single storey front extension.		No Objection
20	15/05253/FUL	Keepers Cottage , 31 Trinity Street, Shrewsbury, Shropshire, SY3 7PF	Erection of a single storey extension.		No Objection
21	15/05230/FUL	The Castle Inn , Old Coleham, Shrewsbury, Shropshire, SY3 7BU	Proposed residential development of 4 houses and 3 apartments; formation of new access and car parking.		No Objection
22	15/05349/TCA	34 Coton Crescent, Shrewsbury, Shropshire, SY1 2NZ	To pollard 2 Poplar trees within Shrewsbury Conservation Area.		No Objection
23	15/05322/TCA	9 Besford Gardens, Trinity Street, Shrewsbury, Shropshire, SY3 7BH	Works to 1no. Weymouth Pine as per schedule within Belle Vue Conservation Area.		No Objection
24	15/05118/TPO	9 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AA	Crown lift one Beech tree to approximately 4 metres protected by Shrewsbury Borough Council Tree Preservation Order 1968 (Ref: SA/40).		No Objection
25	15/05088/FUL	14 Fairburn Drive, Shrewsbury, Shropshire, SY3 6DQ	Erection of a two storey extension and associated works.		No Objection

26	15/04991/LBC	15 Mardol, Shrewsbury, Shropshire, SY1 1PY	Internal alterations in connection with conversion of second floor to residential dwelling affecting a Grade II* Listed Building.		No Objection
27	15/04990/FUL	15 Mardol, Shrewsbury, Shropshire, SY1 1PY	Change of use of second floor from B1 (Offices) to Residential and associated alterations.		No Objection
28	15/05232/ADV	Unit 8B , Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display one internally illuminated fascia sign		No Objection
29	15/05091/FUL	Land Adj 38 Longden Road , Shrewsbury , Shropshire,	Erection of two residential dwellings; formation of driveway		Objection

The Town Council has objected to the previous applications for this land as they feel that any development would encroach onto a rare green corridor in Shrewsbury, which they feel should be preserved for the benefit of both the residents and the wildlife in the area. Members are adamant that the green spaces within Shrewsbury should be protected and preserved without question and they have concerns that the proposals will have a negative visual impact to the detriment of a variety of people who use the area as an outdoor recreation space. The development will set a precedence of urban creep into the Rad Valley and an erosion of valuable green space. Shrewsbury Town Council objects to this application.

30	15/05119/TPO	1 Huxley Close, Shrewsbury, Shropshire, SY2 6JQ	To fell 1 x Cypress and 1 x Conifer protected by Shrewsbury and Atcham Borough Council (Springfield Hotel, Wenlock Road, Shrewsbury) Tree Preservation Order 1993		No Objection
31	15/04889/FUL	3 Roman Road, Shrewsbury, Shropshire, SY3 9AZ	Erection of single storey rear extension, porch and covered way on front elevation and alterations (amendment to previous permission reference 15/02905/FUL)		No Objection
32	15/05103/FUL	20 Copthorne Park, Shrewsbury, Shropshire, SY3 8TJ	Erection of a single storey front extension		No Objection

33	15/04910/OUT	Proposed Residential Development Land South Of, Calverton Way, Shrewsbury, Shropshire,	Outline Application for the erection of 4No residential units (to include access)		Objection
The Town Council has concerns regarding the access to both the proposed new properties and the existing public house in relation to both customers and delivery wagons as well the local business premises, school and community centre. Members felt that as there are no existing residential properties in this area, there will be a conflict among users of what is a community area.					
34	15/05029/FUL	75 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Proposed treatment of external dwelling and front boundary walls; replacement of 2 no. front doors to front elevation		No Objection
35	15/04997/FUL	New Unit (Plot 32), Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire,	Erection of 1 office building (B1 use)		Representation
The Town Council has concerns regarding problems with parking in nearby local residential streets that have already been encountered in the first phase of the business park and would like to see conditions imposed on any permission granted that would see adequate parking provision included within the plans for future usage of the unit.					
36	15/05060/FUL	30 Tudor Road, Shrewsbury, Shropshire, SY2 6TD	Erection of a single storey side extension		No Objection
37	15/04775/LBC	1 Lime Tree Cottages, Vicarage Road, Shrewsbury, Shropshire, SY3 9HA	Erection of single storey extension; demolition of porch and replace with windows; replace three windows; relocate downstairs bathroom to first floor and creation of utility room; affecting a Grade II Listed Building		No Objection
38	15/05059/FUL	46 Ashfields Road, Shrewsbury, Shropshire, SY1 3SD	Erection of first floor extension		No Objection
39	15/05098/TCA	20 Cleveland Street, Shrewsbury, Shropshire, SY2 5DN	Reduce 1No. Prunus Amanogawa to 1.5m below BT wire within Shrewsbury Conservation Area		No Objection

40	15/05071/FUL	12 Sandygate Avenue, Shrewsbury, Shropshire, SY2 6TF	Erection of a two storey side extension		No Objection
41	15/05022/TPO	1 Kelsall Drive, Bicton Heath, Shrewsbury, Shropshire, SY3 5HE	To crown reduce 2 x Sycamore trees and 1 x Ash tree by two thirds protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008		Support with Comment
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.					
42	15/05042/TCA	Holy Trinity Church, Belle Vue Road, Shrewsbury, Shropshire,	Works to trees as per schedule with the Belle Vue Conservation Area		No Objection
43	15/05040/TCA	6 Quarry Place, Shrewsbury, Shropshire, SY1 1JN	To fell 1 Lime tree, 1 Hawthorn tree, 1 Hazel tree and 1 Acer tree within the Shrewsbury Conservation Area		No Objection
44	15/05010/TPO	4 Corsten Drive, Shrewsbury, Shropshire, SY2 5TJ	To fell 1No Conifer Tree protected by Shrewsbury & Atcham Borough Council (Land at Rushbrooke Way and Alvaston Way, Monkmoor) Tree Preservation Order 2008		No Objection
45	15/04956/FUL	6 Greenhill Avenue, Shrewsbury, Shropshire, SY3 8NR	Erection of a two storey extension		No Objection
46	15/04746/FUL	26 Priory Ridge, Shrewsbury, Shropshire, SY3 9EG	Conversion of existing loft to create habitable space including the addition of a new dormer window with Juliet balcony to the rear of the property, and the raising in height of the existing hipped section of the roof and erection of single storey lean to side extension		No Objection

47	15/03550/FUL	19 Bishop Street, Shrewsbury, Shropshire, SY2 5HA	(Article 4 Direction) Replacement double glazed front bay and upper first floor windows with wooden custom double glazed sash windows		No Objection
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89.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 25 November – 15 December 2015.

Members discussed the number of cases whereby the Town Council's and Shropshire Council's decisions on planning applications differ and felt that there was some confusion between the roles of the two councils. It was agreed that members should approach the Planning Officer for each case and provide material reasons for their objections as the local Councillor.