

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 2nd February 2016

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

IN ATTENDANCE – Helen Ball (Town Clerk), Hilary Humphries (Admin Assistant), Martin Key (Operations Manager – Environmental Protection & Resolution, Shropshire Council), Mandy Beever (Transactional Manager Public Protection, Shropshire Council), Simon Ditton (Public Protection Officer, Shropshire Council), David Waterhouse (Shrewsbury Town Centre Residents Association) and one member of the press.

APOLOGIES – Councillor M Price.

97/15 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 16/00241/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, 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.

98/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 12th January 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 12th January 2016 be approved and signed as a correct record.

99/15 PREMISES LICENCES

The meeting was joined by Martin Key, Mandy Beever and Simon Ditton from Shropshire Council to answer members' queries regarding planning applications in relation to licensing activities and the relationship between the two areas.

Representatives of the Licensing Authority had been invited to raise issues with them regarding the spate of applications both through Planning and Licensing for premises wishing to extend or increase hours of opening for licensable activities.

Martin Key, Operations Manager for Environmental Protection and Resolution at Shropshire Council, advised members that the areas of Planning and Licensing are separate with different directives and controls. Whilst each regulatory service isn't necessarily a statutory consultee for each other, licensing and planning officers liaise with one another.

There is often a mismatch in services as both have different timescales for the consideration of applicants, hence where a new premises is required to apply for both planning permission and a premises licence, the applicant is encouraged to apply for planning permission first.

Planning is deemed to be the primary control factor as it is easier to object on the impact an application will have in an area; licensing is more difficult to prove. The primary test for Planning was amenity whereby the primary test for licensing was nuisance. Reference was made to the fact that Licensing Officers had not taken objections from the Police seriously; Mr Key advised that in refusing a premises licence application, objections had to be linked to that specific premises; the Police had of late provided very generic objections that could not be tied specifically to that premises.

In saying that the Planning permission is the primary control factor, Licensing is more rigorously enforced. Licensing operates an "Easy Give, Easy Take" approach in that should a premises be seen to not be operating within its licence, a review would take place which could result in the licence being revoked.

With the increasing expansion of the town for both businesses and residences, members agreed that there was a need to ensure that residents are not driven out by the impact of the night-time economy; they had a right to privacy and amenity regardless of how long they had lived in their house. Although this was qualified by Martin Key when suggesting that planners can work with applicants to recommend that noise limiters and insulation should be included in any works for both residential and business properties.

It was agreed that the two systems of licensing and planning lead to some confusion and that there needed to be a focus on how this can be changed for the benefit of all parties that use the town. Members agreed that a Supplementary Planning Document should be produced at the earliest opportunity in conjunction with the relevant authorities, led by Shropshire Council, but also including the Town Council, Shrewsbury BID, Team Shrewsbury, Purple Flag and the Police; this SPD should set out the vision for the night-time economy in Shrewsbury and the approach to be taken by both Planning & Licensing. Parts of the town centre lent itself to different night-time activities and a SPD would formalise this process. David Waterhouse from STRCA agreed that the Association would be happy to take part.

Mr Key agreed to raise this at the next Team Shrewsbury Meeting; this being the best vehicle to begin the process given all stakeholders meet through this body.

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

RESOLVED:

That the Town Council works with Shropshire Council and other stakeholders in the town to produce a Supplementary Planning Document and ensure that the blueprint is implemented for the benefit of the town as a whole.

100/15 MATTERS ARISING

100.1 15/05729/LPREM – Paso-Primero UK Limited, 35 Moreton Crescent, Shrewsbury.

Members discussed the additional information made available in relation to this Premises Licence application and continued to express their concerns regarding the proposed business activity from a residential premises. Members felt that should Shropshire Council be minded to approve this licence, additional conditions should be attached to state that no alcohol should be stored or traded on site.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department with their additional concerns.

100.2 Planning Enforcement within the Town Council's Area

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

100.3 15/05408/FUL - 76 North Street, Shrewsbury, SY1 2JH

Members considered the updated plans for this application and in view of the lack of detail in the new drawings, feel that the decision should rest with the Conservation Officer for Shropshire Council.

RESOLVED:

That the Town Council updates the Planning Portal and raises no objections to this application.

100.4 15/04653/FUL - Land South of Millrace Cottage, Longmeadow Drive, Shrewsbury - Erection of 4No Dwellings and Garages

Members received an update from the Town Clerk in relation to developments with this planning application and will await any further submissions for this site in due course.

100.5 Shropshire Council (Footpath 117 (part), Town of Shrewsbury) Public Path Stopping Up Order 2015

Members noted the official confirmation of the Stopping Up Order for part of Footpath 117 and made no further comment.

100.6 15/04047/PMBPA - Goosehill, Bowbrook, Shrewsbury – 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.

Members noted that an Appeal has been submitted to the Secretary of State against the decision of Shropshire Council to refuse to grant a change of use for the above proposal and made no further comment.

100.7 15/01382/FUL – Land Adjoining Racecourse Avenue, Monkmoor, Shrewsbury, SY2 5BU

Members noted that the Appeal against the decision of Shropshire Council to refuse to grant planning permission for the above proposal has been dismissed and made no further comment.

100.8 15/00047/FUL – 7 Dorset Street, Shrewsbury, SY1 2JB

Members reviewed the amended plans in relation to this application and raised no objections to the updated proposals.

RESOLVED:

That the Town Council updates the Planning Portal and raises no objections to this application.

101/15 HIGHWAY MATTERS

101.1 Shropshire Council (Footpath 14Y (part), Town of Shrewsbury and Footpaths 13 and 14 - Public Path Diversion Order 2016

Members noted the proposals to divert Footpath 14Y. As the local Member has not raised any concerns, members were satisfied with the application.

RESOLVED:

That the Town Council raises no objections to the proposed diversion of Footpath 14Y.

101.2 Shropshire Council's Proposed Changes to Waiting Restrictions in Shrewsbury.

Members noted the various parking restrictions proposed by Shropshire Council and made no further comment.

102/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

103/15 PREMISES LICENCE APPLICATIONS

103.1 16/00389/LFVPRE – Ashley's Wine Bar, 9 Shoplatch, Shrewsbury, SY1 1HF

Members discussed the Premises Licence application for this property and expressed concerns that there is a request to extend the hours for consumption of alcohol in external areas until midnight and the effect that this could have on residents living in the vicinity.

Members felt that should Shropshire Council be minded to approve this application, then conditions should be attached to the permissions which allow the premises to stay open until 12.00pm from Thursday to Saturday nights only and that door

control is introduced to ensure that any problems are minimised for the benefit of the whole community.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department with their concerns regarding this application.

104/15 PLANNING APPLICATIONS

104.1 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 13 January – 2 February 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/00009/TCA	11 Moreton Cottages, Moreton Crescent, Shrewsbury, , SY3 7DA	Notification of works to trees to include the crown reduction of one Birch tree by approx. 1-1.5m and the felling of one Cherry tree within Belle Vue Conservation Area.		No Objection
2	16/00293/FUL	66 Copthorne Drive, Shrewsbury, SY3 8RX	Erection of single storey rear extension and alterations to ground floor.		No Objection
3	16/00280/FUL	9 Downton Close, Shrewsbury, SY1 4LY	Erection of a two storey extension to the rear, single storey extension to the side; conversion of roof space to include insertion of rooflights and positioning of 3No garden sheds in the rear of the garden.		Objection
The Town Council feels that these proposals constitute an over-development of the site with the loss of amenity space for the premises and will have an adverse effect on neighbouring properties.					
4	16/00249/COU	Unit 4, Monkmoor Trading Estate, Monkmoor Road, Shrewsbury, SY2 5TZ	Change of use from D2 (Boxing Club) to B2 (Repair and Servicing of Motor Vehicles).		No Objection
5	16/00213/FUL	5 Painters Place, Shrewsbury, SY3 5PT	Erection of a single storey rear extension.		No Objection

6	16/00304/HHE	7 Ebnal Road, Shrewsbury, SY2 6PW	Erection of a single storey rear extension to semi detached dwelling, dimensions 5 metres beyond rear wall, 3.35 metres maximum height, 2.43 metres high to eaves.		No Objection
7	16/00292/FUL	187 Wenlock Road, Shrewsbury, SY2 6LB	Erection of first floor extension.		No Objection
8	16/00290/FUL	9 Oakley Manor Gardens , Oakley Street, Shrewsbury, SY3 7NT	Erection of a single storey rear extension and alterations.		No Objection
9	16/00284/FUL	Beverley , Racecourse Lane, Shrewsbury, SY3 5BJ	Erection of single storey side extension and conversion of garage to family room.		No Objection
10	15/05560/FUL	Third Floor, 24 Castle Street, Shrewsbury, SY1 2BQ	Conversion of third and fourth floor to create five letting rooms.		No Objection
11	15/05559/LBC	Third Floor, 24 Castle Street, Shrewsbury, SY1 2BQ	Internal alterations in connection with conversion of third and fourth floors into five residential apartments.		No Objection
12	16/00243/FUL	Land Adjoining The Old Workshop, 43 Old Coleham, Shrewsbury, SY3 7BU	Erection of Car Storage Unit with storage above.		No Objection
13	16/00242/TPO	Brook Rising, 45 Ridgebourne Road, Shrewsbury, SY3 9AB	To fell 1 x Sycamore tree and 1 x Lawson Cypress tree protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968.		No Objection
14	16/00204/LBC	7 Belmont, Shrewsbury, SY1 1TE	Internal alterations affecting a Grade II Listed Building.		No Objection

15	16/00185/FUL	Proposed Dwelling Adjacent, 6 Corndon Drive, Shrewsbury,	Erection of bungalow; formation of vehicular access.		Representation
<p>Whilst the Town Council is aware that these proposals constitute a reduction in size from the previous application for this site, and does not object to the principle of developing pre se, members feel that this represents over-development given the scale of the new property within a very small and confined plot with 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 to form part of any permissions granted.</p>					
16	16/00263/FUL	51 Bishop Street, Shrewsbury, SY2 5HD	Installation of replacement single glazed windows to rear with double glazed uPVC windows; refurbish existing front door and ground floor bay windows to include double glazing and replace first floor front windows with double glazing units.		No Objection
17	16/00194/FUL	2 St Antony's Road, Shrewsbury, SY3 6BE	Application under Section 73a of the Town & Country Planning Act 1995 for the formation of vehicular access, erection of double gates, hardstanding and dropped kerb.		Objection
<p>The Town Council has concerns regarding these proposals and would like the Highways Officer to comment on the safety aspects of the plans, especially when the access is within a bus pull-in and there are no other properties on Bank Farm Road which have access on to this main road.</p>					
18	16/00241/TCA	All Saints Recreation Ground, Queen Street, Shrewsbury,	Works to trees (see attached schedule) within Shrewsbury Conservation Area.		No Objection
19	16/00229/FUL	Brookhills, 21 Ridgebourne Road, Shrewsbury, SY3 9AA	Erection of part single storey part two storey extensions; formation of second floor accommodation to include roof mounted solar panels and roof terrace; elevational alterations.		No Objection
20	16/00218/FUL	Riverside , 31 Berwick Road, Shrewsbury, SY1 2LP	Erection of replacement porch and garage following demolition of existing entrance porch, garage and conservatory.		No Objection

21	16/00181/FUL	Land At , Oteley Road, Shrewsbury, SY2 6ST	Erection of retail store, associated car parking and servicing facilities, site access and associated works.		Representation
<p>Whilst the Town Council has no overall objections to these proposals, they do query whether there were any conditions imposed on the original sale of the land to the current owners and the initial planning permission for the football stadium in respect of future uses. In addition, members have expressed concerns over potential traffic problems for visitors to both the football stadium and the supermarket on match days.</p>					
<p><i>Councillor Mrs B Baker left the meeting</i></p>					
22	16/00159/FUL	103 London Road, Shrewsbury, SY5 6QT	Erection of two storey side extension and single storey extension to rear.		No Objection
23	16/00175/FUL	34 Coton Crescent, Shrewsbury, SY1 2NZ	Erection of a single storey rear extension, following demolition of existing conservatory.		No Objection
24	15/05621/FUL	73 St Michaels Street, Shrewsbury, SY1 2HA	Replacement of 6 windows to front and rear elevations (Article 4 direction).		No Objection
25	16/00170/FUL	145 Belle Vue Road, Shrewsbury, SY3 7NN	Erection of single storey rear extension following demolition of existing lean-to buildings and new garden wall.		No Objection
26	16/00169/TPO	Flat 2, Kingsland Court, 26 Kennedy Road, Shrewsbury, SY3 7AB	Works to 1No Weeping Ash Tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969.		Support with Comment
<p>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.</p>					
27	16/00150/ADV	Beaten Track, Old Potts Way, Shrewsbury, SY3 7ET	Erect and display 1No internally illuminated post sign, 1No externally illuminated post sign, 2No non illuminated transom signs and 1No internally illuminated set of letters.		No Objection
28	16/00135/FUL	4 Radbrook Road, Shrewsbury, SY3 9BA	Erection of conservatory to rear and replacement flat roof to tiled.		No Objection

29	15/05591/OUT	Former HMP Prison, The Dana, Shrewsbury, SY1 2HR	Outline application for the redevelopment of former Dana Prison into mixed use development to include student accommodation, residential dwellings, retail/restaurant, business non residential institutions, a gymnasium and extensive landscaping works.		Representation
<p>Whilst the Town Council welcomes the re-development of the site in general terms, members feel that there is a lack of detail in respect of on-site parking and a Travel Plan for the application. Members have expressed concerns regarding potential traffic problems in an area of town which experiences regular congestion and where adequate parking provision is at a premium.</p>					
<p><i>Councillor A Bannerman left the meeting.</i></p>					
30	16/00134/VAR	Proposed Residential Development East Of, Woodcote Way, Shrewsbury,	Variation of condition number 2 attached to planning permission reference 13/01876/FUL dated 9th July 2014 to allow substitution of house types on plots 24, 25, 38, 39, 41, 42 and 43.		No Objection
31	16/00107/TCA	10 Darwin Gardens, Shrewsbury, SY3 8QB	Notification of works to trees to include the felling of one horse-chestnut tree; general thinning and husbandry of three Sycamore trees; shaping and husbandry of one hazel tree; all trees lying within the Shrewsbury Conservation Area.		No Objection
32	16/00103/FUL	24 Vanguard Way, Battlefield Enterprise Park, Shrewsbury, SY1 3TG	Change of use from electrical trade counter to food preparation.		No Objection
33	16/00095/TPO	Prestfelde Preparatory School, London Road, Shrewsbury, SY2 6NZ	To fell 2 no. Horse Chestnut trees and one Beech tree protected by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969.		No Comment - application Withdrawn

34	16/00080/ADV	Crown House , St Marys Street, Shrewsbury, SY1 1EU	Installation of 46" digital merchandising TV.		No Objection
35	16/00079/FUL	21 Broughton Road, Shrewsbury, SY1 4PF	Erection of single storey ground floor extension to provide accessible bedroom with en-suite showering for a disabled user.		No Objection
36	16/00066/CPL	9 Sutton Road, Shrewsbury, SY2 6DE	Application for Lawful Development Certificate for erection of single storey extension to rear.		No Objection
37	16/00030/FUL	Battlefield Enterprise Park , Vanguard Way, Shrewsbury, SY1 3TG	Erection of a public art sculpture.		No Objection
38	16/00102/FUL	The River House, St Marys Water Lane, Shrewsbury, SY1 2BX	Erection of a detached summer house.		No Objection
39	16/00087/FUL	23 Porthill Drive, Shrewsbury, SY3 8RS	Erection of part two-storey and part single storey extension.		No Objection
40	16/00024/FUL	6 Whiston Close, Shrewsbury, SY3 6BY	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a car port.		Objection
The Town Council feels that these proposals represent an over-development of the site in a prominent road-side position and will have a detrimental effect on neighbouring properties.					
41	16/00011/LBC	Apartments 2, 3 & 5, 26 - 27 Princess Street, Shrewsbury, SY1 1LW	Works to facilitate the fixing of window boxes to first and second-floor window sills on the Princess Street frontages to Apartments 2, 3 and 5 affecting a Grade II Listed Building.		No Objection

42	15/05597/TCA	74 Belle Vue Road, Shrewsbury, SY3 7LU	To crown lift 1 Ash tree by 2 metres, removing secondary branches of a diameter of no greater than 10cm within Shrewsbury Conservation Area.		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.					
43	16/00153/TEL	Telephone Exchange, Town Walls, Shrewsbury, SY1 1TY	Application under Part 16 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 for the upgrade of existing telecommunications equipment.		No Objection
44	16/00139/TCA	Millingtons Hospital, Copthorne Road, Shrewsbury, SY3 8JW	To fell 1no Sycamore; 2no Leyland Cypresses and 2no Lawson Cypresses; crown reduce by 40% 2no purple cherry plums within Shrewsbury Conservation Area.		No Objection
45	16/00138/TCA	The Mallards, 73 Underdale Road, Shrewsbury, SY2 5EE	To fell 1 Leyland Cypress within Shrewsbury Conservation Area.		No Objection
46	16/00137/TCA	15 Kennedy Road, Shrewsbury, SY3 7AB	Reduce height of 3no Holy Trees (approximately 4 metres) within Shrewsbury Conservation Area.		No Objection
47	16/00050/FUL	The Lilacs , 110 Abbey Foregate, Shrewsbury, SY2 6BA	Demolition of existing garage block, construction of new garage block with storage over.		No Objection
48	16/00040/FUL	Mast (Telecommunications), Hartshorn Motors Ltd, Ainsdale Drive, Shrewsbury, SY1 3TL	Proposed upgrade to existing telecoms installation and associated works.		No Objection

49	15/05337/OUT	Land To The West Of Battlefield Road, Shrewsbury,	Outline Application for residential development of up to 100 dwellings and on site open space (to include access).		No Objection
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104.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 13 January – 2 February 2016.