

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 16 February 2021

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, K Halliday, J Mackenzie, P Nutting, K Pardy, K Roberts, B Wall and D Vasmer

IN ATTENDANCE

Helen Ball (Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk), Councillor Ted Clarke, Councillor Tony Parsons.

Representatives for the proposed Meole Brace Retail Park Development - Tom Marley (Mercian Developments), Andy Barton (Mercian Developments) Paul Newton (Barton Willmore) Nick Bradshaw (Connect Consultants)

Representatives for the proposed Aldi development - Tom Andrews (BECG Consultants), Iain Miller (Highways Consultant), George Brown (Regional Director for Aldi) and Joanna Gabrilatsou (JLL Planner)

APOLOGIES

No Apologies were received.

50/20 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

There were no pecuniary interests declared.

(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
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51/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meetings held on 19 January and 26 January were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19 January and 26 January be approved and signed as a correct record.

52/20 PRESENTATION ON PROPOSED DEVELOPMENT ON LAND AT BATTLEFIELD ROUNDABOUT

Members received a presentation from representatives of Aldi Food Stores regarding their intentions to relocate their existing store at Arlington Way to Land at Battlefield Roundabout. There is no current planning application for this proposed development.

The Arlington Way store was opened in 1992 and is some 28 years old; generally speaking Aldi Stores have a 25 year shelf life. The store was expanded in 2006 to 960 sqm. This is considerably smaller than its Oteley Road store which has 1300 sqm with increased aisle widths, circulation and till space.

The footprint of Arlington Way means there is no potential for expansion and there is a wish to create an environmentally friendly store similar to Oteley Road with Electric Vehicle Charging Points and a Heat Recovery System generating 100% of the site's heating requirements from its plant. Expansion would also increase employment from 29 to 40. In allocating this site for retail, Aldi would relinquish the retail allocation at Arlington Way thereby allowing for an alternative employment end user.

The proposed site is located just off Shrewsbury's Battlefield Roundabout, less than a mile from their current Arlington Way store. The land has already been earmarked for development and that there had been a previous application for this site but has since been withdrawn. Aldi have purchased the site and believe it will provide a better shopping experience with 148 car parking spaces, 9 parent and child spaces, 4 electric vehicle charging points with the capacity for this to be expanded to 18 spaces (including reserving power on the national grid) as and when electric vehicles increase in popularity.

Aldi's Highways Consultant detailed the traffic impact of the new development. It was envisaged that there would be a reduction in traffic on Arlington Way and Featherbed Lane as a result of those ordinarily travelling to the site not having to do so. Traffic for the new store would not provide a severe traffic impact as peak periods on the network did not coincide with peak periods at the store. There was also an intention to would like to improve and connect the cycle/footways to the site along its northern boundary. There would be cycle storage within the site.

Members raised a number of issues:

- Flooding – this area is prone to flooding and what measures are being put in place to mitigate against flooding – the site is Flood Zone 1; there is a natural dip in the site, this is where the store will be built with a 590 cubic metre attenuation tank below it. This will allow 590,000 litres of water to be stored and should hopefully reduce flooding in the area
- The Arlington Way store attracts a considerable number of local residents who walk to the store. Although the new store is less than 1 mile away it poses a problem to those users, many of whom are low income families and do not have access to a car
- What could the impact of this store be if the North West Relief Road is built and there is an increase in traffic in the area as a result – The modelling had detailed a reduction in traffic numbers travelling to the store. In relation to the NWRR, Aldo had sought traffic numbers from Shropshire Council but had not received any details, therefore it was not possible to run any definitive modelling

The Chairman thanked those for attending; they duly left the meeting

Councillor Dean joined the meeting at 18:33

53/20 PRESENTATION ON PROPOSED DEVELOPMENT ON LAND TO THE SOUTH OF MEOLE BRACE RETAIL PARK

Representatives of Mercian Developments attended the meeting on behalf of their climate Diagio Pension Trust who wished to present this site for development. It was the wish of the trust to get a local planning decision for this site. They had already spoken to Bayston Hill Parish Council and had tried to address reservations they had.

There had been a previous application for the site and planners had delegated powers to consider the application. There had been no technical reasons why the application should be refused. There had been 12 local objectors to the application and the Town Council had retained a neutral position. The site was an emerging allocation in the Local Plan but there was limited weight for this to be a material consideration. The application was duly refused. The applicant has subsequently appealed the decision but was keen to work with the planning authority to achieve planning consent and the appeal would then be withdrawn.

Since refusal the Local Plan had been through both Regulation 18 and Regulation 19 consultation and was subsequently afforded more weight in the planning process. They did not envisage and technical objections to the proposal.

Features of the site included:

- Public Open Space and Amenity Space met the Space Standards
- New traffic junction with Hereford Road with a Green Man Crossing
- Links to existing walking & cycleway
- Easier and more direct access to Park & Ride with no need for navigation round the Sainsbury's Roundabout. This access can accommodate a doubling of Park & Ride patronage
- Continuation of the lengthened right turn onto Pulley Lane to address concerns of Bayston Hill PC
- Addition 5% affordable housing to the existing scheme
- £700k Education Provision
- Retention of the double-ditch archaeological feature with Birmingham University carrying out an archaeological study

Members raised a number of issues/comments:

- No reference on the plans for play – there would be a LEAP/NEAP in the central area of open space and the developer is mindful on how this should be maintained;
- Density of housing with an indicative plan layout of 137 dwellings, 13 below the requested housing numbers, it would not provide an exciting layout with orientation that might assist in energy recovery/creation – 150 allocation was to mirror the emerging local plan allocation - layout with be educated by site constraints and developers were happy to work with stakeholders at Reserved Matters stage;
- Are there any pedestrian/cycle crossing points within the site – the road layout was designed to generate low speed traffic. There was also a pedestrian link to the retail park.

- Housing for people with disabilities – developers would be having discussions with registered social landlords to establish housing need
- Concerns about the traffic implications on Hereford Road and the safe access/egress from/to Pulley Lane; how this might impact on traffic flows to/from the A5 and the traffic flow at Dobbies' Roundabout – a Transport assessment had been carried out and the report has been scrutinised by both Highways England and Shropshire Council Highways Engineers; both had determined that there was no cumulative impact on the network

In considering the application, the chairman detailed some of the existing public objections:

- Too many houses in the area
- Time to stop building
- SC refused it previously and nothing has changed
- Site sandwiched between busy roads, rail, retail park
- Traffic congestion
- Loss of Green Space
- Archaeological value of site

The Chairman also made reference to Bayston Hill's continuing objections around traffic; whilst noting that some improvement to the traffic scheme had been made, they still had concerns about traffic control at the Pulley Lane junction. They had also made reference to the need to protect the archaeological merits of the development site.

The Town Clerk also made reference to the new Development Management Policies within the evolving Local Plan that given a wish for reliance on the new plan, the Developers might wish to take note of in addressing the comments of members particularly around site layout, quality of design, use of open space and the need to maximise energy creation on site.

RESOLVED:

Shrewsbury Town Council has accepted the principle of development on this site given its support of the land allocation in the evolving local plan. It therefore remains neutral on the bringing forward of this application ahead of adoption of the Local Plan. This application whilst in outline has highlighted two key areas:

- **Traffic – the Town Council has made its position known about its concerns for congestion in this area particularly during its Regulation 18 Submission to the Local Plan. Access to this site is along a very busy dual carriageway and measures to stem the traffic to allow access and egress from the site should not place any further strain on that network, particularly around aspirations to double park and ride usage in the area. Members are also conscious of the fact that this area also acts as a key gateway to the neighbouring parish of Bayston Hill**
- **Housing Density – Whilst this site is allocated in the local plan for 150 dwellings the indicative plan attached to this application shows 137 houses, compact in their layout, poorly orientated and with no really quality in setting. This allocation level should be reconsidered so that by the time any Reserved Matters application is considered there has**

been greater consideration of maximising orientation to allow for greater use of renewable energy.

As the applicant is most keen for the provisions of the evolving local Plan to be taken on board, we would also expect that some of the evolving Development Management Plans will also. Of particular interest to the town Council will be how the developer supports:

- **SP1** Shropshire Test
- **SP2** Climate Change
- **SP5** High Quality Design
- **DP12** Minimising Carbo Emissions
- **DP15** Green Infrastructure
- **DP16** Open Space
- **DP17** Landscaping New Development

54/20 MATTERS ARISING

54.1 – Reconsultation on Application 20/04463/FUL – Rowton Lodge, 88 The Mount, Shrewsbury

Members considered the additional information that had been provided by the Tree Officer and Conservation Officer. Consultee comments were fully taken into account and Members support the comments that have been made.

RESOLVED:

That the Council raises no objections to this application.

54.2 – Reconsultation on Application 20/05201/FUL – 48 Meadowbout Way, Shrewsbury.

Members considered the additional information received on this application from the applicant with regards to the size of the proposed conservatory. Case Officer comments were fully taken into account and were supported by Members.

RESOLVED:

That the Council raises no objections to this application.

55/20 HIGHWAY ORDERS

Proposed Parking Permits for Shirehall Car Parks

Members were asked for any comments with regards to the introduction of a Traffic Regulation Order to bring in full time permit only parking on both the main and overspill carparks feeding Shirehall. Free digital permits shall be given to staff, members and anyone visiting Shirehall would need to apply for a permit using the My Permit APP.

RESOLVED:

That the Council raises no objections to this application.

56/20 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

57/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

58/20 PLANNING APPLICATIONS

58.1 Schedules of Planning Applications

The Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 16 January – 5 February 2021

RESOLVED:

- (i) **That the following comments be submitted to Shropshire Council:**

1.	20/04999/FUL	1 Canonbury, Shrewsbury. SY3 7AG	Reducing the fence line at the rear of the property by 600mm (to 1200mm)	No Objection
2.	21/00309/FUL	5 Chaddeslode Gardens, Shrewsbury. SY2 6GG	Erection of single storey extension to rear elevation (amendment to previously approved)	No Objection
3.	21/00310/LBC	5 Chaddeslode Gardens, Shrewsbury. SY2 6GG	Building works affecting a Listed Building to facilitate the erection of single storey rear extension	No Objection
4.	21/00393/FUL	2 And 4 Roselyn, Shrewsbury. SY1 4LR	Erection of 2no. dwellings (semi-detached) include vehicular and pedestrian access off Rosedale	Objection
Shrewsbury Town Council objects to this application on the following grounds:				
<ul style="list-style-type: none">This is an overdevelopment of the site shoe-horning two properties into part of the rear gardens of two existing properties, thereby creating poor private amenity space not just for the residents of the two new properties but also the two original properties. The very nature of the layout with				

poor private amenity space does not afford a reasonable expectation of privacy to the existing residents in the area.

- This location is prone to significant flooding due to the topography of the land and this has been evident over the last few weeks following torrential rain. The creation of permanent structures precludes the ability for water to drain away naturally
- The location of access/egress to the site is in close proximity to a highway junction and due to the compact nature of the site will result in vehicles not being able to exit the site in forward gear at a difficult position in the highway network.

5.	21/00402/FUL	Netherscot, Church Row, Shrewsbury. SY3 9EY	Erection of first floor and rear extensions and alterations to existing dwelling	No Objection
6.	21/00015/FUL	5 Toronto Terrace, Lime Street, Shrewsbury. SY3 7ED	Formation of hardstanding for off road parking including dropped kerb, removal of hedge and small wall	No Objection
7.	21/00345/FUL	6 Copthorne Gardens, Shrewsbury. SY3 8TQ	Erection of single storey front porch extension	No Objection
8.	21/00362/LBC	18 Crescent Place, Town Walls, Shrewsbury. SY1 1TQ	Replacement of dilapidated Victorian ground floor front window sashes with double-glazed equivalents affecting a Grade II Listed building	No Objection
9.	21/00370/OUT	Proposed Dwelling Adjacent Tythe House, Welshpool Road, Bicton Heath, Shrewsbury.	Outline application for the erection of a single dwelling and associated access and parking (all matters reserved)	No Objection
10.	21/00537/TPO	28 Ridgebourne Road, Shrewsbury. SY3 9AB	Crown reduce 1No Beech Tree (T1) by 30% and crown reduce 1No Beech Tree (T2) by 20% protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Objection
11.	21/00485/TPO	30 Kemps Eye Avenue, Shrewsbury. SY3 7QW	Crown reduction of up to 2m of 1No Mature Beech Tree (T1) whilst retaining its shape protected by Shrewsbury and Atcham Borough Council (Kemps Eye Avenue, Belle Vue) Tree Preservation Order 1989	No Objection

12.	21/00208/FUL	2 Ashford Drive, Shrewsbury. SY1 3HH	Application under Section 73A of The Town & Country Planning Act 1990 for the conversion of existing detached garage to habitable room including raising eave height, removal of existing flat roof on garage to be replaced by an insulated pitched roof, erect a glass roof connection between part of back of garage / new pitched roof extension to the single storey kitchen of property	No Objection
13.	21/00233/OUT	Proposed Development Land to The South of Meole Brace Retail Park, Shrewsbury.	Outline Planning Application (all matters reserved other than access) for the development of up to 150 residential dwellings	Representation

Shrewsbury Town Council has accepted the principle of development on this site given its support of the land allocation in the evolving local plan. It therefore remains neutral on the bringing forward of this application ahead of adoption of the Local Plan. This application whilst in outline has highlighted two key areas:

- Traffic – the Town Council has made its position known about its concerns for congestion in this area particularly during its Regulation 18 Submission to the Local Plan. Access to this site is along a very busy dual carriageway and measures to stem the traffic to allow access and egress from the site should not place any further strain on that network, particularly around aspirations to double park and ride usage in the area. Members are also conscious of the fact that this area also acts as a key gateway to the neighbouring parish of Bayston Hill
- Housing Density – Whilst this site is allocated in the local plan for 150 dwellings the indicative plan attached to this application shows 137 houses, compact in their layout, poorly orientated and with no really quality in setting. This allocation level should be reconsidered so that by the time any Reserved Matters application is considered there has been greater consideration of maximising orientation to allow for greater use of renewable energy.

As the applicant is most keen for the provisions of the evolving local Plan to be taken on board, we would also expect that some of the evolving Development Management Plans will also. Of particular interest to the town Council will be how the developer supports:

- SP1 Shropshire Test
- SP2 Climate Change
- SP5 High Quality Design
- DP12 Minimising Carbo Emissions
- DP15 Green Infrastructure
- DP16 Open Space
- DP17 Landscaping New Development

14.	21/00268/FUL	17 Havelock Road, Shrewsbury. SY3 7ND	Formation of dropped kerb, removal of fence and dig out hedge to create access for driveway, installation of an electric charging point for vehicle	No Objection
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15.	21/00297/FUL	32 Oswell Road, Shrewsbury. SY2 5YL	Erection of replacement single storey rear extension and erection of brick boundary wall with infill panels and metal railings	No Objection
16.	21/00306/FUL	257 Copthorne Road, Shrewsbury. SY3 8LP	Erection of two storey side extension and detached open fronted double garage	No Objection
17.	21/00319/FUL	4 Newport Drive, Shrewsbury. SY2 6HZ	Erection of a single storey side and part rear extension together with front porch to provide garage, utility room, shower room and bedroom	No Objection
18.	21/00288/FUL	211 Copthorne Road, Shrewsbury. SY3 8LT	Erection of single storey extension following demolition of conservatory	No Objection
19.	21/00213/LBC	Gap Car Park And 14 Pride Hill, Raven Meadows, Shrewsbury, Shropshire.	Alterations to shop front, installation of shutters, provision of access, removal of internal stud walls, creation of an internal opening, insertion of double door, removal of windows, all associated works	Representation
<p>Shrewsbury Town Council wishes to register its continued concern about the development proposals and the fact they do not accord with the evolving Shrewsbury Big Town Plan. The Local Authority has adopted the original Vision in which this site was part of an aspiration to connect the main retail heart of the town with the river. Council believes that this document should be given material weight in consideration of such applications. Whilst the Design & Access Statement makes reference to the Big Town Plan and the aspirations as above, the Town Council struggles to see how this can be achieved. It would therefore respectfully ask that the Planning Authority seeks solutions about how similar aspirations can be harmonised. The Town Council shall also look to make this point as part of the Shrewsbury Big Town Plan Masterplan Consultation.</p>				
20.	21/00060/FUL	6 Deedes Avenue, Shrewsbury. SY2 6DZ	Erection of single storey rear extension	No Objection
21.	21/00245/FUL	3 Providence Row, Drinkwater Street, Shrewsbury. SY3 8PZ	Erection of a single storey rear extension	No Objection
22.	21/00253/FUL	24 Betton Street, Shrewsbury. SY3 7PJ	Replacement of existing UPVC casement and dormer windows on the front and side elevation; (article 4 direction)	No Objection

23.	21/00262/FUL	116 Sutton Road, Shrewsbury. SY2 6RA	Erection of single storey front and rear extension, with single storey attached side garage	No Objection
24.	21/00386/TCA	Flat 3 Whitehall Mews, Monkmoor Road, Shrewsbury. SY2 5DA	Fell one Leylandii tree within Shrewsbury Conservation Area	No Objection
25.	21/00240/FUL	58 Moreton Crescent, Shrewsbury. SY3 7BZ	Installation of one replacement casement dormer window, one bay box sash window and one first floor box sash window on front elevation (Article 4 Direction)	No Objection
26.	21/00242/FUL	46 Oakley Street, Shrewsbury. SY3 7JY	Alterations including the erection of a single storey rear extension, new render to front and new grey triple-glazed windows and doors throughout	No Objection
27.	21/00207/FUL	Broadreed, 1A Shelton Fields, Shrewsbury. SY3 8PA	Erection of conservatory to link the main property to the annex	No Objection
28.	21/00216/FUL	16 Grange Road, Shrewsbury. SY3 9DF	Erection of a single storey rear extension and single storey side extension following demolition of single storey part; and store and hobbies building following demolition of garage	No Objection
29.	21/00335/TCA	3 Bynner Street, Shrewsbury. SY3 7PB	To fell 1No. Goat Willow within Belle Vue Conservation Area	No Objection
30.	21/00182/VAR	Castle Business Park, Unit 12 Castle Foregate, Shrewsbury. SY1 2EG	Variation of condition 3 attached to planning permission reference 05/0915/F to enable the unit to be used as gym and/or for Indoor sport, recreation or fitness within Class E(d) of The Town and Country Planning (Use Classes) Order 1987 (as amended)	No Objection
31.	21/00304/TPO	33 Adswood Grove, Shrewsbury, Shropshire. SY3 9QG	Crown thin by 30% and crown reduce 1No Oak Tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
32.	20/04828/FUL	The Brewery Development, Longden Coleham, Shrewsbury. SY3 7JD	Installation of automatic gates	Representation

Shrewsbury Town Council recognises that this building has undertaken significant repurposing over the years but continues to respect its industrial heritage and as in previous developments on this site, any works should continue to reflect that including the design of these gates. There appears to be confusion over the design of these gates; the photos suggest something ornate, the brief from the contract suggests something more simple. Members are unanimous in agreement that the more simple in design, completely painted black fits the building better.

33.	21/00127/FUL	51 Reabrook Avenue, Shrewsbury. SY3 7PZ	Erection of a two - storey rear & single storey side extension	No Objection
34.	21/00134/ADV	Unit 8A, Meole Brace Retail Park, Shrewsbury, Shropshire. SY3 9NB	Erect and display an internally illuminated fascia sign	No Objection
35.	21/00250/TCA	Abbey Gardens, English Bridge, Shrewsbury.	Works to trees (see schedule) within Shrewsbury Conservation Area	Permission was granted prior to the meeting
36.	21/00267/TCA	Recreation Ground, St Michaels Street, Shrewsbury	Works to reduce some branches by up to 2.5m of 1No Maple Tree (T1) and pollard some branches to previous pollard points, fell to ground level 1No Red Horse chestnut (T2) and remove branches as indicated on the attached photo of 1No London Plane (T3) within Shrewsbury Conservation Area	Permission was granted prior to the meeting
37.	21/00100/FUL	Unit 1 Monkmoor Trading Estate, Monkmoor Road, Shrewsbury. SY2 5TZ	Sub-division of ground floor retail to form 5 retail units and creation of 18no residential apartments on first floor	Objection

An application to demolish this building and build new housing was considered by the Town council in 2016 and at the time Councillors recognised the value this building place in recognising both its own history but the shaping of the history of the area and all necessary measures should be taken to carefully look after non-designated heritage assets like this. These types of buildings are extremely rare. The Council therefore wishes to place its objections to this application on a number of grounds:

- **EMPLOYMENT** - This site is allocated within the local plan for employment use providing valuable jobs for the area. There is nothing contained within the application which would suggest identified users and retention/creation of employment. Given the precarious nature of non-essential retail at this time, we remain cautious of using the building of individual smaller units as a reason for approval without identified end users.
- **HERITAGE** - the proposals significantly affect the historic integrity of the building. The fenestrations and buttresses of this building are very unique to this type of building and should be preserved and enhanced rather than removed and/or hidden from view.
- **OPENSOURCE** – this type of development triggers the need for open space. The Town Council does not believe that the proposed courtyard quantifies for such an allocation. This is a dense development and is remiss in its provision of amenity space for its occupants. This should not be mitigated offsite given the lack of proximity to public open space in the area

<ul style="list-style-type: none"> • HIGHWAY IMPACT – there development is likely to attract a great car need than has been provided for. The public transport network is such that there is likely to be a reliance on the car. In a location where on-street parking as at a premium, there is no consideration as to the cumulative impact on the highway. This is clearly a concern to local residents in the area. • LANDSCAPING – there is little consideration for landscaping of this site, which will be meaningful, sustainable and attract to the visual amenity of the area. 				
38.	21/00069/FUL	111 Harlescott Lane, Shrewsbury. SY1 3AR	Erection of single storey extension to side and rear	No Objection
39.	21/00247/HHE	6 Comet Drive, Shrewsbury. SY1 4AX	Erection of a rear single storey extension to semi - detached dwelling, dimensions 4.210 metres beyond rear wall, 3.90 metres maximum height, 2.90 metres high to eaves	No Objection

58.2 Schedule of Planning Decisions

The Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 16 January to 5 February 2021

RESOLVED:

That the variance of planning decisions between the period 16 January to 5 February 2021 be noted

58.3 Certificates of Lawful Development

The Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 16 January to 5 February 2021 for noting

a) 21/00089/CPL - Application for a Lawful Development Certificate for the proposed erection of detached double garage/store building (following demolition of existing garage and shed) - 1 Sutton Grove, Shrewsbury SY2 6DN

b) 21/00140/CPL - Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension - 95 Gains Avenue, Shrewsbury SY3 5EJ

c) 21/00291/CPL – Application for a Lawful Development Certificate for the proposed erection of a single storey extension to rear elevation – 11 Leighton Park, Bicton Heath, Shrewsbury SY3 5FS

RESOLVED:

That the applications for Certificates of Lawful Development between 16 January to 5 February 2021 be noted