

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 15th March 2016

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

IN ATTENDANCE Hilary Humphries (Admin Assistant), Stephen Brown (Facility Manager, Caterpillar Shrewsbury), John Mowbray (European Business Manager, Caterpillar Shrewsbury), Richard Cooke (Associate, WYG) and Jonathan Russell (Project Manager, WYG).

APOLOGIES – Councillors Ms J Mackenzie and M Price & Helen Ball (Town Clerk).

114/15 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

None received.

(ii) Declarations of Non-Pecuniary Interest

Shropshire Councillors	<ul style="list-style-type: none">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillors A Bannerman & P Nutting	<ul style="list-style-type: none">As a member of Shropshire Council Central Planning Committee they reserved the right to take a different view of the same applications considered in light of any additional information presented to the Central Planning Committee.
Councillor A Townsend	<ul style="list-style-type: none">Declared a non-pecuniary interest in 16/00812/FUL as the applicant is known to him.

115/15 PROPOSED DEVELOPMENT LAND AT CATERPILLAR, LANCASTER ROAD, SHREWSBURY

Richard Cooke from WYG and John Mowbray from Caterpillar addressed members on the development proposals for land at Caterpillar on Lancaster Road.

It was acknowledged that some members have had a tour of the site and a briefing on the plans. Members were advised that with a change of the manufacturing processes at the site, the existing footprint of the buildings doesn't align with the current scheme of works. There is a commitment by the company to stay in Shrewsbury with significant capital investment with a resultant need to utilise all the assets to reinvest in the current facilities. With spare land capacity, this forms the basis of an application for up to 150 residential properties at the site, although members did question the density of the proposals and would prefer to see fewer properties constructed there.

Members raised the issue of the Public Open Spaces and suggested that the developers liaise with the Town Council in relation to future management of these sites.

Whilst members have no overall concerns about the proposals, issues were raised regarding access to the two sites and the impact that increased traffic will have on an already busy area of the town. Members were advised that access to both the

factory and the residential estate will be from Lancaster Road with a staggered junction and no plans for roundabouts, although there will be access to the residential area via Mount Pleasant Road. However, members expressed concerns that this proposal could lead to traffic from the factory using the residential area as a "rat-run".

The developers plan to submit two planning applications – one as Outline for the residential development and the other as a Full Planning Application for the factory site, where alterations will be made to the existing buildings in the form of a new reception, improved staff welfare and office buildings and car parking facilities for 275 cars.

Members felt that this was a good use of the land and will look at the plans in more detail when the two applications have been submitted.

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

RESOLVED:

That the Town Council awaits the submission of a formal application before making a decision on these proposals.

116/15 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 23rd February 2016 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 23rd February 2016 be approved and signed as a correct record.

117/15 MATTERS ARISING

117.1 (i) 15/05091/FUL - Land Adj 38 Longden Road, Shrewsbury - Erection of two residential dwellings, formation of driveway

Members considered the updated plans for this application and felt that in the light of few obvious changes to the details, that their objections remained the same.

RESOLVED:

That the Town Council writes to Shropshire Council and reiterates its objections to the plans for this site.

117.2 15/05471/FUL - 84 Longden Road, Shrewsbury, SY3 7HW - Erection of a two storey rear extension

Members considered the updated plans for this application and in the light of there being no previous objections by the Town Council, made no further comment.

117.3 16/00423/LPREM – Brew Station, 15 Castle Gates, Shrewsbury, SY1 2AB

Councillor Bannerman advised members that following objections to this Premises Licence Application, the applicant has agreed to amend his proposals and will stop serving alcohol at 23.00hrs and will close the premises at 24.00hrs.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department and removes its objections to this application.

118/15 HIGHWAYS MATTERS

**118.1 13/05124/FUL – Land Opposite Ellesmere Drive, Shrewsbury
Residential development of 75 dwellings (including 8 affordable units), new access, provision of open space and associated landscape and infrastructure improvements**

Members considered Shropshire Council's request for recommendations for street naming proposals for this new development and agreed that as the site is in close proximity to the railway line, that Russell Mulford, a former local journalist and keen steam railway enthusiast, should be honoured. Members suggested both Russell Way and Mulford Way should be proposed to Shropshire Council.

RESOLVED:

That the Town Council writes to Shropshire Council Street Naming & Numbering Department with members' suggestions.

118.2 Sites of Community Concern

Members considered a request for a refuge on Copthorne Road to assist residents of Lock Court, adjacent to the Beacon Pub, to safely cross what was agreed to be a busy road. Members agreed that they would like to see a comprehensive scheme for this road submitted, which incorporates the various requests that have already been submitted.

RESOLVED:

That the Town Council includes this scheme in the list of Sites of Community Concern.

119/15 TREE PRESERVATION ORDERS FOR NOTING

There were no Tree Preservation Orders received.

120/15 PREMISES LICENCE APPLICATIONS

120.1 16/00706/LPREM – SM1, Fish Street/Grope Lane, Shrewsbury, SY1 1UR

Members considered this Premises Licence Application and requested more details of the location of the site, and otherwise raised no objections to the application.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department requesting more information on the location of the premises.

120.2 16/00389/LFVPRE – Ashley's Wine Bar, 9 Shoplatch, Shrewsbury, SY1 1HF.

Members were informed that in the light of the objections submitted for this Premises Licence Application, the Town Council has been invited to a hearing of the Licensing Sub-Committee on Thursday 24 March at Shirehall to put forward its objections in person. After discussing the matter, members agreed that the Town Council's objections should be limited to its written submissions and thus avoid setting a precedent of attendance at such hearings, which should be dealt with on a case-by-case basis.

RESOLVED:

That the Town Council writes to Shropshire Council Licensing Department to confirm that it will not be attending the Sub-Committee hearing for this application.

121/15 PLANNING APPLICATIONS

121.1 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 24 February – 15 March 2016.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1	16/01092/CPL	36 Copthorne Park, Shrewsbury, Shropshire, SY3 8TJ	Application for Lawful Development Certificate for a proposed single storey extension.		No Objection
2	16/01091/FUL	3 Primrose Drive, Shrewsbury, Shropshire, SY3 7TP	Erection of single storey rear extension.		No Objection
3	16/01106/TCA	13 Victoria Road, Shrewsbury, Shropshire, SY3 9HX	To remove 3No 2cm diameter branches of 1No Lilac Tree at 1.2m and crown reduce remainder by 25% within Meole Brace Conservation Area.		No Objection
4	16/01041/FUL	192 Monkmoor Road, Shrewsbury, Shropshire, SY2 5BH	Alterations to existing shop frontage.		No Objection

5	16/01021/LBC	55 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	Renovation/replacement of five windows on front elevation affecting a Grade II Listed Building.		No Objection
6	16/01020/FUL	55 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	Renovation/replacement of five windows on front elevation.		No Objection
7	16/01019/FUL	30 Oakley Street, Shrewsbury, Shropshire, SY3 7JY	Erection of part single and part two storey side and rear extensions following demolition of garage.		Objection

The Town Council feels that these proposals represent an over-development of the site and will have a detrimental effect on neighbouring properties, in particular with respect to the proposed two-storey extension abutting the boundary wall. Members have concerns that there is no open access to the rear of the property with these plans.

8	16/00995/ADV	Former A B C Dental Laboratories, Crown House, Lancaster Road, Shrewsbury, Shropshire, SY1 3LG	Erect and display 1No externally illuminated fascia sign and 6No non illuminated fascia signs.		Support with Comment
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Whilst the Town Council is generally supportive of this application, members are aware of the impact of the proposed illuminated signage on neighbouring residential properties and would like to see conditions imposed whereby the lights are switched off outside business operating hours.

Councillor A Mosley left the meeting.

9	16/01027/FUL	White Cottage, Old Roman Road, Shrewsbury, Shropshire, SY3 9AH	Erection of a single storey rear extension.		No Objection
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10	16/01013/FUL	12 Wellmeadow Drive, Shrewsbury, Shropshire, SY3 8UW	Erection of a single storey side and rear extension and associated works.		No Objection
11	16/00882/FUL	2 Oak Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5BW	Erection of a two storey extension and attached garage.		No Objection
12	16/01006/VAR	Shearmans Hall, Milk Street, Shrewsbury, Shropshire, SY1 1SZ	Variation of Condition No 3 attached to Planning Permission 12/00944/COU dated 24th April 2012 for the Change of use from A1 (hairdressers) to A3 (restaurant/cafe) to change Sunday opening hours.		No Objection
13	16/00900/FUL	23 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS	Erection of bay window and porch to front elevation.		No Objection
14	16/01049/HHE	20 Hamilton Drive, Shrewsbury, Shropshire, SY2 5UH	Erection of a single storey rear extension to semi-detached dwelling, dimensions 3.6 metres beyond rear wall, 3.3 metres maximum height, 2.3 metres high to eaves.		No Objection
15	16/00643/FUL	The Coach House, 12B Betton Street, Shrewsbury, Shropshire, SY3 7NY	Erection of conservatory to side elevation.		No Objection
16	16/00592/LBC	The Coach House, 12B Betton Street, Shrewsbury, Shropshire, SY3 7NY	Works to Listed Building to facilitate the erection of conservatory to side elevation.		No Objection

17	16/00960/FUL	20 Frankwell, Shrewsbury, Shropshire, SY3 8JY	Erection of single storey extension to rear of shop premises.		No Objection
18	16/00944/FUL	19 St Antonys Road, Shrewsbury, Shropshire, SY3 6BE	Erection of a single storey side extension.		No Objection
19	16/00942/FUL	162 Ellesmere Road, Shrewsbury, Shropshire, SY1 2RQ	Erection of detached double garage to include insertion of dormer windows with first floor office/store.		Representation
<p>The Town Council has no objections per se to enhancing buildings within the curtilage of the main property to provide additional facilities. They would however request that conditions are established that ensures that the additional office/storage space remains ancillary to the main property and cannot be sold as a separate residence.</p>					
20	16/00941/FUL	Lucroft Hotel, Castle Gates, Shrewsbury, Shropshire, SY1 2AD	Change of use of guest rooms to shorthold tenancies.		Defer
<p>The Town Council is unable to determine the details of this application from the information provided and would respectfully request that more particulars are available to enable members to consider these proposals in full. Members have concerns in respect of the number of units to be created in the property and what type of occupancy the business is hoping to secure.</p>					
21	16/00935/TPO	126 Steepside, Shrewsbury, Shropshire, SY3 6DR	Works to crown reduce 1No Oak Tree protected by Shrewsbury and Atcham Borough Council (Land adjacent to 126 Steepside, Shrewsbury) Tree Preservation Order 1988.		No Objection

22	16/00985/TPO	5 Topham Drive, Shrewsbury, Shropshire, SY2 6EB	Crown reduce 1 Pine by up to 4m and reshape protected by The Borough of Shrewsbury (Mill Mead School, Sutton Road) Tree Preservation Order 1966 (No1).		No Objection
23	16/00920/FUL	12 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Works to remove render from house and boundary walls to reveal original brickwork.		No Objection
24	16/00908/LBC	Sandford House Hotel, 37 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Internal alterations (to include regularisation works) to re-fit and redecorate affecting a grade II* listed building.		No Objection
25	16/00851/FUL	Radbrook Nursing Home , Stanhill Road, Shrewsbury, Shropshire, SY3 6AL	Erection of extension to provide 20 bedrooms (net 16), alterations to car parking and minor alterations to the front elevation.		Representation
<p>The Town Council has concerns relating to the proposed extension being built on existing car-parking facilities within the development and members feel that the loss of parking will have a detrimental impact on both the Nursing Home and neighbouring properties. Members feel that the additional capacity effected by these proposals will result in more visitors to the site with a corresponding reduction in available space for parking which has the potential to impact on other sites within the vicinity.</p>					
26	16/00832/LBC	15 Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Change of Use from Photographic studio (A2 Financial and Professional Services) and residential apartment (C3) into Wine Bar (A4), including internal alterations.		No Objection

27	16/00831/FUL	15 Hills Lane, Shrewsbury, Shropshire, SY1 1QU	Change of Use from Photographic studio (A2 Financial and Professional Services) and residential apartment (C3) into Wine Bar (A4), including internal alterations.		No Objection
28	16/00855/TPO	The Coach House , Stanley Lane, Shrewsbury, Shropshire, SY3 9DR	Trim branches of 1no. Beech tree within Shrewsbury Conservation Area protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973.		No Objection
29	16/00802/FUL	58 Little Harlescott Lane, Shrewsbury, Shropshire, SY1 3PZ	Erection of two storey side and single storey front and rear extensions.		No Objection
30	16/00240/FUL	Oteley Island, Oteley Road, Shrewsbury, Shropshire, SY2 6QP	Erection of five dwellings and associated access.		No Objection
31	16/00890/HHE	55 Sutton Way, Shrewsbury, Shropshire, SY2 6EE	Erection of a single storey rear extension to attached house, dimensions 3 metres beyond rear wall, 2.3 metres maximum height, 2 metres to eaves.		No Objection
32	16/00794/TPO	1 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UA	To reduce 1 x Copper Beech protected by Shrewsbury and Atcham Borough Council (Mytton Oak Road) Tree Preservation Order 2002.		No Objection
33	16/00767/FUL	50 Broughton Road, Shrewsbury, Shropshire, SY1 4PE	Erection of single storey rear extension.		No Objection

34	16/00734/FUL	50 King Street, Shrewsbury, Shropshire, SY2 5ES	Installation of replacement front door (Article 4 Direction).		No Objection
35	16/00706/FUL	107 Rowton Road, Shrewsbury, Shropshire, SY2 6JA	Erection of one dwelling and single detached garage.		No Objection
36	16/00446/PSP PA	Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Application for prior approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of roof mounted solar panels.		No Objection
37	16/00812/FUL	Dorset Farm , Queen Street, Shrewsbury, Shropshire, SY1 2JS	Change of use from agricultural land to Class A3 food and drink to house a mobile food unit.		Representation

Whilst the Town Council does not object to the principle of the proposals, members have expressed concerns that the application does not include elevational plans to ascertain the nature of the facilities proposed and respectfully request that these are provided as part of the application process. Members have expressed concerns in relation to the function of the site and whether refreshments will be consumed on or off the premises. In addition, members have concerns relating to the impact that traffic, parking, signage and potential litter will have on the surrounding area and the fact that this site is on a recognised flood plain. Members are of the view that any building on this site should be of a high quality and in-keeping with the Conservation Area and feel that these proposals require further clarification to enable them to make an informed decision on the plans.

38	16/00795/FUL	2 Sabrina Terrace, Drinkwater Street, Shrewsbury, Shropshire, SY3 8QD	Conversion of loft to include dormer window and internal staircase.		No Objection
39	16/00600/REM	Proposed Residential Development Land North Of, Nobold Lane, Shrewsbury, Shropshire,	Reserved matters (appearance, landscaping, layout and scale) pursuant to Outline planning permission ref 14/03050/OUT for the erection of 2 no. dwellings.		Defer

The Town Council is unable to determine the details of this application from the drawings submitted and would respectfully request that professional plans are drawn up to enable members to consider these proposals in full.

40	16/00723/FUL	Meole Brace School, Longden Road, Shrewsbury, Shropshire, SY3 9DW	Erection of two 3-bay demountable classroom buildings.		No Objection
41	16/00662/FUL	28 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Modifications to approved application 15/05458/FUL.		No Objection

121.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council which conflicted with Shrewsbury Town Council's comments as registered between 24 February – 15 March 2016.