

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 17 August 2021

Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.

PRESENT

Councillors N Green (Chairman), M Davies, R Dartnall, K Halliday, C Lemon, P Moseley, D Vasmer and B Wall

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager) Michelle Farmer (Planning Committee Clerk)

APOLOGIES

No apologies were received.

35/21 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
------------------------	---

36/21 MINUTES OF THE LAST MEETING

36.1 The minutes of the Planning Committee meeting held on 27 July 2021 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 27 July 2021 be approved and signed as a correct record.

37/21 MATTERS ARISING

There were no Matters Arising for consideration.

38/21 HIGHWAY ORDERS

There were no Highway Orders for consideration.

39/21 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

40/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

41/21 PLANNING APPLICATIONS

41.1 Schedules of Planning Applications

The Deputy 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 17 July – 6 August 2021.

RESOLVED:

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

1.	21/03538/LBC	53 The Mount Shrewsbury Shropshire SY3 8PP	Alterations to The Coach House in association with change of use to self-contained residential annex affecting a grade II listed building	Support with Comment
-----------	---------------------	---	---	-------------------------

The Town Council has no objections per se to this application as the proposals compliment the scene, but Members requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

2.	21/03537/FUL	53 The Mount Shrewsbury Shropshire SY3 8PP	Alterations to The Coach House in association with change of use to self-contained residential annex	Support with Comment
-----------	---------------------	---	---	-------------------------

The Town Council has no objections per se to this application as the proposals compliment the scene, but Members requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

3.	21/03523/FUL	Channing House Holywell Street Shrewsbury SY2 5DB	Conversion and extension of existing basement into self-contained apartment	Support with Comment
-----------	---------------------	---	---	----------------------

The Town Council has no objections per se to this application, but Members have concerns regarding the capacity for spare car parking spaces on the plot and think this needs to be clarified. Members request that conditions are established which ensures that the self - contained apartment remains as this and not a HMO.

4.	21/03519/VAR	Earlyworld Nursery and Pre School Holsworth Park Bicton Heath Shrewsbury SY3 5HJ	Variation of condition 2 (approved drawings) attached to planning permission reference 20/04078/FUL dated 26/11/2020 to allow the repositioning of the modular building	No Objection
5.	21/03802/TCA	145 New Park Road Shrewsbury Shropshire SY1 2SE	Reduce crown by 50% of 1no Fir within Shrewsbury Conservation Area	No Objection
6.	21/03472/FUL	White House 1 Ridgebourne Road Shrewsbury SY3 9AA	Erection of entrance canopy, two storey side extension and single storey rear extension	No Objection
7.	21/03738/TPO	10 Kemps Eye Avenue Shrewsbury SY3 7QW	To remove deadwood and rubbing branches and reduce overlong side limbs by approximately 1-2metres 1no Scots Pine tree protected by Shrewsbury and Atcham Borough Council (Kemps Eye Avenue, Belle Vue) Tree Preservation Order 1989	No Objection
8.	21/03733/TCA	30 Belle Vue Gardens Shrewsbury SY3 7JH	To carry out sectional felling of 1no multi-stemmed Sycamore tree (T1) and reduce side branches, extending over drive and road of 1no Western Red Cedar tree (T2) approximately 1-2m; removing deadwood and rubbing branches within Shrewsbury Conservation Area	No Objection

9.	21/03726/TCA	39 Berwick Road Shrewsbury SY1 2LS	To coppice 1no (15m) Crack Willow (T1), to reduce the height by 4 metres 1no (13m) Alder (T2), to fell to ground level 1no (14m) Norway Maple (T3) and replace with a smaller tree and fell to ground level 1no (16m) Common Ash (T4) with symptoms of Ash dieback within Shrewsbury Conservation Area	Representation
-----------	---------------------	---------------------------------------	--	----------------

Whilst the Town Council do not object to the coppicing/reduction work proposed, Members do object to the felling of the Norway Maple for the reasons of excessive shading. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations for the trees within the Shrewsbury Conservation Area. Members 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.

10.	21/03665/TPO	Land At Shorncliffe Drive Shrewsbury SY3 8TE	To fell 1no Alder tree and replace with 2no Oak trees protected by Shrewsbury and Atcham Borough Council (Shorncliffe Drive, Shelton, Shrewsbury) Tree Preservation Order 1987	Objection
------------	---------------------	---	--	-----------

The Town Council object to this application as no reasons have been given for the felling of the Alder tree which has a TPO. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

11.	21/03488/FUL	8 The Hawthorns Shrewsbury SY3 7NA	Extension of an existing detached dwelling to create a pair of semi-detached dwellings and replacement of the adjacent dilapidated block of four garages with one detached double garage for use with the new dwelling; erection of side extension to the existing dwelling, existing ground floor rear extension and brick-built garden store to be demolished	Objection
------------	---------------------	---------------------------------------	---	-----------

The Town Council object to this application on the grounds of over development. The plans show that the dwelling, which is located on a quiet cul-de-sac, will more than double in size and greatly affect the current street scene. Members agree with comments made with regards to possible overlooking/loss of privacy for neighbouring properties. The proposed new garages also appear to be quite taller than current garages in situ. There are also concerns on how this proposed development will affect the residents of Number 10.

12.	21/03481/FUL	7 Waterside Gardens Shrewsbury SY3 9AG	Erection of a single storey rear glass room extension	No Objection
13.	21/03471/ADV	46 Pride Hill Shrewsbury SY1 1DN	Erect and display 1no non illuminated fascia sign, 1no externally illuminated projecting sign and 1no internally menu board	No Objection
14.	21/03230/ADV	The Darwin Shopping Centre Pride Hill Shrewsbury Shropshire SY1 1BN	Erect and display 2 No non- illuminated fascia signs	No Objection
15.	21/01176/FUL	Edgehill 31 Ridgebourne Road Shrewsbury SY3 9AA	Application under Section 73A of the Town And Country Planning Act 1990 for engineering works in relation to the garden landscaping around the Rad brook including creating a small meander and wetland area	Deferred

Whilst the Town Council has no objections to this application per se and comment that it is an admirable scheme, Members would like to see comments from the Environment Agency and the Ecology Officer before making a decision on this application.

16.	21/03442/REM	Proposed Dwelling North East Of Waters Edge Mill Road Meole Brace Shrewsbury Shropshire	Approval of Reserved Matters (landscaping) pursuant to planning permission 18/04801/OUT for the erection of one dwelling	No Objection
17.	21/03434/FUL	Richmond House Rutland Shrewsbury Shropshire SY1 3QG	Demolition of existing buildings and erection of 11 no. houses and 1 no. bungalow and associated parking, landscaping and amenity spaces	No Objection
18.	21/03435/FUL	32 Sutton Road Shrewsbury Shropshire SY2 6DG	Conversion of existing out house into kitchen area with a single storey extension to the front and new summer house to replace the dilapidated existing timber structure	No Objection
19.	21/03407/FUL	3 Hearne Way Shrewsbury SY2 5SL	Erection of a single storey pitched-roof lounge / dining extension	No Objection

20.	21/03395/ADV	Budgen Motors Ltd Featherbed Lane Harlescott Shrewsbury Shropshire SY1 4NN	Erect and display 1No. internally illuminated freestanding dibond totem sign, 1No. internally illuminated folded aluminium fascia sign and 1No. non illuminated folded aluminium wall mounted sign	No Objection
21.	21/03163/FUL	60 Wenlock Road Shrewsbury SY2 6JT	Demolition of front garden wall and gate to create a gravel driveway with a side path of paving stones leading to the front door with dropped kerb to create parking for one vehicle	No Objection
22.	21/02874/FUL	23 Monkmoor Road Shrewsbury Shropshire SY2 5AG	Alteration to boundary wall, construction of a driveway with dropped kerb access and repaving path to front door	No Objection
23.	21/03650/TCA	Woodford House 14 Longner Street Shrewsbury Shropshire SY3 8QX	To remove new growth front and rear to bring back off pavement by no more than 10% 2no Yew trees (T1&T2) and prune approx 1m new growth away from neighbouring 1st floor balcony 1no Silver Birch tree (T3) within Shrewsbury Conservation Area	No Objection
24.	21/03641/TCA	45 Hawthorn Road Shrewsbury SY3 7NB	To fell 1no Conifer and 2no Pine trees, within Shrewsbury Conservation Area	Objection

Members wish to object to the felling of the trees within the Conservation Area. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations to confirm if the removal of the tree is necessary or if there are alternative suggestions rather than removal.

25.	21/03448/TPO	Bml House Harlescott Lane Shrewsbury SY1 3AY	To crown lift up to 3metres and reduce over extended branches on spread only by up to 10% 1no Pine tree protected by the Shrewsbury & Atcham Borough Council (Harlescott Lane & Vanguard Way) Tree Preservation Order 2006	No Objection
26.	21/03385/FUL	20 Winterton Way Shrewsbury SY3 5PA	Erection of single storey rear extension following removal of existing conservatory	No Objection
27.	21/03384/FUL	3 Bowbrook Gardens Shrewsbury SY3 5BS	Works to raise roof over garage link to create first floor rooms, alterations to fenestration and installation of additional solar panels	No Objection

28.	21/03378/REM	Proposed Care Home Shillingston Drive Berwick Grange Shrewsbury Shropshire	Approval of reserved matters (design and external appearance, landscaping, layout and scale) pursuant to outline permission 17/05325/OUT in respect of a 70 bedroom residential care home (Use Class C2) with associated parking, landscaping and associated works	Objection
------------	---------------------	---	---	-----------

The Town Council objects to this application on the basis that there is not adequate parking capacity on the site which will result in over burden on the nearby streets and disruption to other residents.

29.	21/03357/FUL	46 Pride Hill Shrewsbury SY1 1DN	Installation of extraction equipment	No Objection
30.	21/03316/FUL	145 Conway Drive Shrewsbury Shropshire SY2 5UG	Erection of first floor extension over existing attached garage, conversion of garage to living accommodation and enlarged rear extension	No Objection
31.	21/02931/FUL	Thornes Hall 28 Castle Street Shrewsbury Shropshire	Application under Section 73A of the Town and Country Planning Act 1990 (part retrospective) for the demolition of the boundary wall between 28 and 29 Castle Street and change of use of the car park and land to the rear of 28 and 29 Castle Street to provide domestic garden and extended and re-modelled parking area	Objection

The Town Council strongly object to this application and are extremely disappointed to hear that the wall has been demolished prior to planning permission being granted. Members raised objections to the demolition of the wall on a previous application. There are strongly felt concerns by the Planning Committee that the applicant has disregarded the planning process and the potential precedent this sets for other historic structures in the town.

32.	21/03605/TCA	33 Upper Road Shrewsbury SY3 9JW	Crown reduce by 20% 1no Walnut within Meole Brace Conservation Area	No Objection
33.	21/03604/TCA	14 Albert Street Shrewsbury SY1 2HT	Fell 1no Birch within Shrewsbury Conservation Area	Objection

The Town Council objects to the removal of the tree located within the Shrewsbury Conservation Area, for the reasons of excessive shading. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations to confirm if the removal of the tree is necessary or if there are alternative suggestions rather than removal.

34.	21/03576/TCA	St Julians Church St Alkmonds Square Shrewsbury SY1 1UH	Fell 1no Elder (T1), 1no Laburnum (T7) and 2no Holly (T8, T9) & crown lift so that there will be space for clients to walk underneath the trees unimpeded 5no Holly Trees (T2, T3, T4, T5, T6) within Shrewsbury Conservation Area	Objection
------------	---------------------	---	---	-----------

The Town Council objects to the removal of the trees located within the Shrewsbury Conservation Area. The area is slightly overgrown, but it is part of the character of the area and question if felling is the correct option. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations to confirm if the removal of the tree is necessary or if there are alternative suggestions rather than removal.

35.	21/03625/TCA	4 Lessar Avenue Shrewsbury Shropshire SY3 8NP	Crown reduce by 1-2metres, minor crown lift and crown thin by 10% 2no Oak & reduce in height by 2.4metres 1no Beech within Shrewsbury Conservation Area	No Objection
36.	21/03608/TCA	Lane House Quarry Place Shrewsbury Shropshire SY1 1JN	Reduce back branches overhanging Kingsland Bridge Mansions by 4-5ft from line of Leylandii (See Photo) within Shrewsbury Conservation Area	No Objection
37.	21/03312/FUL	54 Bishop Street Shrewsbury SY2 5HD	Replacement of 7no sets of sash lights	No Objection
38.	21/03296/FUL	62 Longden Road Shrewsbury SY3 7HG	Erection of 2no detached houses with on-site car parking following demolition of existing commercial premises	No Objection

The Town Council raise no objections to this application and comment that the application appears to be planned well and would improve the area.

39.	21/03290/ADV	Care UK Oxbow Manor Oteley Road Shrewsbury Shropshire SY2 6QH	Erect and display various signage (site entrance signage, site descriptive signage, totem pole sign)	No Objection
40.	21/03485/TPO	1 The Lees Bicton Heath Shrewsbury SY3 5BD	Fell 1no Oak & crown reduce by approx. 2m and reshape 1no Oak protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (Ref: SA/457)	No Objection
41.	21/03277/FUL	11 Burnham Avenue Shrewsbury SY2 5LL	Erection of single storey rear extension	No Objection

42.	21/03250/FUL	10 Woodcrest Bicton Heath Shrewsbury Shropshire SY3 5EU	Erection of a two storey side extension (part of which above the existing garage)	No Objection
43.	21/03237/FUL	27 Pride Hill Shrewsbury Shropshire SY1 1DP	Works to facilitate alterations to existing shop frontage, including re-painting of existing fenestration; installation of a new door off St Mary's Street and replacement of external condenser unit	Representation

Whilst the Town Council does not object to this application per se, Members do agree with the comments raised by residents regarding the potential noise and odour issues from the condenser units and would like to ensure that these issues are fully considered in this application.

44.	21/03176/LBC	70A New Street Shrewsbury SY3 8JF	Move internal wall between bedrooms 1 and 2 on the first floor of the property, partly to make a larger bedroom (bedroom 1) but also to reduce the size of bedroom 2 to make this into a home office affecting a grade II listed building	Representation
-----	--------------	-----------------------------------	---	----------------

Whilst the Town Council does not object to this application per se, we would recommend that the Conservation Officer provides their expert advice on this application.

41.2 Schedule of Planning Decisions

The Deputy 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 17 July to 6 August 2021.

RESOLVED:

That the variance of planning decisions between the period 17 July to 6 August 2021 be noted.

41.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 17 July to 6 August 2021 for noting:

- 1) 21/03050/CPL – Application for a Lawful Development Certificate for the proposed erection of a rear garden room – 12 Lonsdale Drive, Shrewsbury.

RESOLVED:

That the applications for Certificates of Lawful Development between 17 July to 6 August 2021 be noted.