

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 23rd April 2019

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, I Jones, Mrs P Moseley, A Mosley, P Nutting and K Roberts.

IN ATTENDANCE

Helen Ball (Town Clerk), Hilary Humphries (Communications Officer), one member of the press and one member of the public.

APOLOGIES

Apologies were received from Councillors D Vasmer & B Wall.

123/18DECLARATIONS 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.
All Councillors	<ul style="list-style-type: none">Declared a personal interest in application 19/01594/FUL as the applicant is known to them.
Councillors N Green and K Roberts.	<ul style="list-style-type: none">As a member of Shropshire Council Central Planning Committee, they reserve 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 N Green	<ul style="list-style-type: none">Declared a personal interest in application 19/01500/FUL as Ward Member and did not participate in the decision.
Councillor P Nutting	Declared a personal interest in application 19/01326/FUL as the applicant is known to him.
Councillor K Roberts	Declared a personal interest in application 19/01326/FUL as the applicant is known to him.

124/18MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 02 April 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 02 April 2019 be approved and signed as a correct record.

125/18MATTERS ARISING

125.1 Reconsultation on Application 19/00035/FUL – 30 Havelock Road

Members reconsidered the amended plans for the above application and considered their comments previously stated remained relevant. No further comments were made.

RESOLVED:

That the Town Council makes no further comments to this application as it considers the Council's original comments still remain relevant.

125.2 Reconsultation on Application 19/00648/ADV – 53-54 Wyle Cop

The committee made no further comment as permission had been granted by Shropshire Council prior to this meeting.

126/18REDUCTION OF LOCAL BUS SERVICES SUBSIDIES – FINANCIAL YEAR 2019/20

Members discussed Shropshire Council's public consultation in relation to the proposed reduction in subsidies for bus services across Shropshire that closes on 6 May.

The Town Clerk endeavoured to find more detail about the proposed cuts, but was advised that the information in the public domain was the only detail available and this was the outcome of a request from budget holders to Arriva as to what could be delivered with a £455k reduction in subsidy.

Members expressed a number of concerns and felt that the proposals would have a detrimental effect on visitor numbers to the town and increase the sense of isolation as well as increase vehicle usage.

Councillor A Mosley joined the meeting at 18.13

Members stated their disappointment at the lack of additional information in the proposals but felt it was necessary that the Town Council highlights the issues affecting Shrewsbury. Whilst Members accepted that the majority of bus services in Shrewsbury are run on a commercial basis and are not

subsidised, it was felt that any changes implemented as a result of the proposals would have an overall impact on people using public transport.

Members discussed issues relating to the Big Town Plan and the need to encourage people to visit the town whilst also minimising car usage within the river loop to help reduce the town's carbon footprint.

Members also expressed their disappointment with the increase in the Park & Ride charges and the loss of the group ticket for this service. This would in effect mean the pricing differential between Park & Ride charges and the town centre parking charges would be so minimal that people would not be incentivised to use the Park & Ride service and subsequently make more town centre directed journeys.

Members agreed that the Town Clerk would draft a detailed response and circulate to all Members for their approval and that the issue would be raised at the forthcoming Annual Town Meeting on 29 April.

RESOLVED:

- (i) That Shrewsbury Town Council considers proposals to reduce Bus Service and Park & Ride Service subsidies a serious and retrograde step to those objectives outlined in the Shrewsbury Big Town Plan by in effect discouraging people from using public transport in favour of the car. It is contrary to the overarching objectives of reducing carbon emissions and improving air quality and will create more social isolation amongst the elderly and young who have no alternative to public transport;**
- (ii) That the Town Clerk drafts a letter on behalf of the Town Council for Circulation for member comment ahead of submitting by the 6th May deadline.**

Councillor P Moseley, one member of the press and one member of the public left the meeting at 18.27.

127/18HIGHWAY ORDERS

There were no Highway Orders for consideration.

128/18TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

129/18PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

130/18 PLANNING APPLICATIONS

130.1 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 27 March and 16 April 2019.

RESOLVED:

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

1	19/01705/VR W106	Benbow Quay, Shrewsbury, Shropshire,	Written request to vary the Section 106 Legal Agreement pursuant to planning permission reference SA/03/1543/F so that 9 of the homes can become affordable rented and the 80% cap lifted on 10 of the remaining shared ownership homes to allow for 100% stair-casing	Stonewater (4) Ltd Suite C, Lancaster Hse Grange Business Park, Enderby Road, Leicester, LE8 6EP)	Representation
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The Town Council has concerns that, if granted permission, this application will further reduce the supply of affordable housing stock in Shrewsbury. Members feel that the views of the Housing Team should be taken into account when deciding this application.

2	19/01686/FUL	The Crown Inn 28 Abbey Foregate, Shrewsbury, SY2 6BT	Erection of 3m high posts to rear garden to facilitate the installation of festoon lighting; internal alterations	Star Pubs And Bars	No Objection
3	19/01687/LBC	The Crown Inn 28 Abbey Foregate, Shrewsbury, SY2 6BT	Internal works to include installation of new flooring, alterations to fixed seating; provision of new fixed seating; installation of glazed panels; re-decoration; external works to facilitate the installation of 3m high posts for lighting	Star Pubs And Bars	No Objection
4	19/01701/FUL	22 Stokesay Avenue, Shrewsbury, SY1 3EU	Erection of single storey rear extension	Mr Mark Rawlings	No Objection
5	19/01702/OU T	Land Adj The Hawthorns Oteley Road, Shrewsbury, SY2 6QN	Outline application for the erection of a two storey dwelling to include access	Mr Alan Robson	No Objection
6	19/01711/FUL	9 Grangefields, Shrewsbury, SY3 9DE	Erection of a single storey side extension following demolition of existing car port	Mr Josh Dorrell	No Objection

7	19/01731/ADV	The Crown Inn 28 Abbey Foregate, Shrewsbury, SY2 6BT	Installation of one externally illuminated projection sign; 3 amenity boards; 2 menu cases; 4 lots of individual lettering; one logo; 2 lanterns and 4 floodlights all to the front elevation	Star Pubs & Bars	No Objection
8	19/01732/LBC	The Crown Inn 28 Abbey Foregate, Shrewsbury, SY2 6BT	Works to Listed Building to facilitate the installation of replacement signage to front elevation with associated lighting	Star Pubs & Bars	No Objection
9	19/01612/LBC	First Floor 3 Market Street, Shrewsbury, SY1 1LE	Change of use of first floor from office use (Class B1) to residential (Class C3) including the removal of the existing first to second floor staircase and installation of a new repositioned staircase affecting a Grade II Listed Building	Marshall Investments	No Objection
10	19/01737/TEL	Communications Mast Shrewsbury Post Office 23 St Marys St, Shrewsbury, SY1 1ED	Prior approval for the proposed installation of telecommunications rooftop upgrade and associated works	Not Available	No Objection
11	19/01659/FUL	7 Sundorne Avenue, Shrewsbury, SY1 4JL	Erection of single storey extension	Mr And Mrs T Brice	No Objection
12	19/01703/TCA	Kingsland Fields Kingsland Road, Shrewsbury, SY3 7AF	Fell 1no Willow & 1no Ash and crown reduce by 1.5-2m 1no Weeping Willow and crown lift to 3.5m 1no Ash within Shrewsbury Conservation Area	Mrs Hazel Hollings	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

Councillor A Mosley left the meeting at 18.45

13	19/01625/FUL	3 Raby Crescent, Shrewsbury, SY3 7JN	Erection of a single storey rear extension	Mr & Mrs Neville	No Objection
14	19/01636/FUL	61 Mardol, Shrewsbury, SY1 1PP	Conversion of the first, second and third floors to create 3no flats	Mr & Mrs Woodroffe	No Objection
15	19/01637/LBC	61 Mardol, Shrewsbury, SY1 1PP	Conversion of the first, second and third floors to create 3no flats affecting a grade II listed building	Mr & Mrs Woodroffe	No Objection

16	19/01640/FUL	1 Cornelia Crescent, Shrewsbury, SY2 5LZ	Erection of a two storey side extension, roof works and demolition of existing garage	Mr Francis	No Objection
17	19/01647/FUL	53 Underdale Rd, Shrewsbury, SY2 5DX	Erection of garage and glazed link extensions, roof alterations, metal cladding, balcony and new windows and doors	Mr & Mrs Mayfield-Blake	No Objection
18	19/01615/FUL	19 Cleveland St Shrewsbury, SY2 5DN	Erection of a single storey extension to rear	Miss Laura Evans	No Objection
19	19/01583/TCA	16 Canonbury, Shrewsbury, SY3 7AH	To reduce height by 30% and lightly trim sides that overhang path/garage and fruit trees 1No Lawson Cypress tree (T1)	Ms Sheperd	No Objection
20	19/01585/TCA	81 Belle Vue Road, Shrewsbury, SY3 7LY	To cut back branches over footpath and trim tree on garden side 1No Yew Tree (T1), repollard to previous pruning points 1No Sycamore tree (T2) and trim branches away from pear tree 1No Yew Tree (T3) within Belle Vue Conservation Area.	Reavey	No Objection
21	19/01594/FUL	37 Regents Drive, Shrewsbury, SY1 2TN	Erection of a two storey rear extension and alterations to single storey roof at front of house	Mrs Jane Mackenzie	No Objection
22	19/01309/VAR	The Orchards , Shepherds Lane, Bicton Heath, Shrewsbury, SY3 5EH	Application under Section 73 and 73A of the Town and Country Planning Act 1990 for removal of conditions 1, 2, 4, 5, 6 and 8 and variation of conditions 3, 7 and 9 attached to planning permission 13/00841/OUT (part retrospective) so that the affordable housing restriction on plot 2 is removed	Castle Homes (Developments) Limited (The Granary C/O Woolstaston Hall, Woolstaston, Church Stretton, SY6 6NN)	Objection

The Town Council objects to this application and the removal of the affordable housing restrictions which reduces the affordable housing supply in Shrewsbury.

23	19/01567/TPO	The Lilacs 110 Abbey Foregate, Shrewsbury, SY2 6BA	To fell 1No Sycamore tree protected by Shrewsbury & Atcham Borough Council (Sunnyfields, Bell Lane) Tree Preservation Order 1983	Mrs Lorna Butler	Objection
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The Town Council objects to this application on the grounds that an established tree will be lost to the local vicinity. Members feel that the felling of this tree will be detrimental to the street scene and respectfully requests that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

24	19/01600/TCA	19 Whitehall Street, Shrewsbury, SY2 5AD	To fell (and replant) 1No Pear tree within Shrewsbury Conservation Area	Mr Mark Beckley	No Objection
25	19/01471/FUL	18 Berkeley Fields, Shrewsbury, SY3 8EJ	Part first floor part two storey side/rear extension inc terrace and change of window style to rear	Mr S Jones	No Objection
26	19/01532/FUL	141 Ellesmere Rd Shrewsbury, SY1 2RA	Erection of a single storey rear extension	Mr And Mrs B Crowther	No Objection
27	19/01326/FUL	11 St Marys Pl, Shrewsbury, SY1 1DZ	Change of use from offices and ancillary uses to one residential unit	Dr Robin Hooper	No Objection
28	19/01496/ADV	Sundorne Retail Park, Building 4 Unit 1 Arlington Way Shrewsbury, SY1 4YA	Erect and display 4No. internally illuminated fascia signs and 1 No. Set of Vinyl graphics to front elevation and 2No. non illuminated fascia signs to rear elevation	Wren Kitchens	No Objection
29	19/01500/FUL	Residential Development Land Adjacent Chronicle House Chester Street, Shrewsbury	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a sixth floor to provide a roof top conservatory with glazed balustrading (revised scheme)	Mr Cory Irvine-Wright	No Objection

As local Councillor for this Ward and having had discussions with the applicant, Councillor N Green played no part in the decision by Members for this application.

30	19/01469/FUL	40 Crowmere Rd, Shrewsbury, SY2 5HX	Erection of two storey extension to front elevation and first floor extension to rear elevation; elevational alterations and insertion of window to rear	Ms H Taylor	No Objection
31	19/01397/FUL	The Gate House Swan Hill, Shrewsbury, SY1 1NQ	Removal of window and installation of sliding doors to the side elevation, replacement of the existing windows and new flue pipe to rear roof slope	Dr Chris Brown	Support with Comment

The Town Council has no objections to this application but Members feel that the flue pipe should not be overtly visible and that the materials and colour palette used should be in keeping with the surrounding properties.

32	19/01443/FUL	16 Clifford Street, Shrewsbury, SY2 5EU	Erection of single storey rear extension, replacement front door and rebuild front wall (revised scheme)	Mrs H Canney	No Objection
33	19/01456/FUL	7 Woodfield Rd Shrewsbury, SY3 8HZ	Erection of detached annexe following demolition of garage	Lesley Machin	Representation

The Town Council has no objections per se to this application but 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.

34	19/01433/FUL	Steam Wagon Inn Mount Pleasant Rd Shrewsbury, SY1 3EP	External alterations which include new timber framed pergola, kerb planting beds and picket fence; Full external re-decoration and cladding; Existing middle window bay to front elevation removed and replace with fully glazed garden access door and side screens installed; New timber framed pergola with framed polycarbonate roof and integral festoon lighting; Front external seating area increased; new kerb planting bed and painted timber picket fence; New weatherboard cladding to wall under the main entrance portico; Existing timber balustrade to ramp removed and replace with new mild steel balustrade to both side to match existing type; Existing Shed/Bar removed and grass area made good/patched; Patch repairs to existing tarmac car park where required; Full internal redecoration; New external Signage & Lighting Scheme	Punch Taverns	Support with Comment
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The Town Council has no objections to this application and welcomes the plans to make improvements to this establishment. Members feel that there is a need to ensure that there are restrictions imposed in relation to the hours and use of the outside space to safeguard the quality of life for neighbouring properties. Members would like to see a restriction of 23.00hrs for use of the outside space.

Independent of this planning application, members saw this as another example whereby the need for planning permission was not being co-ordinated with a need to review the details of the premises licence. Members requested that this be flagged with the Portfolio Holder for Regulatory Services and Planning was not being co-ordinated.

35	19/01321/FUL	Oak Lodge , 33 Hawthorn Road, Shrewsbury, SY3 7NB	Erection of single storey extension to dwelling and refurbishment of detached outbuilding to include reinstatement of pitched roof and Juliet balcony	Mr P King (Oak Lodge, 33 Hawthorn Rd, Belle Vue, Shrewsbury, SY3 7NB)	No Objection
36	19/01301/LBC	Chadeslode House, 130 Abbey Foregate, Shrewsbury, SY2 6AX	Works to insert replacement windows affecting a grade II listed building.	Shropshire Homes Ltd (The Old Workshop , Cross Houses, Shrewsbury, SY5 6JH)	No Objection
37	19/01369/FUL	9 Tudor Gate, Shrewsbury, SY3 8NZ	Works to facilitate alterations to windows and doors to rear of existing dwelling	Mr & Mrs J Shaw	No Objection

38	19/01437/TCA	10 College Hill, Shrewsbury, SY1 1LZ	Crown reduce by up to 30% 1no Walnut & 1no Plum, crown reduce the height and spread by up to 2m of 1no Beech & fell 1no Sycamore within Shrewsbury Conservation Area	Mrs Hill	No Objection
39	19/01351/FUL	The Red Barn 108 Longden Rd Shrewsbury, SY3 7HS	Extension of the car park; creation of walkway with boundary treatment; erection of smoking shelter	Punch Taverns	No Objection
40	19/01356/FUL	British Telecom Town Walls, Shrewsbury, SY1 1TY	Removal of glass from three first floor windows on the south elevation and replacement with aluminium louvre to match existing	British Telecom PLC	No Objection
41	19/01337/ADV	Offices At Lewis Marshall Industrial Estate Harlescott Lane, Shrewsbury, SY1 3AG	Display of one internally illuminated wall mounted sign to side elevation	PGID Ltd	No Objection
42	19/01338/FUL	7 Shelton Hall Gardens, Shrewsbury, SY3 8BS	Erection of single storey rear extension and insertion of a dormer window at first floor above	Mr G Charlton	No Objection
43	19/01363/FUL	1 Roman Road, Shrewsbury, SY3 9AZ	Increase the height of existing wall by three brick courses, infill between the existing brick piers with brickwork and replace existing timber fence along Roman Road with brick wall	Mr & Mrs McLoughlin	No Objection
44	19/01411/TCA	Shelfield House 76 Belle Vue Rd Shrewsbury, SY3 7LU	Fell 1no Cedar of Lebanon within Belle Vue Conservation Area	Mr A Marshall	Representation

The Town Council feels that the loss of a significant tree in the Conservation Area will be detrimental to the local street scene and Members respectfully request that the Shropshire Council Tree Officer visits the site and provides expert assessment and recommendations.

45	19/01419/TCA	Smithfield Road, Shrewsbury, SY1 1PG	Pruning work to 12no London Plane (See Report) within Shrewsbury Conservation Area	Mr Ian Walshaw	No Objection
46	19/01420/TPO	5 The Redlands Laundry Lane, Shrewsbury, SY2 6ER	Crown reduce by 30% 1no Beech protected by the Shrewsbury & Atcham Borough Council (Laundry Lane) Tree Preservation Order 1983 (Ref: SA/110)	Miss Louise Dwyer	No Objection

130.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 27 March and 16 April 2019.