

SHREWSBURY TOWN COUNCIL

Planning Committee

**Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 14 May 2019**

PRESENT

Councillors N Green (Chairman), I Jones, Mrs K Halliday, K Roberts & Mrs R Wall.

IN ATTENDANCE

Helen Ball (Town Clerk) and Rebecca Oliver (Committee Clerk) and three members of the public.

APOLOGIES

Apologies were received from Councillors J Dean and P Nutting.

131/18DECLARATIONS 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.
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.

132/18MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 23 April 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 23 April 2019 be approved and signed as a correct record.

133/18MATTERS ARISING

133.1 Reconsultation on Application 19/01241/FUL - 169 Wenlock Road

Members reconsidered the amended plans for the above application and raised no concerns.

RESOLVED:

That the Town Council remains supportive of the latest proposals and raised no concerns.

133.2 Reconsultation on Application 19/00137/FUL – 28 Broadway Close

Members considered the latest plans which show a reduction in the size of the extension. Members were happy with the amended plans and expressed a wish to remove their previous concerns to this application.

RESOLVED:

That the Town Council notes the changes to application 19/00137/FUL and amends its comments to remove its objection.

133.3 Re Min 130/18/34 – Representations to Regulatory Services Portfolio Holder

The Town Clerk confirmed that she had written to Councillor Robert Macey, Portfolio Holder for Regulatory Services regarding the disconnect between Planning & Licensing and was still awaiting a response. Members suggested that the Town Clerk invite him to a future meeting.

134/18REVIEW OF A-BOARD POLICY AND PROCESS

Members were in receipt of a briefing note regarding managing the use of A-boards from Shropshire Council's Traffic Manager Gary Parton. Shropshire Council replaced SABC's robust policy for Shrewsbury with a countywide policy, but due to a lack of resources, the policy rules could not be enforced.

Members agreed that in some areas of town the A-boards provide a hazard to wheelchair users, some are used to claim land, they spoil the street scene and get in the way of outdoor seating areas. Members consider one board per business as sufficient and supported standardising the design of boards. Members agreed that the Shrewsbury Business Improvement District would be in a good position to working with the Town Council to develop a Shrewsbury specific policy. Members also agreed that an enforcement plan is essential and should be applicable to all businesses and organisations, including Shropshire Council.

RESOLVED:

That the Town Council supports the development of a Shrewsbury Specific Policy on A-Boards and seeks Shropshire Council's support to develop such a policy in conjunction with the Shrewsbury Business Improvement District.

135/18HIGHWAY ORDERS

There were no Highway Orders for consideration.

136/18TREE PRESERVATION ORDERS

136.1 One Cedar Tree - Land at Sheffield House, 76 Belle Vue Road

Members noted that Shropshire Council had issued a Tree Preservation Order on a Cedar Tree, which had been the subject of their planning objections at the previous meeting.

136.2 Numerous trees – off Oteley Road, West of Sutton Grange Drive

Members noted that Shropshire Council had issued Tree Preservation Orders on a number of trees off Oteley Road, West of Sutton Grange Drive; this was the result of some unauthorised tree works.

137/18PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

138/18PLANNING APPLICATIONS

138.1 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 17 April – 07 May 2019.

RESOLVED:

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

1	19/01956/FUL	Millbrook House Alan Gutridge Drive, Shrewsbury, SY3 9BG	Erection of single storey side extension	Mrs E Blower	No Objection
----------	--------------	--	---	--------------	--------------

2	19/01970/FUL	Shrewsbury College Of Arts & Technology, London Rd, Shrewsbury SY2 6PR	Erection of a temporary, free standing, demountable building to house a brickwork practical area	Mr Mark Green	No Objection
3	19/01928/TPO	34 Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FT	Reduce by approximately 25% by crown lifting/thinning to 1no Holly Tree, 1no Sycamore and 2no Horse Chestnut (which also include a reduction of height) & fell 1no Ash protected by SABC (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004)	Mrs Lisa Carpenter	Representation

In light of the number of Ash trees lost to Ash dieback recently, the Town Council feels all healthy specimens should be preserved where possible. They respectfully request that Shropshire Council's Tree Officer visits the site and provides his advice to determine if the removal of the Ash tree is the only option. If the works are granted, 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.

4	19/01989/TCA	37 Trinity Street, Shrewsbury, Shropshire, SY3 7PF	Crown reduce by 2m 1no Sycamore & fell sapling of 1no Sycamore within Belle Vue Conservation Area	Miss Sue Newton	No Objection
5	19/01988/TCA	Holy Trinity Church Belle Vue Road, Shrewsbury, SY3 7LL	Fell 1no Western Red Cedar within Belle Vue Conservation Area	Mr Paul Kelly	Representation

The Town Council cannot support the felling of a seemingly healthy tree and do not consider this significant specimen to hinder the development of the community garden. They respectfully request that the Tree Officer conducts a site visit and provides his advice

6	19/01918/OUT	Proposed Residential Dwelling 38 Roman Road, Shrewsbury, SY3 9AT	Outline application for the erection of a single dwelling to include utilising existing access off Ridgebourne Road	Mr J Edwards	Objection
---	--------------	--	---	--------------	-----------

The Town Council objects to this application on the grounds of both Backland Development as well as overdevelopment of the site. Members feel that this development is wholly out of context with the established setting of housing on Ridgebourne Road which have open plan frontages

7	19/01906/FUL	2 Arbourne Gardens, Shrewsbury, Shropshire, SY3 7HA	Erection of single storey rear and first floor side extensions and associated alterations (revised scheme)	Mr & Mrs B O'Donnell (2 Arbourne Gardens, Shrewsbury, SY3 7HA)	No Objection
8	19/01925/TCA	114 The Mount, Shrewsbury, Shropshire, SY3 8PG	To remove 2No Leylandii Trees within Shrewsbury Conservation Area.	Mr Martin Lewis	No Objection
9	19/01863/FUL	105 Hereford Road, Belle Vue, Shrewsbury, SY3 7QZ	Erection of a single storey rear extension with internal alterations	The Laundry Room	No Objection
10	19/01706/LBC	70A New Street, Shrewsbury, Shropshire, SY3 8JF	Various Internal and external alterations to include removal of partition wall and alterations to door openings affecting a Grade II Listed Building	Mr David Hall	No Objection
11	19/01845/TCA	14 West Hermitage, Shrewsbury, Shropshire, SY3 7JP	To fell 2No Ash trees (and replace with Birch varieties) within Shrewsbury Conservation Area	Mrs Gaynor Gravestock	Representation

In light of the number of Ash trees lost to Ash dieback recently, the Town Council feels all healthy specimens should be preserved where possible. They respectfully request that Shropshire Council's Tree Officer visits the site and provides his advice to determine if the removal of the Ash tree is the only option. If the works are granted, 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.

12	19/01857/FUL	6 Hardwick Dr Shrewsbury, SY3 8UZ	Erection of a porch to front elevation	Mr Brian Stallard	No Objection
13	19/01710/FUL	31 Castle Street, Shrewsbury, SY1 2BQ	Change of use from retail unit (A1) to bar (A4)	Millar / Pook / Pook (3 Barker Street)	Representation

Whilst the Town Council does not object to the principle of this address becoming a bar, members would like to see the closing hours revised to 11pm out of respect for the residents living above premises in this vicinity.

Three members of the public joined the meeting.

14	19/01661/FUL	Former Congregational Church, Coton Hill, Shrewsbury, Shropshire, SY1 2DP	Conversion and extension of a former Church into 9 residential apartments with associated car parking	Verve Church (Mr Neil Russell, Nit 3, Monkmoor Construction Village, 292 Monkmoor Rd Shrewsbury, SY2 5TF)	Objection
-----------	--------------	---	---	---	-----------

The Chairman allowed representations from three residents who lived in the vicinity of the Congregational Church and believed that they would be adversely affected by the plan proposals. Members supported their concerns.

Shrewsbury Town Council objects to the application on the following grounds:

- This development site is in very close proximity to neighbouring residents of Broome Place and no regard has been given to the loss of privacy to those residents whose properties shall be overshadowed by the glassed extension thereby suffering from loss of light and privacy;
- The building is of particular historical importance and significance to the street scene and the choice of extension is out of proportion with the original building. Members noted that there has been a significant shift in scale since the previous iteration and this current plan does nothing to preserve or enhance the area.
- It is considered the choice of materials, particularly the zinc cladding as unsympathetic to the building and the Conservation Area in which it sits. Quite close by there are other building which have used a more appropriate pallet of modern materials and members would prefer to see wood cladding considered.
- Members note that parking is by way of underground parking; they would like to be assured that this is constructed in such a manner so as to be accessible by emergency vehicles.

Three members of the public left the meeting.

15	19/01850/FUL	112 Underdale Road, Shrewsbury, SY2 5EF	Erection of single storey rear extension (revised scheme)	Mr & Mrs Bellis	No Objection
16	19/01821/FUL	St Georges Junior School Woodfield Rd, Shrewsbury, SY3 8LU	Erection of outdoor shelter building on edge of playing fields	St George's Junior School	No Objection
17	19/01891/TCA	Whitehall Mansion Monkmoor Rd Shrewsbury, SY2 5AP	Reduction in height of 8no Yew (See Schedule) and removal of epicormic growth of 3no Lime within Shrewsbury Conservation Area	Dr Simon Reid	No Objection
18	19/01892/TCA	The Gatehouse Whitehall Monkmoor Rd Shrewsbury, SY2 5AQ	Reduce in height by 3.6m and crown lift 1no Lawson Cypress within Shrewsbury Conservation Area	Mrs T. Redmond	No Objection

19	19/01835/FUL	148 Longden Road Shrewsbury, SY3 7HU	Erection of a 2 bay wood frame open front garage with concrete foundations	Mr Adam Witort	No Objection
20	19/01794/FUL	9 Deedes Ave , Shrewsbury, SY2 6DZ	Erection of extension to rear of detached garage building	Mr A Llewelyn	No Objection
21	19/01786/FUL	31 St Michaels Gate, Shrewsbury, SY1 2HL	Erection of a single storey rear extension	Mr & Mrs A Thompson	No Objection
22	19/01803/FUL	44 Hamilton Drive, Shrewsbury, SY2 5UH	Erection of single storey rear extension and first floor side extension	Mr S Morgan-Cullen	No Objection
23	19/01782/FUL	Former Oteley Bungalow Sutton Grange Drive, Shrewsbury, SY2 6QJ	Demolition of existing bungalow and ancillary buildings and erection of 45 No apartment buildings and associated vehicular and pedestrian access	Morris And Co.	Representation

Whilst Members are not opposed to the principle of developing this site, they object to the four-storey aspect of the buildings and have concerns over the density of the site. With that regard, the Planning Committee has asked that the Applicant attends the next scheduled Planning Committee meeting on 04 June to present their proposals. The Town Council will forward a revised comment thereafter.

24	19/01783/FUL	Upper Floors 29A - 31 Princess Street, Shrewsbury, SY1 1LW	Change of use of the upper floors (1,2,3) to C3 to one apartment; repair of roof; reduction in chimney height and replacement windows to the rear; internal alterations to layout	Cuentos Properties Ltd	No Objection
25	19/01784/LBC	Upper Floors 29A - 31 Princess Street, Shrewsbury, SY1 1LW	Change of use of the upper floors (1,2,3) to C3 to one apartment; repair of roof; reduction in chimney height and replacement windows to the rear; internal alterations to layout affecting a Grade II* Listed Building	Mr Rob Story	No Objection

26	19/01855/HHE	23 Leamore Crescent, Shrewsbury, SY3 7QB	Erection of a Rear Extension to a Semi-Detached Dwelling, Dimensions 4.2 Metres Beyond the Rear Wall, 2.7 Metres Maximum Height and 2.4 Metres High to Eaves	Mr K Edwards	No Objection
27	19/01790/FUL	First Floor 3 Market Street, Shrewsbury, SY1 1LE	Change of use from office Class B1(a) to a 1-bedroom residential apartment (Class C3)	Marshall Investments	No Objection
28	19/01793/LBC	Severn Bridge Junction Underdale Rd, Shrewsbury,	Works to facilitate the replacement of windows, allowing the installation of double glazed units and the replacement of areas of timber match board cladding	Network Rail	Support with Comment

The Town Council welcomes these works to maintain what has become a treasured historic icon of the town with national interest.

29	19/01772/TCA	Oak Lodge 33 Hawthorn Road, Shrewsbury, SY3 7NB	Fell 1no Sycamore (T1) within Belle Vue Conservation Area	Mr Paul King	No comment as permission was granted prior to the meeting.
30	19/01712/FUL	75 The Mount, Shrewsbury, Shropshire, SY3 8PL	Replacement garage with new garage, store, log store and ancillary accommodation at first floor level (coach house), extension to existing dining room and replacement window	Mr And Dr A And H Millar	Objection

The Town Council objects to this application as it considers the plans to be overdevelopment of the site with potential overlooking issues, which would impact on the neighbouring properties. If approval is granted, members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

31	19/01713/LBC	75 The Mount, Shrewsbury, Shropshire, SY3 8PL	Replacement garage with new garage, store, log store and ancillary accommodation at first floor level (coach house), extension to existing dining room and replacement window	Mr & Dr A & H Millar	Objection
-----------	--------------	---	---	----------------------	-----------

The Town Council objects to this application as it considers the plans to be overdevelopment of the site with potential overlooking issues, which would impact on the neighbouring properties. If approval is granted, members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

32	19/01730/FUL	10 Mayfield Drive, Shrewsbury, SY2 6PB	Erection of a detached dwelling and garage following demolition of existing	Mr And Mrs Smith	No Objection
-----------	--------------	---	---	------------------	--------------

138.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 17 April – 07 May 2019.