

SHREWSBURY TOWN COUNCIL

Planning Committee

Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR

At 6.00pm on Tuesday 16 July 2019

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, Ms K Halliday and P Nutting.

IN ATTENDANCE

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer) and four members of the public.

APOLOGIES

Apologies were received from Councillors K Pardy and K Roberts.

16/19 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

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| 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 19/03022/TCA as the applicant is the Town Council. |
| Councillors J Dean and N Green. | <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 P Gillam | <ul style="list-style-type: none">Declared a personal interest in application 19/02266/FUL as a family member is a resident in the adjacent property. |
| Councillor P Nutting | <ul style="list-style-type: none">Declared a personal interest in application 19/02888/TCA as the applicant is known to him. |

17/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 25 June 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 25 June 2019 be approved and signed as a correct record.

18/19 MATTERS ARISING

There were no matters arising.

19/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

20/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

21/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

22/19 PLANNING APPLICATIONS

22.1 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 19 June – 9 July 2019.

RESOLVED:

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

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|----------|--------------|---|--|---------------|----------------------|
| 1 | 19/02945/TCA | 109 The Mount, Shrewsbury, Shropshire, SY3 8PH | Reduce by half its height and trim branches of 1no Holly, reduce by third of height 1no Elm & reduce the side branches away from wall of 1no Fir within Shrewsbury Conservation Area | Patricia Lowe | No Objection |
| 2 | 19/02953/FUL | 76 Berwick Road, Shrewsbury, Shropshire, SY1 2NF | Alterations and extension to existing garage | Mr N Hayes | Support with Comment |

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.

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| 3 | 19/02987/FUL | 61 Belvidere Road, Shrewsbury, Shropshire, SY2 5LY | Erection of two storey front extension | Mr And Mrs Thaw | No Objection |
| 4 | 19/03022/TCA | Land At The Quarry Adjacent 6 Quarry Place, Shrewsbury, Shropshire, SY1 1JN | Crown reduction between 2-3metres to appropriate pruning points, removal of selected branches and re-shaping & balancing of crown of 1no Horse Chestnut within Shrewsbury Conservation Area | Mr Mike Pugh | No Comment |
| 5 | 19/02880/FUL | Land Off Red Barn Lane, Shrewsbury, Shropshire, | Erection of 5no detached dwellings and garages, construction of access and associated infrastructure | Mrs V Hughes | Objection |

The Town Council objects to this planning application on the following grounds:

- This parcel of land was proposed as part of the recent local plan review and was not considered further as it did not meet the conditions around sustainability
- Members have concerns that these proposals, on part of a vital green corridor into the town, will set a dangerous precedent for future development in this area and will have a major impact on the landscape amenity of this valley. The Rea Valley should be preserved as a green corridor at all costs.
- The Shrewsbury Big Town Plan (now adopted by Shropshire Council and used as a material consideration in the planning process) identifies the need to retain, preserve and enhance the green network. This is one such network.
- Members also have concerns in relation to the ecological impact of these proposals on the local environment and feel that it is vital to maintain an undeveloped green corridor in this part of the town.
- There are also concerns in relation to the narrow access road for the proposed development and its ability to connect safely with Longden Road particularly since the primary route arcs at this stage and will impact on the site lines egressing the site.
- It is noted that gardens are to back down to the Rea brook. This change from agricultural land to domestic use is not suitable for in this location.
- Members question the needs assessment for the development of such large properties in this area.
- Members have concerns in relation to the visual amenities and the impact on the local area if this application is granted permission.

Two members of the public left the meeting at 18.17

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| 6 | 19/02907/FUL | 2 Coniston Road, Shrewsbury, Shropshire, SY1 4EB | Erection of 1 No dwelling with on-site parking and alterations to existing vehicular access | Mr Andrew Williams | Objection |
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The Town Council objects to this application on the grounds that it is an overdevelopment of a small site. Members feel that if permission was granted, this would set a dangerous precedent for other properties in the vicinity. With the majority of corner properties in this area positioned at an angle, Members feel that the proposed property would have an adverse impact on not only the street scene, but also the amenity provision of both the existing dwelling and the new-build. Members have concerns in relation to the limited space available for vehicles to access and egress the property from Coniston Road.

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| 7 | 19/02922/FUL | 114 London Road, Shrewsbury, Shropshire, SY2 6PP | Erection of a two storey rear extension | Mr James Hobbs | No Objection |
| 8 | 19/02944/FUL | 29 Fairlawn Avenue, Shrewsbury, Shropshire, SY3 9QQ | Proposed replacement garage with office at first floor | Mr Andrew Marpole | No Objection |
| 9 | 19/02948/ADV | 11 Pride Hill, Shrewsbury, Shropshire, SY1 1DQ | Installation of new fascia lettering and projection sign | Mr John Walsh | No Objection |
| 10 | 19/02957/TPO | 3 Lonsdale Drive, Shrewsbury, Shropshire, SY3 9QJ | To crown lift to 5m from ground level 2No Beech trees protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 | Mrs Grainger | No Objection |
| 11 | 19/02871/VAR | Toddlers Play Area Sandhurst Meadows, Shrewsbury, Shropshire, | Removal of condition numbers 19 and 20 attached to planning permission reference SA/06/1667/DDM dated 29/05/2007 to allow for removal of the play area | Sevenside Housing Association | Objection |

The Town Council objects to this application as Members feel that provision of play areas is a fundamental requirement for all developments and that despite the reported anti-social behaviour, this site should be retained as a play area, especially as there are no other play areas within safe walking distances of this site. Members would like to see a review of provisions to tackle ASB put in place for the benefit of local residents.

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| 12 | 19/02872/FUL | Playground At Sandhurst Meadows, Shrewsbury, Shropshire, | Change of use of the existing derelict playground into a car park to provide 7 parking spaces to be used by the local residents and their visitors | Sevenside Housing Association | Objection |
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The Town Council objects to this application as Members feel that provision of play areas is a fundamental requirement for all developments and that despite the reported anti-social behaviour, this site should be retained as a play area, especially as there are no other play areas within safe walking distances of this site. Members would like to see a review of provisions to tackle ASB put in place for the benefit of local residents.

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| 13 | 19/02874/FUL | 91 Woodfield Road, Shrewsbury, Shropshire, SY3 8HU | Erection of a two storey extension to rear | Mrs Hilary Holden | No Objection |
| 14 | 19/02877/ADV | Greenhous Vauxhall Old Potts Way, Shrewsbury, Shropshire, SY3 7ET | Installation of 1 x internally illuminated entrance sign, 2 x internally illuminated service and parts wall mounted sign and 1 x internally illuminated service and parts pole sign | VAUXHALL - GREENHAUS | No Objection |
| 15 | 19/02930/TPO | 5 White Bank Bicton Heath, Shrewsbury, Shropshire, SY3 5AY | To carry out a 2 meter overall crown reduction and removal of secondary growth from the trunks up to spring of the crown 1No Oak tree protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008 | Mr Derek Sear | No Objection |
| 16 | 19/02695/LBC | Umai Japanese Restaurant, 2 Golden Cross Passage, Shrewsbury, Shropshire, SY1 1SY | Installation of replacement entrance door and side screen affecting a Grade II Listed Building | A R Manley And Son Ltd (Somerwood, Rodington, Shrewsbury, SY4 4RF) | No Objection |
| 17 | 19/02672/ADV | Unit 1 Lewis Marshall Industrial Estate, Harlescott Lane, Shrewsbury, Shropshire, SY1 3AG | Consent to display one internally illuminated wall mounted sign | Mr E Youngman | No Objection |
| 18 | 19/02563/FUL | 18 Swiss Farm Road, Shrewsbury, Shropshire, SY3 8XB | Application under section 73A of the Town and Country Planning Act 1990 for the erection of a rear extension | Mr Max Rogers | No Objection |
| 19 | 19/02521/FUL | 26 Rydal Avenue, Shrewsbury, Shropshire, SY1 4DY | Erection of two storey rear extension | Mr Price | No Objection |
| 20 | 19/02266/FUL | New Zealand House, 160 - 162 Abbey Foregate, Shrewsbury, Shropshire, | Refurbishment and extension of office block to form 26 open market apartments; formation of third floor; erection of full height extension to the rear; formation of car parking and landscaping scheme; to include some demolition | Morris Property Limited (Fao: Mr S Pummell, Welsh Bridge, Shrewsbury, SY3 8LH) | Objection |

Whilst the Town Council has no objections to the principle of development of this site, Members raised a number of concerns as follows:

- Members feel that the proposals represent an over-development of the site and that there are potential problems in relation to the rights to light for the adjacent properties.
- The additional floor will have an impact on not only the neighbouring properties but will also have a detrimental impact on the existing traditional building line and the street scene in context to the adjacent heritage properties.

- Much effort has been made by separate developers along Abbey Foregate to build properties that are respectful of the street's position of a major gateway into the town.
- Members have concerns in relation to the loss of established trees to accommodate the re-development of this site.
- Members would like to see a robust defence of the provisions of the recently declared Climate Emergency under CS6 4.78 and 4.79.

Two members of the public left the meeting at 18.37

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| 21 | 19/02052/FUL | 36 Wyle Cop, Shrewsbury, Shropshire, SY1 1XF | Application under Section 73a of the Town and Country Planning Act for the conversion of first floor, second floor and loft space to two residential flats | Mr A Khan (296 Baldwins Lane, Hall Green, Birmingham, B28 0XA) | No Objection |
| 22 | 19/02505/FUL | 52 The Paddocks, Bicton Heath, Shrewsbury, Shropshire, SY3 5EP | Erection of two storey side and single storey rear extensions | Mr And Mrs Lugtu | No Objection |
| 23 | 19/02291/FUL | 51 Copthorne Drive, Shrewsbury, Shropshire, SY3 8RX | Erection of first floor rear extension | Mr And Mrs D Howells | No Objection |
| 24 | 19/02912/TCA | 7 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN | Crown reduce by 15% and crown thin by 10% 1no Copper Beech within Shrewsbury Conservation Area | Mrs Jo Ward | No Objection |
| 25 | 19/02858/TCA | Land Between Longden Road And Beehive Lane, Shrewsbury, Shropshire, | To carry out various works (as per schedule) to trees at Kingsland Fields, within Shrewsbury Conservation Area. | Mr K Nakhla | Representation |

The Town Council feels that the loss of these trees in the Conservation Area will be detrimental to the Rea Valley and Members respectfully request that the Shropshire Council Tree Officer visits the site and provides expert assessment and recommendations. Members also respectfully request that the Ecology Officer provides expert advice on the natural habitats in the area.

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| 26 | 19/02862/TCA | Land Adjacent To 1 Lime Terrace Lime Street, Shrewsbury, Shropshire, SY3 7EE | To reduce height to 18ft and spread to 10ft 1No Damson tree and reduce height to 25ft and spread to approx 7ft 2No Sycamore trees within Shrewsbury Conservation Area. | Miss Jacqueline Grady | No Objection |
| 27 | 19/02888/TCA | Prospect House, Suite 2 Belle Vue Road Shrewsbury, Shropshire, SY3 7NR | Reduce by 1.5m 1no Sycamore, 1no Cedar & 1no Leylandii Cypress (See Schedule) within Belle Vue Conservation Area | Mrs Coward | No Objection |

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| 28 | 19/02432/VAR | Development Land West Of 11, Pengrove, Shrewsbury, Shropshire, | Variation of condition No.1 for a minor amendment to the approved plans to allow for minor changes to the design of the house on plot 1 only, pursuant to 17/01377/VAR: Variation of condition no.2 (approved plans) pursuant to 16/02462/VAR (13/02527/FUL (allowed on appeal)) to allow for changes in design to both approved properties) | Mr P Hargrave (Forge Barn, Harley, Shrewsbury, Shropshire, SY5 6LX) | No Objection |
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Whilst the Town Council is aware that this has been a contentious planning application over the years, Members would like to see amended proposals in relation to the building materials used to help soften the impact of the property in the landscape when viewed from across the river in a Conservation Area.

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| 29 | 19/02755/FUL | 8 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT | Erection of single storey rear extension following demolition of existing extension and part of garage | Mr & Mrs David Burford | No Objection |
| 30 | 19/02769/FUL | Flax Mill St Michaels Street, Shrewsbury, Shropshire, SY1 2SZ | Off site improvements to road junctions and new pedestrian / cycle crossings and entrances into the development site. On site new access road, pavements and pedestrian / cycle routes and external lighting to detail | Mr A Godfrey | No Objection |
| 31 | 19/02784/FUL | 20 Underdale Avenue, Shrewsbury, Shropshire, SY2 5DY | Erection of single storey rear extension with minor internal alterations following demolition of existing utility room (revised scheme) | Mr & Mrs Parkes | No Objection |
| 32 | 19/02792/FUL | Subway 3 St Marys Street, Shrewsbury, Shropshire, SY1 1DS | Installation of an extraction grill to the front of Crown House | Mr Mike Gries | No Objection |
| 33 | 19/02794/LBC | 8 The Armoury Wenlock Road, Shrewsbury, Shropshire, SY2 6PA | Internal alterations to allow No 8 The Armoury to be incorporated into No 10 The Armoury, replacement of existing windows, alterations to associated services affecting a Grade II Listed Building | Mr & Mrs England | No Objection |
| 34 | 19/02797/FUL | 55 Copthorne Road, Shrewsbury, Shropshire, SY3 8NW | Erection of single storey rear extension including new boundary wall | Ms Lale Tuncer | No Objection |
| 35 | 19/02838/TCA | 80 Upper Road, Shrewsbury, Shropshire, SY3 9JP | To trim back the thinner horizontal branches on the building side by about 1.5 metres and trim a minimum (less than 1.5 metres) amount from the branches on the other sides 1No Silver Birch tree within Meole Village Conservation | Mrs Erika Boak | No Objection |

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| | | | Area. | | |
| 36 | 19/02754/FUL | 41 Kennedy Road, Shrewsbury, Shropshire, SY3 7AA | Erection of single storey rear and orangery extensions, first floor extension, replacement garage and new garden wall | Mr & Mrs Woodcock | Representation |

The Town Council does not object to the principle of the proposals for this dwelling, but feels that there is the potential for over-development of the site. Members have noted the comments of Shropshire Council's Tree Officer and concur with the recommendations made. Members have also noted the comments of Shropshire Council's Conservation Officer and whilst they are in agreement with the comments made, they would like the Conservation Officer to clarify their position in relation to the overall scheme proposed.

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| 37 | 19/02681/FUL | Land Adj 102 Priory Ridge Longden Road, Shrewsbury, Shropshire, | Erection of two detached single storey dwellings and associated alterations | Mr Hinds | No Objection |
| 38 | 19/02803/TPO | Boundary Between 2-3 Leeswood Court, & 31 Pensfold Bicton Heath, Shrewsbury, Shropshire, SY3 5HQ | Crown reduce by 3metres 5no Ash protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref: SA/456) | Mrs Hazel Corfield | 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.

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| 39 | 19/02658/TCA | 2 Park Avenue, Shrewsbury, Shropshire, SY3 8JG | Remove 2no Conifer, 1no Yucca, 1no Yew and 18ft of Laurel hedge & reduce height by approx. 2metres 1no Yew within Shrewsbury Conservation Area | Mr Charles Austin | Representation |
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The Town Council feels that with the loss of so many trees in the Conservation Area that this 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

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| 40 | 19/02713/FUL | 3 McGredy Drive, Shrewsbury, Shropshire, SY2 5NF | Erection of single storey extension to the rear and proposed garden room | Ms J Tritton | Support with Comment |
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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.

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| 41 | 19/02768/TCA | 20/21 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB | Fell 1no Sycamore within Shrewsbury Conservation Area | Mr David Knight | Representation |
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The Town Council feels that the loss of this 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.

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| 42 | 19/02650/FUL | 12 Coldridge Drive, Shrewsbury, Shropshire, SY1 3YT | Erection of side and rear two storey extension to incorporate existing garage as residential | Mr & Mrs Roger Louise Berkley | No Objection |
| 43 | 19/02670/FUL | 41 High Street, Shrewsbury, Shropshire, SY1 1ST | Change of use from A1 sandwich bar to A3 cafe | Mr John Waddington | No Objection |
| 44 | 19/02708/TCA | Freshfields Kingsland Bridge, Shrewsbury, Shropshire, SY3 7AQ | To shorten branches that overhang neighbour's parking area by 1.5 metres of 1no Ash within Shrewsbury Conservation Area | Mrs Wallbridge | 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.

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| 45 | 19/02736/TPO | Sheffield House 76 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LU | To prune back from road and reduce in height, recent branch failures have increased risk of future failures Pruning line as per attached annotated photograph to 1No Cedar tree protected by Shropshire Council (Land at Sheffield House, 76 Belle Vue Road, Shrewsbury) Tree Preservation Order 2019 | Mr A Marshall | No Objection |
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22.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 19 June – 9 July 2019.