

SHREWSBURY TOWN COUNCIL

Planning Committee

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

At 6.00pm on Tuesday 6 August 2019

PRESENT

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

IN ATTENDANCE

Hilary Humphries (Communications Officer) and Michelle Farmer (Admin Assistant).

APOLOGIES

Apologies were received from Councillor K Roberts.

23/19 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.• Declared a personal interest in application 19/03080/TPO as the applicant is Shropshire Council. |
| Councillor 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. |

24/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 16 July 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 16 July 2019 be approved and signed as a correct record.

25/19 MATTERS ARISING

25.1 Applications 18/03417/LBC & 18/03416/FUL - 185 Abbey Foregate

Members considered the amended proposals for this property and noted the comments made by Shropshire Council's Conservation Officer. Whilst members are not against the principles of the work, they feel that the new proposals introduce a modern look to the rear of the property, which is not in keeping with neighbouring residences, and would prefer to see a more traditional scheme in the Conservation Area.

RESOLVED:

That the Town Council updates its comments to Shropshire Council Planning Department and states that whilst the Town Council does not object to the redevelopment of the property, members have concerns relating to the modern aspect of the new proposals in a Conservation Area.

25.2 Applications 19/01712/FUL & 19/01713/LBC - 75 The Mount

Members considered the amended proposals for this property and in the light of the comments made by Shropshire Council's Conservation Officer that the new plans are more acceptable, members are satisfied that their objections can be withdrawn with conditions that the building remains part of the main property and cannot be sold as a separate residence.

RESOLVED:

That the Town Council withdraws its objections to this application and restates its position that 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.

26/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

27/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

28/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

29/19 PLANNING APPLICATIONS

29.1 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 10 – 30 July 2019.

RESOLVED:

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

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| 1 | 19/03146/FUL | 9 Nursery Meadows, Shrewsbury, Shropshire, SY1 2PS | Erection of 2 storey side extension to dwelling; change of use of land to domestic use and erection of detached garage | Mr & Mrs Clark (9, Nursery Meadows, Shrewsbury, SY1 2PS) | No Objection |
| 2 | 19/03230/FUL | 21 Montague Place, Shrewsbury, Shropshire, SY3 7NF | Erection of a garden shed | Mr Morrison Little | No Objection |
| 3 | 19/03182/TCA | The Court House , 11 Mount Street, Shrewsbury, Shropshire, SY3 8QJ | Works to trees (See Schedule) within Shrewsbury Conservation Area | Mr Jack Whitehead (37, Kingston Drive, Shrewsbury, SY2 6SJ) | No Objection |
| 4 | 19/03308/FUL | 35 North Street, Shrewsbury, Shropshire, SY1 2JJ | Erection of single storey rear extension | Mr Purce | No Objection |
| 5 | 19/03363/TPO | 3 Tudor Gate, Shrewsbury, Shropshire, SY3 8NZ | Reduce four overhanging branches by approx. 7-8ft from 2no Limes protected by the SABC (Land at 51 Copthorne Road, Shrewsbury) TPO 2007 (Ref: SA/454) | Mrs Sherridan Mills | No Objection |

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| 6 | 19/03364/TCA | 3 Tudor Gate, Shrewsbury, Shropshire, SY3 8NZ | Cut back overhanging branches by approx. 8ft from 3no Conifers within Shrewsbury Conservation Area | Mrs Sherridan Mills | No Objection |
| 7 | 19/03291/FUL | Half Acre Racecourse Lane, Shrewsbury, Shropshire, SY3 5BJ | Erection of a two storey dwelling to the front garden plot area and alterations to the existing dwelling and associated access | Mr Roger Penprase | No Objection |
| 8 | 19/03119/LBC | Shrewsbury Sixth Form College, Priory Road, Shrewsbury, Shropshire, SY1 1RX | Installation of internal disability compliant platform lift affecting a Grade II Listed Building | Shrewsbury College Group (Welsh Bridge Site, Priory Road, Shrewsbury, Shropshire, SY1 1RX) | No Objection |
| 9 | 19/02868/LBC | Berrington House , 2 St Alkmonds Square, Shrewsbury, Shropshire, SY1 1UH | Remove and replace old newel post affecting a Grade II Listed Building | Ms Frances Lothian (Berrington House, 2 St Alkmond's Square, Shrewsbury, SY1 1UH) | No Objection |
| 10 | 19/02949/REM | Proposed Residential Development, Car Park And Premises, Old Coleham, Shrewsbury, Shropshire, | Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant of outline application 17/01697/OUT Erection of a four storey development providing 43 apartments and 59 car parking including 8 affordable 1 and 2 bed units | Mr W Sidell (SY Homes (Old Coleham) Ltd, White Hopton House, Sarn, Newtown, Powys, SY16 4EN) | Objection |

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

- Members support the comments made by Shropshire Council Regulatory Services and would wish to receive confirmation that the Tier 1, 2 and 3 Environmental Assessments have taken place for the site and have been complied with in relation to the potentially contaminated land surrounding petrol tanks previously located on this site;
- Members also support the comments by Shropshire Council Parks and Recreation department and feel that the overall design and scale of this development requires suitable Public Open Space to be an integral part of the proposals;
- Members would like to see a full Environmental Assessment of this site.

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| 11 | 19/03084/HHE | 1 Kenwood Drive, Shrewsbury, Shropshire, SY3 8TA | Erection of a rear single storey extension to semi-detached dwelling, dimensions 5.3 metres beyond rear wall, 2.85 metres maximum height, 2.35 metres high to eaves | Mr And Mrs Chris Beesley | No Objection |
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| 12 | 19/02779/FUL | Proposed Dwelling To The West Of Red Barn, Longden Road, Shrewsbury, Shropshire, | Erection of one residential dwelling with parking and associated gardens | TC Homes (Mr Scott Drummond, The Warehouse, Sabrina Court, Longden Coleham, Shrewsbury, SY3 7BF) | Objection |
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The Town Council objects to this application on the following grounds:

- Members support the comments made by Shropshire Council's Conservation Officer and feel that these proposals represent an overdevelopment of a small site within the Conservation Area;
- Members note the comments made by Shropshire Council's Tree Officer;
- Members have concerns that there is a lack of amenity space for the occupants of the proposed property on such a small site;
- Members expressed concerns in relation to the access and egress from the property using a shared approach with the neighbouring row of terrace houses currently under construction. Members feel that the proposals are not satisfactory and have concerns in relation to the limited space available for vehicles to access and egress the proposed property in forward gear and with no turning circle.

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| 13 | 19/02901/FUL | 34 Porthill Road, Shrewsbury, Shropshire, SY3 8SA | Erection of a single storey rear extension | Mr And Mrs Fleet (34 Porthill Road, Shrewsbury, SY3 8SA, United Kingdom) | No Objection |
| 14 | 19/02898/FUL | Land To The Rear Of 239 Wenlock Road, Shrewsbury, Shropshire, | Erection of 1No dwelling and formation of vehicular access | Margaret Reynolds (100 Wenlock Road, Shrewsbury, Shropshire) | Objection |

The Town Council objects to this application for the following reasons:

Policy CS6 (Core Strategy) promotes good development which protects, restores, conserves and enhances the area. This application does not accord with such policy for the following reasons:

- 1) Whilst fronting the highway, members feel this constitutes back land development which harms the setting and context of both the existing property and the proposed dwelling, compromising the amenity value of both properties;
- 2) The development will have a detrimental impact on the character, street scene and appearance of the locality;
- 3) This development will impact on the neighbouring properties in terms of their rights to privacy, particularly given the layout so close to neighbouring boundaries;
- 4) This development will impact on the visibility splays of the highway, accessibility of the site and parking in the locality.

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| 15 | 19/03263/VAR | Talbot House Market Street, Shrewsbury, Shropshire, SY1 1LG | Removal of Condition No.9 attached to planning permission reference 07/1657/F dated 17/01/2008 to allow for a small element of takeaway trade | Loch Fyne (Premium Dining Restaurants And Pubs Limited) | No Objection |
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| 16 | 19/03292/FUL | The Belvidere Crowmere Road, Shrewsbury, Shropshire, SY2 5LA | Demolition of existing public house and erection of 7 new residential dwellings | Mr Peter Jones | No Objection |
| 17 | 19/03298/FUL | 26 Kingston Drive, Shrewsbury, Shropshire, SY2 6SF | Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a garden fence | Mr Neil Gibbons | Representation |

Whilst the Town Council appreciates the desire for privacy in a private residential garden, members are concerned that this application sets a dangerous precedent for erecting barriers in an urban environment, on what is essentially an open plan estate. Members also expressed concerns that the height of the fence and associated hedge on this corner plot will have an impact on the visibility splays on the highways.

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| 18 | 19/03323/TCA | The Crown 115 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX | Coppice 1no Sycamore growing on top of retaining wall within Shrewsbury Conservation Area | Marstons Plc | No Objection |
| 19 | 19/03206/ADV | Bulls Head 14 Castle Gates, Shrewsbury, Shropshire, SY1 2AB | Display of one externally illuminated projecting sign; one wall mounted amenity board; one externally illuminated wall mounted 3D logo; one illuminated acrylic panel; three sign written text and motifs to wall; one barrel logo; one replacement uplighting pelmet to existing sign and provision of cowl lighting all to front elevation | Marstons PLC | Objection |

Whilst the Town Council is not opposed to the principle of the re-design of these premises, Members feel that the proliferation of signs for the front of the building is excessive and represents an overdevelopment of the property in the Conservation Area on one of the major routes to the town centre. Members await the report from Shropshire Council's Conservation Officer before providing a definitive comment on this application.

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| 20 | 19/03207/LBC | Bulls Head 14 Castle Gates, Shrewsbury, Shropshire, SY1 2AB | Works to front elevation to facilitate the provision of new and replacement signage and lighting | Marston's PLC | Objection |
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Whilst the Town Council is not opposed to the principle of the re-design of these premises, Members feel that the proliferation of signs for the front of the building is excessive and represents an overdevelopment of the property in the Conservation Area on one of the major routes to the town centre. Members await the report from Shropshire Council's Conservation Officer before providing a definitive comment on this application.

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| 21 | 19/03235/FUL | 1 Rad Valley Gardens, Shrewsbury, Shropshire, SY3 8AU | First Floor Rear Extension and Pitched Roof | Mr & Mrs Paul & Sarah Mongini | No Objection |
| 22 | 19/03236/FUL | 11 Drawwell Street, Shrewsbury, Shropshire, SY3 7RF | Erection of a part single storey part first floor rear extension following demolition of existing conservatory | Mr & Mrs Bill and Jenny Thurston | No Objection |
| 23 | 19/03243/FUL | 17 Laundry Lane, Shrewsbury, Shropshire, SY2 6ER | Erection of a single storey rear extension, single storey side extension, alterations to front elevation to include new entrance door and extended flat roof covering and widening of existing driveway/parking area. | Mrs P R Viljoen | No Objection |
| 24 | 19/03290/TCA | 52 Upper Road, Shrewsbury, Shropshire, SY3 9JW | To fell 1No Blackthorn tree within Shrewsbury Conservation Area. | Miss Janet Rowson | Representation |

The Town Council respectfully requests that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

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| 25 | 19/03212/FUL | 2 Pengwern Close, Shrewsbury, Shropshire, SY3 8JA | Erection of single storey extension to side/rear elevation following demolition of existing garage and outbuilding | Mr N Stephens | No Objection |
| 26 | 19/03261/TCA | Millingtons Hospital 1 Copthorne Road, Shrewsbury, Shropshire, | Fell 1no Sycamore & reduce height down to level of previous pruning (approx. 1.5 metres) of 1no Ash within Shrewsbury Conservation Area | Mr James Heap | 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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| 27 | 19/03155/COU | Unit 1 Oakfield Shopping Centre Rad Valley Road, Shrewsbury, Shropshire, SY3 8BD | Change of use from D2 Gymnasium to B1 Offices (Unit 1 Only) | Positive Steps Shropshire Ltd | No Objection |
| 28 | 19/03181/FUL | Plas Newydd 34 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7RD | Erection of detached garage/workshop with external staircase to home office and gym above | Mr & Mrs Wright | Objection |

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

- Members feel that this application represents an overdevelopment of the site with the proposed structure positioned outside the building line of the existing neighbouring properties; Members have expressed concerns that if granted permission, and with the position of the proposed building, there will be overlooking and privacy issues for neighbouring properties in a residential back garden setting.

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| 29 | 19/03188/LBC | Courtyard House Newport Place St Marys Court, Shrewsbury, Shropshire, SY1 1DF | Internal works including formation of stairs, alterations to partition walls and insertion of two roof lights to eastern roofline all to facilitate loft conversion affecting a Grade II* Listed Building | Mr John McCarthy And Ms Janice Beards | No Objection |
| 30 | 19/03199/FUL | Sabrina Yard Longden Coleham, Shrewsbury, Shropshire, SY3 7EL | Erection of a dwelling following demolition of existing warehouse | Mrs Hilary Walley | No Objection |
| 31 | 19/03226/TPO | Land Adjacent 28 Havelock Road, Shrewsbury, Shropshire, SY3 7NE | Crown reduce by 10-15% and remove ivy from 1no Corsican Pine protected by the Shrewsbury and Atcham Borough Council (Land to the rear of Lexden Gardens, Belle Vue Road) Tree Preservation Order 1990 (Ref: SA/210) | Not Available | No Objection |
| 32 | 19/03095/FUL | 20 Brook Street, Shrewsbury, Shropshire, SY3 7QR | Erection of single storey flat roof rear extension following removal of existing lean-to out house | Ms Alison Gill | No Objection |
| 33 | 19/03140/FUL | Quarry View House 34 New Street, Shrewsbury, Shropshire, SY3 8JQ | Erection of replacement timber shed and storage area | Dr John and Llyn Williams | Representation |

Whilst the Town Council is not opposed to this application in principle, Members support the comments made by Shropshire Council's Conservation Officer in this highly visible and sensitive Conservation Area. Members have expressed concerns in respect of the cumulative effect of the number of structures in the lower garden area of this property and the visual impact this will have on the views across the river from the Quarry park.

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| 34 | 19/03147/TCA | Nestledown House 45 Porthill Road, Shrewsbury, Shropshire, SY3 8RN | To fell 1no conifer tree (13m in height) within Shrewsbury Conservation Area | Mr Carlton D'Vaz | No Objection |
| 35 | 19/03170/FUL | 9 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT | Erection of a side extension | Mr And Mrs Graham Evans | No Objection |

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| 36 | 19/03105/TCA | 2 Oakley Grange Oak Street, Shrewsbury, Shropshire, SY3 7RS | To reduce branches to around 1m from the boundary fence 1no Western hemlock (T1) on neighbouring property (64 Oakley Street), fell 1no Laurel tree (T2), 1no Beech tree (T3) and 1no Holly tree (T4) within Belle Vue Conservation Area. | Mrs Shona Underwood | Objection |
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With a lack of information associated with this planning application in the form of a Planning Application form on Shropshire Council's Planning Portal, the Town Council is unable to ascertain the reasons for felling so many trees at this property in a Conservation Area and objects to this planning application. The Town Council respectfully requests that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

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| 37 | 19/03055/FUL | 24 Moreton Crescent, Shrewsbury, Shropshire, SY3 7BZ | Installation of replacement like for like bay window on front elevation (Article 4 Direction) | Miss Degg | No Objection |
| 38 | 19/03077/VAR | 20 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB | Variation of Condition 2 (approved drawings) of planning permission 18/04911/FUL - Erection of two storey extension and remodelling; new detached garage; detached garden room | Mr Ian Robinson | Representation |

Whilst the Town Council does not object to these proposals, Members have expressed concerns that an existing tree subject to a TPO at the property is no longer there.

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| 39 | 19/03113/TCA | Woodlands Kingsland Road, Shrewsbury, Shropshire, SY3 7AF | Works to trees (See Schedule) within Shrewsbury Conservation Area | Karen Hall | Representation |
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The Town Council has no objections to the proposed tree works per se, but in view of the schedule of works proposed, Members respectfully request that the Shropshire Council Tree Officer visits the site and provides expert assessment and recommendations. In addition, the Town Council 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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| 40 | 19/03133/TCA | 18 Mount Street, Shrewsbury, Shropshire, SY3 8QJ | Fell 1no Magnolia within Shrewsbury Conservation Area | Mrs Sandra Evans | Objection |
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The Town Council objects to this application on the grounds that members are mindful of the need to preserve the street scene in this area of the town. Members question the need to fell this tree and respectfully request that Shropshire Council's Tree Officer visits the site and provide expert assessment and recommendations.

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| 41 | 19/03134/TCA | 8 Holywell Terrace Holywell Street, Shrewsbury, Shropshire, SY2 5DF | Fell 1no Cherry within Shrewsbury Conservation Area | Miss Jackie Pidgley | No Objection |
| 42 | 19/02572/FUL | Prospect House , Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR | Erection of 2no semi-detached dwellings | Furrows Holdings (Harlescott Lane, Shrewsbury, SY1 3EQ) | Objection |

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

- Members feel that these proposals represent an overdevelopment of a confined and narrow space in an existing car park;
- Members are concerned that the application lacks amenity space for the residents of the properties; With the front doors to the proposed properties opening immediately on to the main entrance and car park for Prospect House, Members have expressed concerns in respect of safety issues for both residents of the properties and those using the access road to the neighbouring buildings

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| 43 | 19/03024/HHE | 3 St Andrews Road, Shrewsbury, Shropshire, SY3 6BH | Erection of rear single storey conservatory to a semi-detached dwelling following demolition of existing conservatory, dimensions 4.0 metres beyond rear wall, 4.0 metres maximum height, 2.40 metres high to eaves | Mr Mark Edwards (.) | No Objection |
| 44 | 19/02980/LBC | Caradoc House , 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP | Alterations in connection with the erection of a single storey rear extension following removal of existing affecting a Grade II Listed Building (revised scheme) | Mr John Delaney (Penylan Mill, Coed-Y-Go, Oswestry, SY10 9AF) | Support with Comment |

The Town Council raises no objections to this application and notes Shropshire Council's Conservation Officer's comments in relation the revised proposals.

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| 45 | 19/03064/FUL | 42 Sunnybank Road, Shrewsbury, Shropshire, SY2 6RG | Erection of single storey side and rear extension | Ms Kathy Lesser | No Objection |
| 46 | 19/03065/FUL | Unit 3, Meole Brace Retail Park Shrewsbury, Shropshire, SY3 9NB | Installation of a new shop front together with signage; installation of 3No. external vents, 4No. external condensers, removal of existing single security door, increase opening and installation of new steel double door to rear elevation | Superdrug Stores PLC | No Objection |

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| 47 | 19/03066/ADV | Unit 3 Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB | Erect and display 2No internally illuminated fascia signs | Superdrug Stores PLC | No Objection |
| 48 | 19/02967/FUL | 43 South Hermitage, Shrewsbury, Shropshire, SY3 7JS | Erection of single storey rear extension | Mr Robert Johns | No Objection |
| 49 | 19/03017/FUL | Brook View Hexham Way, Shrewsbury, Shropshire, SY2 6QY | Erection of single storey extension with covered walkway, car port and canopy | Mrs J Allmark | No Objection |
| 50 | 19/03032/FUL | Meole Brace Hall Church Road, Shrewsbury, Shropshire, SY3 9HF | Erection of single storey orangery to rear | Mr Nicholas | Representation |

Whilst the Town Council raises no objections to the principle of these proposals, Members support the comments from Shropshire Council's Conservation Officer for a substantial orangery at this designated heritage asset in the Conservation Area.

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| 51 | 19/03033/LBC | Meole Brace Hall Church Road, Shrewsbury, Shropshire, SY3 9HF | Alterations in connection with the erection of a single storey orangery to rear affecting a Grade II Listed Building | Mr Nicholas | Representation |
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Whilst the Town Council raises no objections to the principle of these proposals, Members support the comments from Shropshire Council's Conservation Officer for a substantial orangery at this designated heritage asset in the Conservation Area.

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| 52 | 19/03034/LBC | 53 The Mount, Shrewsbury, Shropshire, SY3 8PP | Internal alterations in connection with provision of a means of escape from the second floor affecting a Grade II Listed Building | Mr Philip Turner | No Objection |
| 53 | 19/03050/TPO | The Lilacs 110 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BA | To carry out a crown reduction of 3 metres to prevent shading and reduce overextended limbs. Removal of any deadwood and severing of Ivy covering tree 1No Sycamore (T1) protected by Shrewsbury & Atcham Borough Council (Sunnyfields, Bell Lane) Tree Preservation Order 1983 | Mrs Lorna Butler | No Objection |

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| 54 | 19/03080/TPO | Open Space Area At The Rear Of Winterton Way, Bicton Heath, Shrewsbury, Shropshire, | To reduce branch tips back from gable No8 Winterton Way to give approx. 2m clearance of 1No Atlas Cedar tree protected by Shropshire Council (Land to the North of Winterton Way, Shrewsbury) TPO 2013 | Ian Walshaw | No Objection |
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29.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 10 – 30 July 2019.