

SHREWSBURY TOWN COUNCIL

Planning Committee

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

At 6.00pm on Tuesday 17 September 2019

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Administration Assistant) and four members of the public.

APOLOGIES

Apologies were received from Councillor K Halliday and Councillor K Roberts.

38/19 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

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.
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.
Councillors J Dean and N Green	<ul style="list-style-type: none">As a member of Shropshire Council North 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 North Planning Committee.
Councillor P Nutting	<ul style="list-style-type: none">Declared a personal interest in application 19/03393/FUL as the applicant is known to him
Councillor J Dean	<ul style="list-style-type: none">Declared a personal interest in application 19/03763/TCA as the applicant is known to him

39/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 27 August 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 27 August 2019 be approved and signed as a correct record.

40/19 MATTERS ARISING

40.1 Applications 19/03207/LBC and 19/03206/ADV – Bulls Head, 14 Castle Gates Shrewsbury, SY1 2AB

Members considered recently amended plans in relation to new signage. They were suitably assured that the volume of signage had been scaled back reflecting the location of this property at a key gateway.

RESOLVED:

That the Council is delighted to see that the applicant has reduced the number of signs for this site and is happy to withdraw previous objections.

Councillor P Nutting left the meeting

40.2 Application 19/03393/FUL – 9 Oakley Street, Shrewsbury.

Members considered recently amended plans in relation to the development of an extension. Two local residents attended the meeting and raised their concerns.

RESOLVED:

That the Town Council has considered amended plans for this site and fails to see how the amendments have addressed the following areas:

- **This extension is domineering over both the existing property, the attached property and the street scene at large;**
- **This extension continues to exceed the curved profile of the building line around the corner and is contrary to restrictive covenants of the original property dating back to 1935;**
- **This extension intrudes the street line along Oakley Street;**

- Whilst this development site does not lie within the Belle Vue Conservation its proximity is so near that due cognisance should be given to the need to preserve and enhance the Conservation Area;
- The Council reiterates the fact that it is not averse to development on this site, but this is one of the most beautiful streets in Shrewsbury and whilst there have been sympathetic extensions this is not one;
- The Council requests that given the material conditions of these objections this application should not be dealt with under delegated powers and should be considered by the North Planning Committee.

Councillor P Nutting re-joined the meeting,

40.3 Application 19/03434/FUL – Hickory’s, Victoria Quay, Shrewsbury.

Members considered additional information in relation to plans to change the external appearance of the property off Victoria Quay. All agreed that the visuals provided by the applicant assisted in their understanding of the site.

RESOLVED:

That the Council thanks the applicant for taking time to provide visuals that better detail the nature of the development. The Council is also pleased that more appropriate opening times have been suggested. It therefore raises no objections to the application, subject to opening times being conditioned as part of any approval.

41/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

42/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

43/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

44/19 PLANNING APPLICATIONS

44.1 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 21 August – 10 September 2019.

RESOLVED:

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

1	19/03666/FUL	Riggs Hall , Shrewsbury School , Ashton Road, Shrewsbury, Shropshire, SY3 7AZ	Erection of extensions, installation of windows, internal and external reconfiguration; removal of trees; general renovation works; removal of fire escape stairs.	Support with Comment
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The Council raises no objections to the proposed development provided that suitable provision is made elsewhere on site to replace any lost trees.

2	19/03930/OUT	Proposed Residential Development At Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Outline application (to include means of access) for residential development of up to 41No. dwellings	Representation
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This application has been considered alongside application 19/03905, given the proximity to access arrangements onto Battlefield Road. Members have concerns about the cumulative impact of a significant number of car movements from these two development sites onto an already stressed part of the road network in Shrewsbury.

Additionally, members have raised concerns about the peace meal layout of open space within this development site and the lack of connectivity to the recent development Persimmon site adjacent. The Shrewsbury Big Town Plan places strong emphasis on the connectivity of green networks within adjacent developments.

Whilst only in outline, this application does not address the need for good quality play on site and given the indicative layout it is not clear that sufficient space can be given over to ensure any new residents are adversely affected by play being too near properties.

The Council extends an invitation to the Applicant / Agent to present its proposals to a future Planning Committee.

3	19/03939/TCA	The Red Barn 108 Longden Road, Shrewsbury, Shropshire, SY3 7HS	To remove 2No Leyland Cypress (G14) within Shrewsbury Conservation Area.	No Objection
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4	19/03960/FUL	4 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS	Erection of extensions with internal and external alterations including new chimney and dormer windows	No Objection
5	19/03872/FUL	Spire View Sutton Lodge Betton Street, Shrewsbury, Shropshire, SY3 7NY	Erection of single storey rear extension	No Objection
6	19/03853/FUL	185 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AH	Erection of single storey extension and internal remodelling of existing dwelling (re-submission)	No Objection
7	19/03854/LBC	185 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AH	Erection of single storey extension and internal remodelling of existing dwelling affecting a Grade II Listed Building (re-submission)	No Objection
8	19/03874/FUL	36 Porthill Road, Shrewsbury, Shropshire, SY3 8SA	Creation of new driveway to front including dropping the kerb onto the adopted highway	No Objection
9	19/03905/OUT	Proposed Residential Development Land To The West Of Battlefield Road, Shrewsbury, Shropshire,	Outline application (access for approval) for residential development of up to 100 dwellings	Representation

This application has been considered alongside application 19/03930 given the proximity to access arrangements onto Battlefield Road. Members have concerns about the cumulative impact of a significant number of car movements from these two development sites onto an already stressed part of the road network in Shrewsbury.

The Council extends an invitation to the Applicant/Agent to present its proposals to a future Planning Committee.

10	19/03913/TCA	Leaps And Bounds 22 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB	To remove 1No Crab apple (T1) and 1No Acer tree (T2) and remove a mixed Ivy hedge within Belle Vue Conservation Area	No Objection
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11	19/03851/FUL	Kenwood Station Road, Shrewsbury, Shropshire, SY3 9HD	Erection of a part single part two storey side/rear extension and erection of a new boundary fence following removal of existing	No Objection
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Councillor J Dean left the meeting.

12	19/03763/TCA	Hermitage Walk Recreation Ground, Shrewsbury, Shropshire,	Fell 1no Sycamore within Shrewsbury Conservation Area	Support with Comment
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The Town Council has no objections to the proposals but would wish to see a more appropriate alternative be planted within the vicinity

Councillor J Dean re-joined the meeting.

13	19/03804/FUL	20 Kemble Drive, Shrewsbury, Shropshire, SY3 6AG	Erection of conservatory to front elevation	No Objection
14	19/03767/FUL	Hafren House New Street, Shrewsbury, Shropshire, SY3 8JQ	Conversion of a 3 bedroomed 2 storey detached house into 1-bedroom ground floor flat and 2-bedroom first floor flat, existing parking to be allocated to the first floor flat, and both flats to have secure bike parking location	No Objection
15	19/03787/FUL	20 Rosedale, Shrewsbury, Shropshire, SY1 4HP	Erection of single storey extension to side/rear elevations; to include some demolition	No Objection
16	19/03845/TCA	17 Drawwell Street, Shrewsbury, Shropshire, SY3 7RF	Prune back from garden by 20% 1no Beech within Belle Vue Conservation Area	No Objection
17	19/03849/TPO	On Land At Rear Of 30 - 36 Havelock Road, Shrewsbury, Shropshire, SY3 7NE	Works to trees (See Schedule) protected by the Shrewsbury and Atcham Borough Council (Land to the rear of Lexden Gardens, Belle Vue Road) TPO 1990 (Ref: SA/210)	Representation

The Town Council was disappointed to see that despite this application being validated there were no documents uploaded on to the Planning Portal. Given that this location has been the subject to a great

number of contentious applications in the past, the Town Council requests that the necessary supporting documents are uploaded onto the portal and the planning approval clock is reset so that this application can be considered at the next meeting. In the mean time we would respectfully asked that the Tree Officers visit the site to consider any local impact.

18	19/03736/LBC	30 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Installation of replacement windows to rear/side elevations and new conservation roof light affecting a Grade II Listed Building	No Objection
19	19/03754/FUL	Shelton Water Intake Works Shelton Lane, Shrewsbury, Shropshire,	Installation of eel screens, associated works and control panel kiosk	No Objection
20	19/03792/FUL	26 Radbrook Road, Shrewsbury, Shropshire, SY3 9BE	Erection of infill rear extension; roof works with associated internal alterations including conversion of garage to habitable space	No Objection
21	19/03818/TCA	72 Canon Street, Shrewsbury, Shropshire, SY2 5HH	Fell group of Leylandii (See Photos) within Shrewsbury Conservation Area	No Objection
22	19/03819/TCA	Marantha 100 Belle Vue Road, Shrewsbury, Shropshire, SY3 7NP	Reduce crown by 20% and remove dead branches from 1no Oak & fell 5no Holly within Belle Vue Conservation Area	Representation

This location has considerable tree cover and such a radical plan for removal would greatly impact on the street scene. The Town Council respectfully asks that the Tree Officer attends on site to consider such impact.

23	19/03821/TCA	8 Woodlands Park, Shrewsbury, Shropshire, SY2 6JN	Fell 1no Sawara Cypress within Shrewsbury Conservation Area	Representation
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Whilst the Town Council understands and accepts the need for removal, it requests that a more suitable alternative is planted in the vicinity so as to maintain the tree cover.

24	19/03728/FUL	8 Fearn Drive, Shrewsbury, Shropshire, SY2 5XL	Erection of part single part two storey side extension and associated alterations including pitched roof over existing hall	No Objection
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25	19/03724/FUL	23 Whiston Close, Shrewsbury, Shropshire, SY3 6BY	Erection of first floor extension over existing garage; removal of conservatory and installation of bi fold doors; conversion of garage to study and replace garage doors with windows	No Objection
26	19/03727/FUL	2 Reabrook Place Coleham Head, Shrewsbury, Shropshire, SY3 7BN	Replacement rear single storey extension and internal alterations	No Objection
27	19/03732/LBC	2 Reabrook Place Coleham Head, Shrewsbury, Shropshire, SY3 7BN	Replacement rear single storey extension and internal alterations affecting a grade II listed building	No Objection
28	19/03778/TCA	Bakers Court, Wyle Cop, Shrewsbury, Shropshire, SY1 1UT	Crown reduction of 1.5-2m of 1no Mulberry & crown reduction of 1m of 1no Damson within Shrewsbury Conservation Area	No Objection
29	19/03705/FUL	2 Toronto Terrace Lime Street, Shrewsbury, Shropshire, SY3 7ED	Removal of the front garden wall and gate to create a gravel hard standing driveway with dropped kerb for vehicular access.	Representation

Whilst the Town Council understands the practical need for creating hardstanding, it asks that the use of permeable materials is conditioned so as to ensure that surface water drainage is dealt with within the site and doesn't cause any adverse impact on the drainage system locally.

30	19/03682/FUL	98 Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Change of use from single residential dwelling Class C3 to Children's Day Nursery D1 including widening of vehicular access, visibility splay and driveway	Objection
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The Town Council is of the view that change of use of this property in a predominantly residential part of this street is neither appropriate and raises concerns about the impact this has on traffic movements on an already stretched road on the network. Whilst there is minimal detail on the number of children using the site and staff on duty, the Town Council is not convinced that there are sufficient parking spaces to cater for staff and parents dropping off their children. Members are also concerned about the loss of tree cover and hedgerow to facilitate the development of hard landscaping for car parking.

31	19/03689/COU	Unit 15 Harlescott Barns Harlescott Lane, Shrewsbury, Shropshire, SY1 3SZ	Change of use from B1, B2, B8 (builders storage/workshop) - to A1/Sui Generis Class (beauty centre)	No Objection
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44.2 Schedule of Certificates of Lawfulness

Members noted issue Certificates of Lawfulness between 21 August – 10 September 2019

44.3 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 21 August – 10 September 2019.