

## SHREWSBURY TOWN COUNCIL

### Planning Committee

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

At 6.00pm on Tuesday 8 October 2019

#### PRESENT

Councillors P Nutting (Acting Chairman), J Dean, Ms K Halliday, I Jones, K Roberts, D Vasmer (substituting for N Green) and Mrs B Wall.

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillors P Gillam, N Green and K Pardy.

In the absence of both the Chairman and Vice Chair, Councillor P Nutting was nominated as Acting Chair for this meeting.

#### 45/19 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"><li>• Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li><li>• Declared a personal interest in application 19/04247/TCA as Shropshire Council is the applicant.</li></ul>
Councillors K Roberts and D Vasmer	<ul style="list-style-type: none"><li>• 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.</li></ul>
Councillor Ms K Halliday	<ul style="list-style-type: none"><li>• Declared a personal interest in application 19/04028/FUL as she lives in the street.</li></ul>
Councillor K Roberts	<ul style="list-style-type: none"><li>• Declared a personal interest in application 19/04110/FUL as the applicant is known to him</li></ul>

## **46/19 MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 17 September 2019 were submitted as circulated and read.

### **RESOLVED:**

**That the minutes of the Planning Committee meeting held on 17 September 2019 be approved and signed as a correct record.**

## **47/19 MATTERS ARISING**

### **47.1 Application 19/03849/TPO - On land at rear of 30 - 36 Havelock Road, Shrewsbury, SY3 7NE**

Members considered this application following an earlier request for information and raised no objections to the proposals. Members felt that Shropshire Council's Tree Officer should visit the site and provide expert assessment and recommendations.

### **RESOLVED:**

**That the Town Council raises no objection to this application but respectfully requests that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.**

### **47.2 Application 19/02858/TCA - Land between Longden Road and Beehive Lane, Shrewsbury, Shropshire**

Members considered the detailed tree works listed for this site following a request for further information on this application. Whilst the Town Council raises no objections to this application, Members felt that their original comments in respect of the loss of these trees in the Conservation Area will be detrimental to the Rea Valley and that they would like Shropshire Council's Tree Officer to visit the site and provide expert assessment and recommendations. In addition, Members would also like Shropshire Council's Ecology Officer to provide expert advice on the natural habitats in the area.

### **RESOLVED:**

**That the Town Council raises no objections to this application but reiterates that its original comments are still relevant for this application.**

### **47.3 Re-consultation on application 19/03483/VAR – Proposed Dwelling to the East of 1 Westwood Drive, Shrewsbury**

Members considered the amended plans for this proposed development and felt that whilst their concerns relating to the habitable development of the roof space have been addressed, they reiterated their view that the new property constitutes an over-development of a modest plot of land.

Members expressed concerns that the existing street scene would be changed for the neighbouring properties and that the residential amenity value for the proposed property and the existing property would be adversely affected.

**RESOLVED:**

**That the Town Council objects to this planning application on the grounds that it constitutes an over-development of a relatively modest plot on an open-plan estate and will alter the existing street scene for other properties in the vicinity. Members also expressed concerns in respect of the adverse effect on the residential amenity value of the proposed new property and the existing property next door.**

## **48/19 HIGHWAY ORDERS**

### **48.1 Changes to Waiting Restrictions on Anchorage Avenue and Woodvine Road**

Members noted the changes implemented by Shropshire Council on waiting restrictions on Anchorage Avenue and Woodvine Road and raised no concerns at this time.

Members would like to be updated by the local Ward Councillor on any issues arising in the future in this area.

**RESOLVED:**

**That the changes implemented by Shropshire Council to waiting restrictions on Anchorage Avenue and Woodvine Road be noted.**

## **49/19 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

## **50/19 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## 51/19 PLANNING APPLICATIONS

### 51.1 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 11 September – 01 October 2019.

#### RESOLVED:

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

1	19/04283/FUL	31 Granville Street, Shrewsbury, Shropshire, SY3 8NE	Erection of two storey extension to side and single storey extension to rear	No Objection
2	19/04233/FUL	3 Winterton Way, Shrewsbury, Shropshire, SY3 5PA	Erection of side extension to detached garage and new boundary walls with piers.	No Objection
3	19/04069/ADV	12 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Application under section 73A of the Town and Country Planning Act 1990 to erect and display 1no externally illuminated fascia sign and window signage	Support with Comment

Whilst the Town Council raises no objections to the proposed use of these premises, Members expressed concerns with the colour scheme of the signage on what is one of the major routes into the town centre. Members feel that the proposed signage neither preserves nor enhances the shop frontage within the Conservation Area and would like to be assured that restrictions will be imposed on the times that the signage will be lit.

4	19/04092/FUL	11 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	Erection of a single storey third floor extension and internal remodelling in association with the subdivision of the existing second and third floor apartment into two apartments and change of use of first floor from A1 storage to create an additional apartment	Support with Comment
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Whilst the Town Council raises no objections to this application, Members support the comments made by Shropshire Council's Conservation Officer in relation to the proposed third floor extension, in particular the slate style cladding proposed for the external surface. Members would like to see materials being used that are in-keeping with the neighbouring properties.

<b>5</b>	19/04068/FUL	12 Castle Street, Shrewsbury, Shropshire, SY1 2BB	Application under Section 73A of the Town and Country Planning Act 1990 for the change class of use from A1 (shop) to a 'sui generis' use class (tanning salon)	Support with Comment
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Whilst the Town Council raises no objections to the proposed use of these premises, Members expressed concerns with the colour scheme of the signage on what is one of the major routes into the town centre. Members feel that the proposed signage neither preserves nor enhances the shop frontage within the Conservation Area and would like to be assured that restrictions will be imposed on the times that the signage will be lit.

<b>6</b>	19/04218/FUL	38 Ellesmere Road, Shrewsbury, Shropshire, SY1 2PR	Erection of a single storey side and rear extension and rear dormer window to facilitate additional room in the extended roof space to provide a total of 7 rentable rooms in association with change of use from residential to sui-generis use (large house in multiple occupation) and provision of extended dropped kerb to provide vehicular access and parking for 2 cars	No Objection
<b>7</b>	19/04237/FUL	The Anchor Inn Gloucester Road, Shrewsbury, Shropshire, SY1 3PR	Conversion of public house and detached garage to 7no dwellings and erection of 7no additional dwellings with associated amenities and parking	Objection

Whilst the Town Council raises no objections to the proposals for the seven residential dwellings on this site, Members would like to see proposals for fire-retardant materials to effect safe egress from the three storey properties introduced into the plans and respectfully request that Shropshire Fire and Rescue Service provide expert advice and recommendations.

Members expressed concerns in relation to the effect that the SUDS proposals will have on the Scheduled Ancient Monument on land adjacent to this site.

Members raised objections in relation to the proposals for converting the existing Public House into residential accommodation and feel that these proposals represent an over-development of the site in an area with serious ASB issues. The Town Council suggests a more appropriate route would be to demolish the Public House and utilise the whole site for additional dwellings.

<b>8</b>	19/04296/TCA	64 Upper Road, Shrewsbury, Shropshire, SY3 9JP	Fell 1no Lawson Cypress within Meole Brace Conservation Area	No Objection
<b>9</b>	19/04225/FUL	24 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	Erection of a single storey rear extension following removal of existing conservatory	No Objection
<b>10</b>	19/04272/TPO	34 The Knolls Bicton Heath, Shrewsbury, Shropshire, SY3 5DR	Fell 1no Sycamore protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (Ref: SA/457)	No Objection

<b>11</b>	19/04247/TCA	On Verge In Front Of 29 South Hermitage, Shrewsbury, Shropshire, SY3 7JS	To reduce/remove branch ends back from BT Lines and pole 1no Norway Maple tree within Shrewsbury Conservation Area.	No Objection
<b>12</b>	19/04097/FUL	11 Mayfield Park, Shrewsbury, Shropshire, SY2 6PD	Erection of part two storey, part single storey extensions to front, side and rear elevations	No Objection
<b>13</b>	19/03762/FUL	17 Moreton Crescent, Shrewsbury, Shropshire, SY3 7BY	Installation of replacement like for like timber windows	No Objection
<b>14</b>	19/04099/FUL	20 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Demolition of existing dwelling and outbuildings; erection of one dwelling, detached three bay garage with first floor storage, and detached garden building/gym	No Objection
<b>15</b>	19/03759/FUL	52 Sutton Road, Shrewsbury, Shropshire, SY2 6DS	Erection of extension to existing ground floor toilet to include shower; replacement of garden tool store with garden toilet	No Objection
<b>16</b>	19/03615/COU	Oak House , Sitka Drive, Shrewsbury, Shropshire, SY2 6LG	Change of use from office to dental practice	No Objection
<b>17</b>	19/04141/HHE	27 Shelton Road, Shrewsbury, Shropshire, SY3 8SU	Erection of rear single storey extension to a semi-detached dwelling following demolition of existing utility, dimensions 4.80 metres beyond rear wall, 2.625 metres maximum height, 2.970 metres high to eaves	No Objection
<b>18</b>	19/04170/FUL	4 Abbots Place, Shrewsbury, Shropshire, SY2 5PY	Erection of two storey side extension	No Objection
<b>19</b>	19/04174/FUL	22, London Road, Shrewsbury, SY2 6NU	Erection of single storey rear extension following demolition of existing conservatory	No Objection
<b>20</b>	19/04217/TCA	11A Upper Road, Shrewsbury, Shropshire, SY3 9JW	To Fell and (replace) 1no Apple Tree within Shrewsbury Conservation Area	No Objection
<b>21</b>	19/04242/TCA	27 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	To Crown Reduce by 30% and reduce overhanging branches 1no Eucalyptus tree within Shrewsbury Conservation Area	No Objection

<b>22</b>	19/04243/TPO	5 Pendle Way, Shrewsbury, Shropshire, SY3 9QH	To Crown Reduce by 20% and remove deadwood 1no Ash tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	Support with Comment
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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.

<b>23</b>	19/04177/TPO	46 Coldridge Drive, Shrewsbury, Shropshire, SY1 3YT	Fell to ground level 1no Oak protected by the Shrewsbury and Atcham Borough Council (Land to Rear of Ellesmere Drive) Tree Preservation Order 1990 (Ref: SA/217)	Support with Comment
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Whilst the Town Council raises no objections to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations

<b>24</b>	19/04179/TPO	Severnside House, Longden Coleham, Shrewsbury, Shropshire, SY3 7EJ	Fell 1no Copper Beech protected by The Borough of Shrewsbury (Severnside House) Tree Preservation Order 1968 (Ref: SA/36)	Support with Comment
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Whilst the Town Council raises no objections to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

<b>25</b>	19/04133/TCA	The Gables Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Fell to ground level 1no Elm within Meole Brace Conservation Area	Support with Comment
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Whilst the Town Council raises no objections to this application, Members support the replacement of a tree, following guidance from Shropshire Council's Tree Officer in this location.

<b>26</b>	19/04175/TCA	White Walls Bradford Street, Shrewsbury, Shropshire, SY2 5DP	Crown reduction by one third of 1no Wild Cherry (T1), fell 1no Plum (T2) & cut back to hedge height (2 metres) 1no Holly (T3) within Shrewsbury Conservation Area	No Objection
<b>27</b>	19/04081/FUL	19 Bishop Street, Shrewsbury, Shropshire, SY2 5HA	Erection of a single storey rear extension and installation 2 new roof lights to front roof slope and roof lights to rear roof slope in connection with conversion of loft to additional living accommodation	No Objection
<b>28</b>	19/04101/REM	Proposed Care Facility Maxfield Drive, Shrewsbury, Shropshire,	Approval of reserved matters (access, appearance, landscaping, layout and scale) in respect of an 80 bedroom care home with associated parking facilities and appropriate landscaping	Support with Comment

Whilst the Town Council raises no objections to the principle of development and is supportive of the proposals to provide these care home facilities, Members expressed their concerns that the provision of thirty car parking spaces would be wholly inadequate for this location, where a reliance on car usage is prevalent in a rural county. With reduced public transport, Members felt that staff parking would account for most of the available spaces and questioned the remaining availability of spaces for visitors and emergency services vehicles.

<b>29</b>	19/04115/TPO	Watergate House St Marys Water Lane, Shrewsbury, Shropshire, SY1 2BX	Crown reduce by 30% 1no Ash protected by the Shrewsbury and Atcham Borough Council (St Mary's Water Lane 1972) Variation of Tree Preservation Order 2003 (Ref: SA/60)	Support with Comment
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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

<b>30</b>	19/04117/TCA	50 Mount Street, Shrewsbury, Shropshire, SY3 8QH	Crown reduce to point of previous pruning by approx. 30% of 1no Holly (T1) and reshape crown to create more balanced structure by means of selective branch reductions of 1no Plum (T2) within Shrewsbury Conservation Area	No Objection
<b>31</b>	19/04029/LBC	13 Belmont, Shrewsbury, Shropshire, SY1 1TE	Internal alterations and improvements including first floor - block up the wall to form a common room; block up the opening in the basement to form meeting rooms; form an opening in the garden wall between No.13 and No.12 Belmont	No Objection
<b>32</b>	19/04110/FUL	24 Oakley Street, Shrewsbury, Shropshire, SY3 7JY	Erection of a two storey side extension and single storey rear extension	No Objection
<b>33</b>	19/04114/FUL	62 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SY	Erection of a two storey side extension	Representation

This application has been considered alongside 19/04031/VAR given the contentious nature of applications for both properties. Members have concerns with the side extensions for both properties and the terracing effect that this has the potential to create in the existing street scene

<b>34</b>	19/04120/TPO	1 Lonsdale Drive, Shrewsbury, Shropshire, SY3 9QJ	To fell 1No Ash tree and light Crown Thin, Lift and remove deadwood 1No Beech and 1No Lime tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	Support with Comment
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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.



<b>35</b>	19/04001/TCA	Car Park & Premises, Old Coleham, Shrewsbury, Shropshire, SY3 7BP	To Fell and dismantle 4no Sycamore trees (1, 2, 3 and 6), 1no Willow tree (7), 1no Ash tree (4), 1no Alder tree (5). Clear all scrub in area and buddleia and cut back to railway fence in the second area within Shrewsbury Conservation Area.	Support with Comment
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The Town Council has no objection to the proposed tree works, but feels that with a number of different applications under consideration for this site, there is a need to align all the proposals and respectfully requests that Shropshire Council's Tree Officer undertakes a comprehensive review of all the applications to ensure that the removal of any trees is not detrimental to both the site and the river bank. Members would also 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.

<b>36</b>	19/03699/LBC	11 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	Erection of rooftop extension to create apartment; repositioned front door and internal remodelling	Support with Comment
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Whilst the Town Council raises no objections to this application, Members support the comments made by Shropshire Council's Conservation Officer in relation to the proposed third floor extension, in particular the slate style cladding proposed for the external surface. Members would like to see materials being used that are in-keeping with the neighbouring properties

<b>37</b>	19/03686/FUL	Rosemount Cottage, 1 Canonbury, Shrewsbury, Shropshire, SY3 7AG	Erection of double garage, installation of balustrade and new entrance gates	Objection
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The Town Council objects to this application on the grounds of highways safety, especially in view of the narrow width of Canonbury and Members have concerns in relation to the limited space available for vehicles to access and egress the property in forward gear with no turning circle. Members support the comments made by Shropshire Council's Conservation Officer in relation to the glazed balustrade and hedging, which will be visible above the retaining wall, and feel that this feature does not enhance the property in the Conservation Area.

<b>38</b>	19/03927/FUL	8 Bank Farm Road, Shrewsbury, Shropshire, SY3 9DH	Erection of new single storey rear extension with minor internal alterations following demolition of existing WC and lean-to and replacement of existing garage door with new window to match existing	No Objection
<b>39</b>	19/03924/FUL	Oteley Bungalow, Sutton Grange Drive, Shrewsbury, Shropshire, SY2 6QJ	Demolition of existing bungalow and ancillary buildings and erection of two buildings to provide 42 No. apartments and associated vehicular and pedestrian access	Objection

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

- 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.
- Members feel that the proposals represent an over-development of the site and the height of the properties will have an over-bearing impact on other residential properties along Oteley Road with concerns for privacy of neighbouring properties.

- Members also feel that the design of the buildings is not in keeping with the existing properties in the vicinity, where residential properties along Oteley Road are of a traditional 1930's design.
- Members also raised concerns about the cumulative parking issues for the whole site, including the proposed public house and lodge, and would welcome measures to alleviate problems for residents, particularly on football match days.
- Members have concerns relating to the traffic issues for accessing and exiting the whole site and would like to see proposals included in the plans to alleviate the potential traffic problems

40	19/03668/LBC	Riggs Hall, Shrewsbury School, Ashton Road, Shrewsbury, Shropshire, SY3 7AZ	Internal reconfiguration; relocation of staircase; installation of additional windows, removal of internal walls; installation of sanitary facilities; removal of glazed link; erection of extensions; re-rendering	No Objection
41	19/04072/TPO	221 Copthorne Road, Shrewsbury, Shropshire, SY3 8LT	To Prune roots below patio and install a root barrier 1no Giant Sequoia (Wellingtonia) protected by Shropshire Council (Land at Copthorne Road, Shrewsbury) TPO 2009	No Objection
42	19/04080/FUL	17 Deepfields, Shrewsbury, Shropshire, SY3 6DP	Erection of single storey extension to side and rear following demolition of conservatory; Internal alterations and improvements to ground floor accommodation including garage conversion works	No Objection
43	19/04086/TCA	6 North Hermitage, Shrewsbury, Shropshire, SY3 7JW	To fell and dismantle to ground level 1no Purple Cherry Plum (T1), Reduce crown by approximately 1m all over 1no Laburnum Tree (T2) and Reduce crown volume by approximately 50% 1no Pear Tree (T3) within Shrewsbury Conservation Area.	No Objection
44	19/04118/TPO	Chesham House 8 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	To fell and replace 1no White Poplar tree protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Objection
45	19/04126/TCA	68 Trinity Street, Shrewsbury, Shropshire, SY3 7PD	To Crown reduce by 6ft 1no Damson tree within Belle Vue Conservation Area	No Objection
46	19/04027/VAR	Pendizzard Bryn Road, Shrewsbury, Shropshire, SY3 8PQ	Variation of Condition no 2 (approved drawings) attached to 18/03868/FUL - Revised loft conversion design to create an additional bedroom and to simplify the roof structure to make it more viable	No Objection
47	19/04031/VAR	64 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SY	Variation of Condition Nos. 2 and 4 attached to planning permission 19/00567/FUL dated 08 March 2019	Representation

This application has been considered alongside 19/04114/FUL given the contentious nature of applications for both properties. Members have concerns with the side extensions for both properties and the terracing effect that this has the potential to create in the existing street scene.

48	19/04004/FUL	23 St Julians Friars, Shrewsbury, Shropshire, SY1 1XL	Re-instate brick wall between garden and towpath and construction of covered garden seat	No Objection
49	19/04028/FUL	19 Greyfriars Road, Shrewsbury, Shropshire, SY3 7EP	Part demolition and reconstruction of boundary wall in order to relocate driveway entrance. Instatement of railings and electronic sliding gate. Repaving of driveway.	No Objection
50	19/03958/FUL	Repair Workshop Levens Drive, Shrewsbury, Shropshire, SY1 3LG	Change of use of tyre and exhaust supply/fit and vehicle repairs centre to include MOT testing (Mixed Use B2/Sui Generis)	No Objection
51	19/03986/FUL	Orchard House Berwick Road, Shrewsbury, Shropshire, SY1 2NF	Various alterations in connection with conversion of roof space into additional living accommodation to include the insertion of roof lights in front and rear roof slope	No Objection
52	19/04006/FUL	2 Fern Lea Croft Bicton Heath, Shrewsbury, Shropshire, SY3 5DS	Erection of two storey side extension	No Objection

## 51.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 11 September – 01 October 2019.