

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 19 October 2021

Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.

PRESENT

Councillors M Davies (Acting Chair), R Dartnall, C Lemon, P Moseley, E Roberts (substitute for K Halliday) D Vasmer and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager) and Hilary Humphries (Communications Officer)

APOLOGIES

Apologies were received from Councillor Green and Councillor Halliday.

57/21 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 D Vasmer	<ul style="list-style-type: none">• As a member of Shropshire Council North Planning Committee, he reserves the right to take a different view of the same applications considered in light of any additional information presented to the North Planning Committee.
All Councillors	<ul style="list-style-type: none">• Declared a personal interest in application 21/04729/TCA as the Town Council is the applicant.• Declared a personal interest in application 21/04718/TPO as the Town Council is the applicant.• Declared a personal interest in application 21/04665/TPO as the Town Council is the applicant.• Declared a personal interest in application 21/04522/TCA as the Town Council is the applicant.

58/21 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 28 September 2021 were submitted as circulated and read.

Councillor Dartnall requested that Resolved item 51/21 be amended from “...these changes do don’t address the global objection this Council has...” to read “.....these changes do not address the global objection this Council has...”.

RESOLVED:

That the amended minutes of the Planning Committee meeting held on 28 September be approved and signed as a correct record.

59/21 MATTERS ARISING

There were no Matters Arising for consideration.

60/21 HIGHWAY ORDERS

There were no Highway Orders for consideration.

61/21 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

62/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

63/21 PLANNING APPLICATIONS

63.1 Schedules of Planning Applications

The Deputy Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council’s area which had been registered between 18 September – 8 October 2021.

RESOLVED:

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

1.	21/04615/FUL	6 Sundorne Avenue Shrewsbury SY1 4JP	Erection of brick boundary wall to replace existing close boarded fence	No Objection
----	--------------	---	---	--------------

The Town Council does not object to this Planning Application and Members feel that the proposed scheme will enhance the street scene.

2.	21/04574/LBC	Historic England Shrewsbury Flaxmill Maltings Spring Gardens Shrewsbury Shropshire SY1 2SZ	Proposed restoration of two pedimented external door cases and panelled doors based on evidence from salvaged fragments and historic photographs. (Apprentice House - Phase 3)	No Objection
3.	21/04596/FUL	12 Lonsdale Drive Shrewsbury SY3 9QJ	Erection of single storey extension to the rear to provide a Garden Room/Bedroom	No Objection
4.	21/04555/LBC	10 Cross Hill Shrewsbury Shropshire SY1 1JH	Form new opening between kitchen and sitting/ dining room and in rear wall to replace 20th century French doors and window; block up 20th century kitchen door on rear elevations affecting a grade II listed building	No Objection
5.	21/04339/LBC	26 Claremont Hill Shrewsbury Shropshire SY1 1RE	Works to facilitate change of use of existing cellar from office to residential use to include upgrading of internal finish and provision of tanking system to walls, a single new opening within internal walls and replacement of modern stairs affecting a Grade II Listed building	No Objection
6.	21/04729/TCA	Burr's Field Kingsland Road Shrewsbury Shropshire	Fell 1no Ash within Shrewsbury Conservation Area	No Comment as STC is the applicant
7.	21/04718/TPO	Access Track into Column Meadows Haycock Way Shrewsbury Shropshire	Fell 1no Horse Chestnut protected by The Shrewsbury Borough Council (Woodlands Park) Tree Preservation Order 1969	No Comment as STC is the applicant
8.	21/04564/FUL	46 Crewe Street Shrewsbury SY1 2HH	Erection of single storey rear and side extensions	Representation

The Town Council does not object to this Planning Application per se, but Members respectfully request the applicant ensures the bricks and tiles for these proposals match the existing building, in line with the recommendations made by Shropshire Council's Conservation Officer.

9.	21/04498/FUL	39-40 Castle Street Shrewsbury SY1 2BW	Conversion and extension of existing two storey warehouse building to provide four - storey dwelling with carport and associated works	Objection
----	---------------------	---	--	-----------

The Town Council objects to this Planning Application on the following grounds:

- Members feel that these proposals are a substantial over-development of this sensitive site within the context of adjacent designated and non-designated heritage assets.
- Members feel that these proposals neither preserve nor enhance the character of the site within the Shrewsbury Conservation Area, and feel that this will have a negative impact on the Grade I Listed St Mary's Church opposite.
- Members have questioned the context of the proposed modern four-storey development within the existing historical street scene which will provide a more dominant and intrusive presence.
- Members have expressed concerns that whilst the residential premises sits within a sustainable location, there is a lack of parking provision provided and that there is also a the lack of amenity space for residents.
- Members feel that these proposals will have a detrimental impact and that a more sympathetic scheme would be better suited to this sensitive site and are therefore unable to support these proposals.

10.	21/04482/FUL	20 Mayfield Drive Shrewsbury SY2 6PB	Increase height of garden wall from 2 metres to up to 2.4 metres	Objection
------------	---------------------	---	--	-----------

The Town Council objects to this Planning Application with Members questioning the need to increase the height of the wall. Members feel that these proposals represent an over-development of the original plans, which will have a detrimental impact on neighbouring properties throughout the day by restricting access to light. Members would like to see the wall restricted to the original height of 2m.

11.	21/04766/TPO	Swan Hill Court House Swan Hill Court Shrewsbury Shropshire SY1 1NP	Crown lift to 5.5m, reduce by 2-2.5m & thin by 10% 1no Lime protected by The Borough of Shrewsbury (Swan Hill House) Tree Preservation Order 1966	No Objection
12.	21/04765/TPO	18 Elstree Close Shrewsbury Shropshire SY3 9QF	Crown reduce by 35-40% and thin by 10% 1no Purple Cherry protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection
13.	21/04665/TPO	Amenity Land Off Shorncliffe Way Shrewsbury Shropshire	Fell 1no Ash protected by the Shrewsbury and Atcham Borough Council (Shorncliffe Drive, Shelton, Shrewsbury) Tree Preservation Order 1987	No Comment as STC is the applicant
14.	21/04760/TCA	Holy Trinity Vicarage Greyfriars Road Shrewsbury Shropshire SY3 7EP	Works to trees (See Schedule) within Belle Vue Conservation Area	Support with Comment

The Town Council has no objection to the proposed programme of tree works, but Members feel that the grounds require a balanced management plan from an arboriculturist to ensure suitable growing conditions for the remaining trees and shrubs.

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.

15.	21/04628/TCA	Shrewsbury United Reformed Church Coleham Head Shrewsbury SY3 7BJ	Crown reduction by 2m of 1no Manna Ash (T1) within Belle Vue Conservation Area	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.

16.	21/04553/LBC	14 Pride Hill Shrewsbury SY1 1DQ	Alterations to existing shopfront and installation of new internal staircase, tea point and WC affecting a Grade II Listed Building	No Objection
17.	21/04552/FUL	14 Pride Hill Shrewsbury SY1 1DQ	Alterations to existing shopfront and installation of new internal staircase, tea point and WC	No Objection
18.	21/04480/ADV	Car Showroom North of Vanguard Way Battlefield Enterprise Park Shrewsbury	Erect and display 1No internally illuminated fascia sign and 8No internally illuminated other signage and 5No non illuminated signage	No Objection
19.	21/04528/FUL	Land West Of 18 The Mount Shrewsbury Shropshire SY3 8PS	Erection of a dwelling (revised scheme)	Objection

The Town Council objects to this Planning Application with Members expressing concern that these revised proposals will increase the width and scale of the approved premises.

Members feel that the increase in glazing, together with a projecting glazed balcony at the rear, will have a detrimental impact on the Conservation Area and the amenity of the area, and that these proposals are not in-keeping with adjacent properties. Members feel that there is a need to minimise the impact of the premises in relation to the character and appearance of the Shrewsbury Conservation Area.

20.	21/04285/FUL	11 Greatford Green Berwick Grange Shrewsbury Shropshire SY1 4YN	Conversion of integral garage to living accommodation	No Objection
21.	21/04521/FUL	9 Ashford Drive Shrewsbury SY1 3HH	Erection of two storey side extension	No Objection
22.	21/04487/FUL	Willow Ray Cottage 2 Shepherds Lane Bicton Heath Shrewsbury Shropshire SY3 5EH	Erection of single storey rear extension	No Objection
23.	21/04243/FUL	33 Montague Place Shrewsbury Shropshire SY3 7NF	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of brick wall with black railings	Representation

Whilst the Town Council does not object to this Planning Application, Members feel that the proposed railings are not in-keeping with the Belle Vue Conservation Area. Members respectfully request that Shropshire Council's Conservation Officer reviews this application and provides an expert assessment on the proposals and suitable recommendations.

24.	21/04613/TCA	10 College Hill Shrewsbury SY1 1LZ	To crown reduce by up to 20% (T1) 1no Copper Beech, crown reduce by up to 1.5 metres (T2) 1no Walnut and fell 1no (T3) Plum tree within Shrewsbury Conservation Area	Representation
------------	---------------------	---------------------------------------	--	----------------

Whilst the Town Council does not object to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the Plum tree and any suitable replacements.

25.	21/04496/FUL	5 John Street Shrewsbury SY1 2RZ	Erection of single storey rear extension and associated alterations	No Objection
26.	21/04490/FUL	12 Rotherfield Shrewsbury Shropshire SY1 4RD	Erection of two storey extension to side and single storey extension to rear following demolition of existing garage and conservatory	No Objection
27.	21/04485/FUL	208 Whitchurch Road Shrewsbury Shropshire SY1 4EX	Erection of single storey front extension and internal alterations	Objection

The Town Council objects to this Planning Application on the following grounds:

- Members feel that this is an over-development of a small site within the front curtilage of the property.
- Members also feel that this front extension deviates considerably from the existing building line, which will have a significant impact on the neighbouring properties.
- Members feel that if permission is granted for these proposals, it will set an unwelcome precedent for significant front extensions in the area.

28.	21/04478/FUL	5 The Furlongs Bicton Heath Shrewsbury SY3 5FU	Erection of single storey rear extension	No Objection
29.	21/04402/FUL	18 Percy Street Shrewsbury SY1 2QF	Erection of single storey rear extension	No Objection
30.	21/04477/FUL	37 Westlands Road Shrewsbury SY3 8UT	Erection of single storey front extension	No Objection
31.	21/04456/FUL	78 Longden Road Shrewsbury SY3 7HW	Loft conversion including erection of rear facing dormer and insertion of front facing rooflights	Objection

The Town Council objects to this Planning Application. Whilst Members are not averse to residents improving their properties, they have expressed concerns that the proposed rear dormer window is considerably large and disproportionate to the existing premises. Members respectfully request that the proposals be revised to incorporate a traditional pitched roof in line with the recommendations made by Shropshire Council's Conservation Officer.

Members have also expressed concerns that should permission be granted, this will set an unwelcome precedent for neighbouring properties to add equally large dormer windows, thereby creating an unwelcome cumulative effect on the edge of the Kingsland Special Character Area of the Shrewsbury Conservation Area.

32.	21/04522/TCA	Rea Brook Valley LNR Disused Rail Line Path At Old Potts Way SY2 6AY	Fell 1no Ash within Shrewsbury Conservation Area	No Comment as STC is the applicant
33.	21/04421/FUL	47 Copthorne Park Shrewsbury SY3 8TH	Erection of 1No self - contained annex ancillary to main dwelling following demolition of existing garage	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.

34.	21/01919/FUL	Communications House Harlescott Lane Shrewsbury Shropshire SY1 3AQ	Siting of 2 storage containers to the rear of Communications House for the storage of materials and equipment to support the roll out of fibre broadband to the local area	No Objection
35.	21/04571/TPO	3 Mayland Court Gains Park Way Bicton Heath Shrewsbury Shropshire SY3 8DB	Fell 1no Scots Pine protected by the SABC (Land at and surrounding Bowbrook Grange) TPO 2008 (Ref: SA/463)	Objection

The Town Council objects to this Planning Application on the grounds that the tree appears healthy and enhances the existing street scene. Members feel that a management plan to maintain the tree is required as opposed to felling, and respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

36.	21/04407/ADV	49 Pride Hill Shrewsbury SY1 1DN	Erect and display 3No. replacement fascia signs comprising individual letters with halo illumination, 2No. hanging signs on traditional metal brackets painted black with external LED illumination	Objection
------------	---------------------	-------------------------------------	---	-----------

The Town Council objects to this Planning Application on the grounds that the prominently positioned proposed fascia signs are illuminated. Members feel that it is unnecessary to have illumination along such a wide shop front in the historic street scene within the heart of the Shrewsbury Conservation Area.

37.	21/04386/FUL	19 Aysgarth Road Shrewsbury SY3 8TW	Erection of front porch and internal rearrangement with minor external alterations	No Objection
38.	21/04385/ADV	Budgen Motors Ltd Featherbed Lane Harlescott Shrewsbury SY1 4NN	Display of 3No internally illuminated fascia signs and 1No internally illuminated pylon/totem sign	No Objection
39.	21/04364/FUL	148 Longden Road Shrewsbury SY3 7HU	Erection of a single storey garden room to rear	No Objection

40.	21/04548/TPO	33 Porthill Gardens Shrewsbury SY3 8SB	Remove dead wood, low branches and selectively prune 1no Copper Beech protected by the Shrewsbury & Atcham Borough Council (Porthill Gardens) Tree Preservation Order 1980 (Ref: SA/86	No Objection
41.	21/04388/FUL	29 Meole Walk Shrewsbury SY3 9EU	Erection of single storey side extension and associated alterations	No Objection
42.	21/04172/LBC	79 Wyle Cop Shrewsbury SY1 1UT	Removal of window at rear first floor level and replace with door for fire escape purposes to allow continued use of first floor as restaurant affecting a Grade II Listed Building	No Objection
43.	21/04361/FUL	47 The Mount Shrewsbury Shropshire SY3 8PP	Erection of garage and single storey extension with internal alterations	No Objection
44.	21/04362/LBC	47 The Mount Shrewsbury Shropshire SY3 8PP	Erection of garage and single storey extension with internal alterations affecting a Grade II Listed building	No Objection
45.	21/04573/TCA	Kingsland Toll Bridge Kingsland Bridge Shrewsbury Shropshire	Works to trees adjacent Kingsland Bridge (See Schedule) within Shrewsbury Conservation Area	Representation

Whilst the Town Council does not object to this Planning Application, Members feel that with such a large programme of tree works proposed, they respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

46.	21/04356/FUL	Monkmoor Trading Estate Monkmoor Road Shrewsbury Shropshire SY2 5TZ	Sub-division of ground floor retail to form 5 class 'E' units and creation of 14no residential apartments on first floor	Objection
------------	---------------------	--	--	-----------

The Town Council objects to this Planning Application on the following grounds:

- Members have noted that there is a reduction in the number of flats in the revised proposals, but feel that this application remains an over-development of the site.
- Members feel that removing part of the roof structure for this non-designated heritage asset to create an open space for the residential properties will have a detrimental impact on the historical wooden Belfast trusses. It is also felt that this proposal will have an impact on the integrity of the whole roof structure.
- Members feel that with an abundance of commercial property in the area, the retail units may remain vacant, and that this speculative development will struggle to find suitable commercial tenants.
- Members also feel that the proposed landscaping is insufficient for the location.
- It is felt that additional traffic will create added problems for local residents along an already busy main road.
- Members feel that there is insufficient parking provision for this development.

- Members respectfully request that this Planning Application be submitted to Shropshire Council's Northern Planning Committee.

47.	21/04353/FUL	2 Chatsworth Gardens Shrewsbury Shropshire SY3 7BG	Installation of pyramid style lantern roof window in existing flat roof and the insertion of a new larger window replacing existing window on side of breakfast room	No Objection
48.	21/04352/FUL	56 Little Harlescott Lane Shrewsbury Shropshire SY1 3PZ	Erection of two storey side extension following demolition of existing garage and stores	No Objection
49.	21/04341/FUL	The Woodlands Field House Drive Shrewsbury SY3 9HJ	Erection of Single Storey Rear and Front Extension, Conversion of existing garage into a sun-room with a proposed extension to the rear to create a new shed/storage area, Construction of a carport with associated new driveway, a single storey side extension to create a link between the main house and former garage and to also create a new utility area, removal of existing vehicle entrance and driveway to create new front garden	No Objection
50.	21/04525/TPO	7 Bromley Road Bicton Heath Shrewsbury SY3 5AZ	Fell 1no Beech protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (Ref: SA/457)	Objection

The Town Council objects to this Planning Application on the grounds that there is insufficient information available within the application to make an informed decision. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

51.	21/04493/TCA	Cleveland House Cleveland Street Shrewsbury SY2 5DN	Lightly reduce by taking elongated branches out of top of 3no Cherry (T1, T2, T3) & reduce height by 50% 1no Cherry (T4) within Shrewsbury Conservation Area	No Comment as SC had granted permission prior to meeting
52.	21/04539/TCA	105 The Mount Shrewsbury Shropshire SY3 8PH	Fell 2no Walnut trees within Shrewsbury Conservation Area	Objection

The Town Council objects to this Planning Application on the grounds that Members fail to see the need to fell two healthy trees within the Shrewsbury Conservation Area. Members have noted that the applicant has no plans to replace the trees. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

53.	21/04303/OUT	Proposed Dwelling North Of 13 Brunel Way Shrewsbury Shropshire	Outline application for the erection of one dwelling to include access	No Objection
54.	21/03979/FUL	150 Copthorne Road Shrewsbury SY3 8LT	Erection of a summerhouse	No Objection

63.2 Schedule of Planning Decisions

The Deputy Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 18 September to 8 October 2021.

RESOLVED:

That the variance of planning decisions between the period 18 September to 8 October 2021 be noted.