

SHREWSBURY TOWN COUNCIL

Planning Committee

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

At 6.00pm on Tuesday 19 November 2019

PRESENT

Councillors N Green (Chairman), J Dean, Mrs G Burgess (Substituting for P Nutting), Ms K Halliday, A Mosley (substituting for P Gillam), K Pardy and K Roberts.

IN ATTENDANCE

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer), Helen Dawkins from Miller Homes and one member of the public.

APOLOGIES

Apologies were received from Councillors P Gillam and P Nutting.

59/19 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.
Councillors J Dean, N Green and K Roberts	<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 N Green	<ul style="list-style-type: none">Declared a personal interest in application 19/04834/PRCPA as he has business interests in importing coffee.
Councillor K Roberts	<ul style="list-style-type: none">Declared a personal interest in application 19/04715/FUL as the applicant is known to him.Declared a personal interest in application 19/04377/FUL as the applicant is known to him.

60/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 29 October 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 29 October 2019 be approved and signed as a correct record.

61/19 PRESENTATION ON PROPOSED DWELLINGS ON DEVELOPMENT LAND TO SOUTH OF OTELEY ROAD – 19/04460/REM

Members had considered this application at a previous meeting and felt there was a need for further clarification on the plans and had requested a representative from the developers attend a Planning Committee meeting.

Helen Dawkins from Miller Homes extended her apologies for not liaising with the Town Council earlier in respect of this application and provided Members with an overview of the proposed development.

Miller Homes acquired the land from Land Improvement Holdings (LIH) in September 2019 and planned to construct 175 homes on the site with 26 (15%) affordable properties.

The 149 open market properties will be a mix of 2 bed (16 properties), 3 bed (96 properties) and 4 bed (37 properties) homes following a similar design to the company's Sovereign Park estate on Oteley Road.

Access to the new estate will be via Oteley Road and three trees will need to be removed to facilitate the entrance, which is covered in the original Outline Planning Application submitted by LIH.

Miller Homes will be liable for the CIL payments and LIH will have responsibility for the S106 Agreement.

Members were advised that:

- The development will have a soakaway rather than the pumping station and SUDs pond in the original plans, providing a better solution for surface water drainage.
- The soakaway will be classified as part of the amenity space provision.
- The 3m acoustic fence adjacent to the A5 will match the one for the neighbouring Bellway estate currently under construction and will have planting schemes along its length.
- The affordable housing provision will be spread throughout the development.

Members raised concerns in relation to the future ongoing maintenance of the site, especially if a Management Company is appointed, and recommended that Miller Homes discuss with the Town Council whether the land could be adopted by them as part of its policy for maintenance of public open space.

Members would like to see sustainable energy sources and active transport provision on the site as part of the Shrewsbury Test under the Big Town Plan. Members were advised that this would need to be raised at the Outline Planning stage and that Miller Homes were working within the provisions provided by the initial planning application.

Members discussed the need to explore provision for the inclusion of renewable energy sources with Shropshire Council for future developments within Shrewsbury.

RESOLVED:

- (i) That the Town Council raises no objection to this application and updates Shropshire Council's planning portal accordingly;
- (ii) That the Town Council works with Shropshire Council in relation to ensuring planning policies include provision for renewable energy sources and active transport policies and are enforced for future new developments.
- (iii) That the Town Clerk provides Miller Homes with a copy of the Town Council's Land Adoption Policy.

The Chairman thanked Helen Dawkins for attending and she duly left the meeting at 18.26.

62/19 MATTERS ARISING

There were no matters arising.

63/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

64/19 TREE PRESERVATION ORDERS

64.1 Tree Preservation Order 2019 (Ref: SC/00441/19) – Land at Sheffield House, 76 Belle Vue Road, Shrewsbury

Members noted the Tree Preservation Order Ref SC/00441/19, confirmed on 6 November 2019, and raised no further comment.

65/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

66/19 PLANNING APPLICATIONS

66.1 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 23 October – 12 November 2019.

RESOLVED:

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

1	19/04855/VAR	Sentinel Manufacturing Ltd March Way, Shrewsbury, Shropshire, SY1 3JE	Variation of Condition No.1 attached to planning permission reference 14/00483/VAR (Variation of Condition No.3 attached to planning permission reference 04/0014/F) to allow the retention of the portable catering building for a further 5 years	No Objection
2	19/04871/FUL	47 Moston Road, Shrewsbury, Shropshire, SY1 4QE	Erection of a single storey rear extension to provide disabled facilities at ground floor	No Objection
3	19/04892/FUL	52 Canon Street, Shrewsbury, Shropshire, SY2 5HQ	Installation of radio mounting equipment	No Objection
4	19/04894/COU	Emstrey House Sitka Drive, Shrewsbury, Shropshire, SY2 6LG	Change of use of a ground floor office suite (B1) to physical therapy, health and injury rehabilitation clinic (D1)	No Objection
5	19/04939/TCA	The Birches Copthorne Road, Shrewsbury, Shropshire, SY3 8NS	To carry out a crown reduction by approx. 2ft to various trees within Shrewsbury Conservation Area	No Objection
6	19/04834/PRCPA	121 Longden Coleham, Shrewsbury, Shropshire, SY3 7DU	Application under Part 3, Class C of the Town and Country (General Permitted Development) Order 2015 to change the use from (A1) retail to (A3) restaurants/cafes	No Objection

The applicant left the meeting at 18.31

7	19/04839/FUL	27 Shelton Road, Shrewsbury, Shropshire, SY3 8SU	Formation of vehicular access and parking spaces	No Objection
8	19/04824/FUL	110 Moston Road, Shrewsbury, Shropshire, SY1 4QB	Erection of single storey rear extension and two storey side extension	No Objection

9	19/04843/FUL	16 Pengwern Road, Shrewsbury, Shropshire, SY3 8JB	Erection of single storey front extension and two single storey rear extensions at rear and associated works	No Objection
10	19/04905/TCA	Hawthorn Villa 47 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB	Cut back overhanging branches to give distance of 2.5m away from dwelling of 4no Ash 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

11	19/04786/FUL	34 Longden Road, Shrewsbury, Shropshire, SY3 7HD	Conversion of 5 bed care home into 3No self-contained 1 bed flats for independent living for mental health users (under care/ supervision of care home group)	No Objection
12	19/04790/FUL	73 Berwick Avenue, Shrewsbury, Shropshire, SY1 2NW	Erection of a single storey rear extension	No Objection
13	19/04881/TCA	48 Trinity Street, Shrewsbury, Shropshire, SY3 7PQ	A Crown Reduction of approx. 1metre 1no Silver Birch tree within Shrewsbury Conservation Area.	No Objection
14	19/04764/FUL	Lynedene Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	Erection of single storey and two storey rear extension include balcony at first floor	No Objection
15	19/04767/FUL	92 Oakfield Road, Shrewsbury, Shropshire, SY3 8AN	Erection of part two storey and part single storey extension and associated alterations to side and rear following demolition works	No Objection
16	19/04660/FUL	54 Woodfield Road, Shrewsbury, Shropshire, SY3 8HX	Elevational alteration to front/side to allow for internal alterations	No Objection
17	19/04746/REM	Proposed Dwelling Adjacent The Hawthorns Otley Road, Shrewsbury, Shropshire,	Approval of Reserved Matters (appearance, layout, scale and landscaping) pursuant of planning permission 19/01702/OUT dated 21 August 2019 for the erection of a two storey dwelling to include access	Representation

Whilst the Town Council raises no objections to the principle of development, Members fully support the comments made by both Shropshire Council's Rights of Way and Conservation Officers

18	19/04748/FUL	95 Meole Rise, Shrewsbury, Shropshire, SY3 9JE	Erection of single storey rear/side extension following demolition of existing rear extension	No Objection
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19	19/04818/TPO	36 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Fell 1no Copper Beech protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection
20	19/04715/FUL	41 Wood Street, Shrewsbury, Shropshire, SY1 2PN	Change of use from (A1) shop to (A5) hot food takeaway restaurant; associated alterations and the provision of 2No. off-street car-parking spaces	Objection

The Town Council objects to this application on the grounds that Members consider a takeaway will have a detrimental impact on the neighbouring residential properties by causing additional and unacceptable noise disturbance. Members also have concerns about the parking arrangements. Wood Street is already heavily congested with parked vehicles and Members feel that this takeaway premises will only exacerbate existing problems.

21	19/04718/FUL	7 Ingleby Way, Shrewsbury, Shropshire, SY3 8BU	Erection of single storey side extension	No Objection
22	19/04726/FUL	211 Sundorne Road, Shrewsbury, Shropshire, SY1 4RH	A single storey rear extension to an existing semi-detached dwelling	No Objection
23	19/04809/TCA	Oak Cottage Coton Hill, Shrewsbury, Shropshire, SY1 2DZ	Reduce crown by 2-3 metres and thin by approx. 15-20% of 1no Ash within Shrewsbury 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.

24	19/04811/TCA	11 Montague Place, Shrewsbury, Shropshire, SY3 7NF	Fell 1no Sycamore within Belle Vue Conservation Area	Support with Comment
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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 for a replacement.

25	19/04780/TCA	Ruthwell Bradford Street, Shrewsbury, Shropshire, SY2 5DP	To Crown Reduce by 20% 1no Magnolia tree within Shrewsbury Conservation area	No Objection
26	19/04409/FUL	32 - 34 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from A1(retail) to D1 (charitable use)	No Objection
27	19/04587/FUL	1 Chronicle House, 6 Castle Foregate, Shrewsbury, Shropshire, SY1 2DJ	Additional A5 (hot food takeaway) Use to ground floor	Objection

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

- Members feel that a hot food takeaway in this location will exacerbate existing traffic congestion problems on one of the major gateways in to the town centre and that car parking for the premises will have an adverse effect on traffic flows on a busy main road that has double yellow lines;
- Members feel that the proposed opening times to 3.00am from Monday to Saturday will have an adverse impact on residential properties in the vicinity and would like to see changes made to ensure that the takeaway business hours are amended to close at 12 midnight from Monday to Thursday.

Members also feel that air quality in this location will be adversely affected from waiting cars impacted by potential traffic delays

Councillor J Dean left the meeting at 19.13.

28	19/04609/ADV	McDonalds Restaurants Ltd, Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display 4no digital freestanding signs and 1no 15" digital booth screen all internally illuminated	No Objection
29	19/04377/FUL	9 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Removal of concrete steps up to front door and replace with stone steps and handrails to both sides	No Objection
30	19/04604/FUL	Barclays Bank Plc Harlescott Lane, Shrewsbury, Shropshire, SY1 3AJ	Changes of Use from Bank (Class A2) to new restaurant/takeaway (Class A3 and A5)	No Objection
31	19/04639/VAR	Meeting Room 17 Betton Street, Shrewsbury, Shropshire, SY3 7NY	Variation of Condition no.2 (approved plans) pursuant of 19/02172/FUL for the erection of six dwellings; to allow for changes to approved site layout; and, design and layout changes to approved dwellings	Defer Decision

The Town Council is unable to make a comment on this planning application and respectfully requests additional information is made available to enable Members to make an informed decision on these proposals.

32	19/04652/FUL	6 St Johns Hill, Shrewsbury, Shropshire, SY1 1JD	Erection of a single storey rear extension with terrace above and insertion of new French doors at 2nd floor level	Representation
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Whilst the Town Council does not object to the principle of development, Members fully support the comments made by Shropshire Council's Conservation Officer.

33	19/04653/LBC	6 St Johns Hill, Shrewsbury, Shropshire, SY1 1JD	Internal and external alterations in connection with erection of a single storey rear extension with terrace above and insertion of French windows at second floor level affecting a Grade II Listed Building	Representation
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Whilst the Town Council does not object to the principle of development, Members fully support the comments made by Shropshire Council's Conservation Officer.

34	19/04654/ADV	Unit 1 Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	1No. Illuminated WHSmiths hanging sign within shop front window bed	No Objection
35	19/04685/TCA	4 Park Avenue, Shrewsbury, Shropshire, SY3 8JG	To prune back overhanging branches to the boundary line (over No 4 Tudor Gate, Copthorne Road) 1no Sycamore tree within Shrewsbury Conservation Area	No Objection
36	19/04709/TPO	6 Foxley Grove, Bicton Heath, Shrewsbury, Shropshire, SY3 5DF	Crown reduce by approx. 2m and crown lift by approx. 3m 1no Oak protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (Ref: SA/457)	No Objection
37	19/04610/ADV	McDonalds Restaurants Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ	Installation of 5no. new digital freestanding signs and 1 no. 15" digital booth screen	No Objection
38	19/04614/FUL	5 Huxley Close, Shrewsbury, Shropshire, SY2 6JQ	Erection of single storey rear extension with partial conversion of garage; creation of additional parking area	Representation

Whilst the Town Council does not object to the principle of development within this application, Members fully support the comments made by Shropshire Council's Tree Officer.

66.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 23 October – 12 November 2019.