

## **SHREWSBURY TOWN COUNCIL**

### **Planning Committee**

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

**At 6.00pm on Tuesday 10 December 2019**

#### **PRESENT**

Councillors N Green (Chairman), J Dean, A Mosley (substituting for K Halliday), P Nutting, K Roberts and Mrs B Wall.

#### **IN ATTENDANCE**

Helen Ball (Town Clerk) and Hilary Humphries (Communications Officer).

#### **APOLOGIES**

Apologies were received from Councillors Ms K Halliday, P Gillam and K Pardy.

### **67/19 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>   |
| Councillors J Dean, N Green and K Roberts | <ul style="list-style-type: none"><li>As a member of Shropshire Council Northern 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 N Green                        | <ul style="list-style-type: none"><li>Declared a personal interest in application 19/05082/TCA as the applicant is known to him.</li></ul>   |

### **68/19 MINUTES OF THE LAST MEETING**

The minutes of the Planning Committee meeting held on 19 November 2019 were submitted as circulated and read.

**RESOLVED:**

**That the minutes of the Planning Committee meeting held on 19 November 2019 be approved and signed as a correct record.**

**69/19 MATTERS ARISING**

**69.1 Amendments to Shropshire Council's Car Parking Strategy – Loading Bays**

Members had considered Shropshire Council's proposals to amend time restrictions for loading bays in the town centre at a previous meeting. Members were asked to reconsider their position that loading bays should be enforced between 6am and 6pm whilst from 6pm, the bays formed part of the parking provision for the night-time economy.

Shropshire Council would prefer to see the loading bays enforced from 7am until 7pm and thereafter form part of the parking permit scheme in the town centre on the basis that there is little evidence that the bays are utilised as part of the night-time economy.

Members felt that with parking restrictions lifted from 6pm in Shropshire Council pay and display car parks and on-street parking, the loading bays should provide the same parking provision, and they were happy that they be open to broad use rather than restricted to permit use.

**RESOLVED:**

**That the Town Council re-states its original position that the loading bays in the town centre should be enforced from 6am until 6pm.**

**69.2 Reconsultation on application 19/02494/FUL - Erection of a Family Pub/Restaurant, Oteley Road, Shrewsbury.**

Members considered the amended plans submitted for this application and were disappointed with the reduction in the number of car parking spaces for the premises.

Members would like to see a comprehensive plan for the whole of this development site to fully appreciate the plans they have been asked to consider.

Members were also disappointed that plans for a bold design for the building to reflect the diverse range of historical buildings in Shrewsbury or the provision for renewables had not been included in the revised plans.

Members felt that their original comments on this planning application should stand.

**RESOLVED:**

**That the Town Council restates its original position to this planning application.**

**69.3 Reconsultation on application 19/04306/FUL - 11 Town Walls, Shrewsbury. SY1 1TW**

Members considered the amended plans for this application.

Whilst noting the comments from Shropshire Council's Conservation Officer, Members felt that the conditions imposed when planning permission was originally granted should continue to be enforced.

Members felt that the windows to the first floor should remain a mirror image of the adjacent property to reflect the original design in the Conservation Area, and that their objections should remain for this application.

Members felt that their original comments on this planning application should stand.

**RESOLVED:**

**That the Town Council restates its objections to this planning application.**

**70/19 GREENFIELDS RECREATION GROUND – VILLAGE GREEN STATUS**

The Town Clerk provided Members with an update from Shropshire Council's Northern Planning Committee meeting earlier in the afternoon in relation to the outcome of an application to register Greenfields Recreation Ground as a Village Green.

Members of the Northern Planning Committee voted five to two to dismiss the application stating that the residents of the area had enjoyed the recreational facilities provided by Shrewsbury Town Council and its predecessors "by right" for at least the previous twenty years.

The Town Clerk also appraised the Committee of the current Judicial Review in relation to land adjacent to the Recreation Ground.

**71/19 HIGHWAY ORDERS**

**71.1 Notice of Definitive Map Modification Order – Footpath Addition**

Members noted the order to place the public footpath along an alleyway between Roselyn and Cordon Crescent in Harlescott on the Definitive Map & Statement of Rights of Way for Shropshire.

## **71.2 Proposal to Remove BT Kiosks at Locations in Shrewsbury**

Members considered proposals put forward by BT to remove seven KX100 kiosks at a number of locations in Shrewsbury.

Whilst there are three kiosks where usage was negligible, Members felt that those kiosks that provided a community facility and have been shown to demonstrate established usage should be retained. Members felt that with poor mobile phone reception in some areas, especially in the vicinity of the hospital, public payphone kiosks continued to provide an essential service.

Members would like to see the following kiosks retained:

Sundorne Avenue/Sundorne Road  
Shopping Parade, Mytton Oak Road  
London Road, The Column  
York Road

Councillor Mosley asked that consideration be given to removing the kiosk at the junction of Water Street and North Street on ASB Grounds. Whilst it did have some patronage, the fact it was used in the dealing of drugs locally provided a greater dis-benefit to the Community than the provision of a phone box.

### **RESOLVED:**

**That the Town Council writes to Shropshire Council in support of retaining those BT kiosks where established usage provides a community facility, especially in areas of poor mobile phone reception, but also requests consideration be given to withdrawing the box at Water Street/North Street junction on ASB grounds.**

## **72/19 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

## **72/19 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## **73/19 PLANNING APPLICATIONS**

### 73.1 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 13 November – 3 December 2019.

#### RESOLVED:

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

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|---|--------------|--|--|----------------|
| 1 | 19/04925/FUL | 16 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB | Change of use from A1 (Retail) to A4 (Micro Pub) | Representation |
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Whilst the Town Council does not object to this planning application per se, Members have concerns relating to the potential for noise from the premises affecting neighbouring residential properties. Members are fully supportive of the comments made by Shropshire Council's Regulatory Services and would like to see noise reduction plans included within this application.

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| 2 | 19/05270/TCA | 4 Earlstun Park, Shrewsbury, Shropshire, SY3 8BE | To carry out a 25% crown reduction and thinning of 1no Ash Tree within Shrewsbury Conservation Area | 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.

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| 3 | 19/05155/FUL | Communications Mast 95264 St Marys Street, Shrewsbury, Shropshire, SY1 1ED                     | Works to upgrade the existing rooftop communications apparatus consisting of additional antenna, and associated GRP screening (with brick effect design) and ancillary apparatus supported on new steelwork | No Objection   |
| 4 | 19/05200/FUL | 90 Longden Road, Shrewsbury, Shropshire, SY3 7HW   | Erection of single storey extension and associated alterations following demolition of single storey part   | No Objection   |
| 5 | 19/05219/TCA | Montpelier House And Alton Flats Alton Terrace Belle Vue Road, Shrewsbury, Shropshire, SY3 7LW | Fell group of saplings (young sycamores), 1no Laurel, 1no Cherry Plum & 3no Leylandii within Belle Vue Conservation Area  | Representation |

Whilst the Town Council does not object to this planning application, and in the light of limited information available, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations for suitable replacements.

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| <b>6</b>  | 19/05043/FUL | 46 Canon Street,<br>Shrewsbury, Shropshire,<br>SY2 5HQ                      | Application under Section 73A of<br>the Town and Country Planning Act<br>1990 for the installation of 8no<br>replacement windows (Article 4<br>Direction)   | No Objection   |
| <b>7</b>  | 19/05188/FUL | 8 Belle Vue Gardens,<br>Shrewsbury, Shropshire,<br>SY3 7JG                  | Erection of two storey rear<br>extension  | No Objection   |
| <b>8</b>  | 19/05196/FUL | 9 Foxglove Close,<br>Shrewsbury, Shropshire,<br>SY3 7TT                     | Application under Section 73A of<br>the Town and Country Planning Act<br>1990 for the erection of single<br>storey rear and side wraparound<br>extension  | No Objection   |
| <b>9</b>  | 19/05141/LBC | 7 Ashton Road,<br>Shrewsbury, Shropshire,<br>SY3 7AN                        | Alterations to internal flat layout to<br>include fewer structural alterations<br>to previously approved permission<br>18/01432/LBC (alterations in<br>connection with conversion of<br>basement into two residential<br>apartments for use by teachers of<br>the school) affecting a Grade II<br>Listed Building | No Objection   |
| <b>10</b> | 19/05150/FUL | 23 Belvidere Road,<br>Shrewsbury, Shropshire,<br>SY2 5LS                    | Erection of extension to the<br>existing medical practice building  | No Objection   |
| <b>11</b> | 19/05160/FUL | 26 Grangefields Road,<br>Shrewsbury, Shropshire,<br>SY3 9DB                 | Erection of single storey<br>conservatory extension and<br>associated works and detached<br>garage following demolition of<br>existing garage   | No Objection   |
| <b>12</b> | 19/05097/VAR | Roselyn Welshpool Road,<br>Bicton Heath, Shrewsbury,<br>Shropshire, SY3 5AH | Variation of condition no.4<br>attached to planning permission<br>ref 97/0798/214/97 to allow two<br>dentists to operate from the site at<br>any one time   | No Objection   |
| <b>13</b> | 19/05102/FUL | 22 Dunkeld Drive,<br>Shrewsbury, Shropshire,<br>SY2 5UZ                     | Erection of first floor extension<br>above existing ground floor and<br>conversion of garage to living<br>accommodation   | No Objection   |
| <b>14</b> | 19/05113/FUL | Arbour House, 11<br>Canonbury, Shrewsbury,<br>Shropshire, SY3 7AH           | Erection of double garage with<br>storage above following demolition<br>of existing single garage   | Representation |

Whilst the Town Council does not object to the application per se, it does have concerns for the continued vitality of neighbouring tree stock and would respectfully ask that the Tree Officer visits the site to provide guidance on mitigation measure during construction

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| <b>15</b> | 19/05133/FUL | 15 Rothley Close,<br>Shrewsbury, Shropshire,<br>SY3 6AN                           | Erection of single storey rear<br>extension following demolition of<br>rear conservatory  | No Objection |
| <b>16</b> | 19/05084/FUL | Flats 1 - 11 50 Castle<br>Foregate, Shrewsbury,<br>Shropshire, SY1 2EH            | Remove 4no false chimneys with<br>associated roof works   | No Objection |
| <b>17</b> | 19/04947/LBC | Park Cottage, Horsefair,<br>Abbey Foregate,<br>Shrewsbury, Shropshire,<br>SY2 6BL | Erection of single storey side<br>extension   | No Objection |
| <b>18</b> | 19/04946/FUL | Park Cottage, Horsefair,<br>Abbey Foregate,<br>Shrewsbury, Shropshire,<br>SY2 6BL | Erection of single storey side<br>extension   | No Objection |
| <b>19</b> | 19/04762/FUL | 60 New Park Close,<br>Shrewsbury, Shropshire,<br>SY1 2SQ                          | Conversion and adaption of<br>existing 2-bedroom bungalow with<br>the proposed addition of a<br>disabled use wet room to the rear<br>of the property.                               | No Objection |
| <b>20</b> | 19/04761/FUL | 43 Racecourse Crescent,<br>Shrewsbury, Shropshire,<br>SY2 5BW                     | Single storey rear extension to<br>accommodate disabled access and<br>adaption improvements to the<br>residential dwelling providing<br>ground floor sleeping and<br>bathroom areas | No Objection |
| <b>21</b> | 19/04759/FUL | 11 Middletown Square,<br>Shrewsbury, Shropshire,<br>SY2 5TW                       | Erection of single storey front<br>extension to accommodate<br>disabled access and adaption<br>improvements to provide ground<br>floor wet room                                     | Objection    |

The Town Council fully supports the need to provide suitable provision for disabled facilities in residential properties, but Members feel that these proposals for an extension at the front of this property are not appropriate at the expense of neighbouring properties. Members feel that the extension would provide an unwelcome alteration to the existing street scene and respectfully request that suitable advice is provided to the applicant for revised plans that would see the extension sited at either the side or the rear of the property.

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| <b>22</b> | 19/04757/FUL | 7 Abbots Way, Shrewsbury,<br>Shropshire, SY2 5QQ | Erection of single storey rear<br>extension to provide ground floor<br>disabled accommodation and new<br>disabled access ramp to the front<br>entrance | No Objection |
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| <b>23</b> | 19/05027/FUL | Shropshire Football Association Shrewsbury Town Football Club Oteley Road, Shrewsbury, Shropshire, SY2 6ST | Creation of an Artificial Grass Pitch with associated works | No Objection |
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*Councillor N Green left the meeting.*

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| <b>24</b> | 19/05082/TCA | Chatsworth House, 6 Chatsworth Gardens, Shrewsbury, Shropshire, SY3 7BG | Lift crown up to a height of 7 feet and reduce crown overall by 1-1.5 metres to reshape 1no Variegated Holly within Belle Vue Conservation Area | No Objection |
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*Councillor N Green re-joined the meeting*

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| <b>25</b> | 19/05107/TPO | Reabrook House 9 Beaumont Way, Shrewsbury, Shropshire, SY2 6RQ | Fell 1no Lilac, 1no Beech, 1no Field Maple, 1no Magnolia, group of Laurel, 1no Purple Prunus and carry out various works to a number of trees (See Schedule) protected by The Borough of Shrewsbury (Sutton House Farm) Tree Preservation Order 1950 (Ref: SA/16) | Representation |
|-----------|--------------|--|---|----------------|

Whilst the Town Council does not object to this application, Members are concerned about the scale of the tree works proposed. In the light of limited information available in the application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations. 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.

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| <b>26</b> | 19/04976/TPO | 11 Squirrel Walk, Bicton Heath, Shrewsbury, Shropshire, SY3 5DU            | To crown thin by approx. 15% and crown lift by approx. 3m by removing secondary branches only 1no Oak tree protected by Shrewsbury and Atcham Borough Council (Squirrel Walk and West Edge, Bicton Heath) Tree Preservation Order 1985   | No Objection   |
| <b>27</b> | 19/04893/REM | Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ | Approval of reserved matters (appearance, layout, scale and landscaping) pursuant to the permission 16/04228/OUT for the erection of 150 no. dwellings; to include a change of house types on plots 65, 72, 74-77, 82, 86, 106, 107, 109, 114-116, 119, 130, 149, 150, 160, 161, 164 and 168 on the part of the site approved under 19/01288/REM (previously approved as an amendment to 18/03637/REM) | Defer Decision |



Members have requested more information on the proposed changes to the properties already granted permission for and have expressed concerns that the affordable housing allocation may be adversely affected. Members will be provided with updated information in due course.

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| <b>28</b> | 19/04911/FUL | 3 Meole Hall Gardens,<br>Church Lane, Shrewsbury,<br>Shropshire, SY3 9JS | Works to remove redundant<br>chimney breast and chimney stack | Objection |
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This application site is one half of two pairs of semi-detached dwellings which have a very distinctive style adding greatly to the character of the area. Removal of one chimney to facilitate internal alterations will have an adverse effect on the character and form on the street scene.

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| <b>29</b> | 19/04848/FUL | 44 Westlands Road,<br>Shrewsbury, Shropshire,<br>SY3 8UT | Erection of 2 storey side extension<br>and relocation of garage   | No Objection |
| <b>30</b> | 19/04865/FUL | 2 Adswood Grove,<br>Shrewsbury, Shropshire,<br>SY3 9QG   | Erection of brick wall 2m in height<br>8 metres in length following<br>remove of laurel hedge to garden<br>and highway/pavement boundary. | Objection    |

The Town Council objects to this planning application with Members questioning the need to have the proposed brick wall built so high. Members feel that replacing the laurel hedge with a brutal looking brick wall alters the existing street scene and they feel that any structure should be at the same height at the existing side fencing.

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| <b>31</b> | 19/05026/FUL | Kempsfield Primrose Drive,<br>Shrewsbury, Shropshire,<br>SY3 7TP    | Replacement of existing 20 bed<br>residential care home (C2 use) with<br>two residential buildings providing<br>supported living accommodation:<br>one building incorporating 2no.<br>flats (C3(b) use) to provide 3<br>bedrooms and 4 bedrooms of<br>shared accommodation<br>respectively, one building to<br>provide 10no. self-contained, one-<br>bedroom supported living flats<br>(C3(a) use) | No Objection |
| <b>32</b> | 19/05056/FUL | Wellspring Field House<br>Drive, Shrewsbury,<br>Shropshire, SY3 9HJ | Erection of single storey and two<br>storey extensions and alterations<br>and improvements to dwelling   | No Objection |
| <b>33</b> | 19/05108/TCA | Walden Bradford Street,<br>Shrewsbury, Shropshire,<br>SY2 5DP       | Reduce by approx. 1-2metres and<br>thin by 15% 2no Apple, fell 1no<br>Plum & pollard to 3metres 1no<br>Pear within Shrewsbury<br>Conservation Area   | No Objection |

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| <b>34</b> | 19/04987/ADV | Battlefield Services,<br>Starbucks Robert Jones<br>Way Battlefield<br>Shrewsbury, Shropshire,<br>SY4 3EQ | Erect and display 1no internally<br>illuminated 9m Totem Pole Sign (to<br>replace 6mtr totem pole sign on<br>site already) | Objection |
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Whilst the Town Council appreciates the need for advertising signs, it felt the introduction of a new totem 50% larger than the existing was excessive. Members would prefer to see the roadside hedging trimmed to improve visibility for the existing sign rather than a much higher sign erected.

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| <b>35</b> | 19/05020/ADV | Dunelm Soft Furnishings<br>Ltd 5 Sundorne Retail Park<br>Arlington Way,<br>Shrewsbury, Shropshire,<br>SY1 4YA | Erect and display 3No. internally<br>illuminated flexface box signs,<br>refurbish and re-skin 2No. flexface<br>boxes, 1No. non illuminated<br>welcome sign, 1No set of 2 panels<br>for existing illuminated estate sign                              | No Objection            |
| <b>36</b> | 19/05028/FUL | 26 Shelton Road,<br>Shrewsbury, Shropshire,<br>SY3 8SR  | Erection of front porch extension<br>and rear single storey extension<br>and extend at first floor to create<br>master bedroom   | No Objection            |
| <b>37</b> | 19/04936/TPO | Abbey Hotel 83 Monkmoor<br>Road, Shrewsbury,<br>Shropshire, SY2 5AZ   | To crown lift to 5 metres (in the<br>beer garden) and remove<br>epicormic growth Yew, Limes and a<br>multistemmed Ash tree protected<br>by Shrewsbury & Atcham Borough<br>Council (Monkmoor Road/Bradford<br>Street) Tree Preservation Order<br>1982 | Support with<br>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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| <b>38</b> | 19/05003/FUL | 31 Silverdale Bicton Heath,<br>Shrewsbury, Shropshire,<br>SY3 5EY | Erection of a two storey side<br>extension following demolition of<br>existing garage and works to<br>extend the driveway at the front | No Objection |
| <b>39</b> | 19/05013/FUL | 5 Porthill Close,<br>Shrewsbury, Shropshire,<br>SY3 8RR           | Erection of first floor extension  | No Objection |
| <b>40</b> | 19/04983/FUL | Riparian 85 Underdale<br>Road, Shrewsbury,<br>Shropshire, SY2 5EF | Erection of rear extension<br>following demolition of existing<br>conservatory   | No Objection |

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| <b>41</b> | 19/04820/LBC | 2 Belmont, Shrewsbury, Shropshire, SY1 1TE   | Conversion of inner courtyard to become part of main hub/family room; replacement of windows to rear and removal of one of these windows to be replaced with double doors; conversion of basement into an additional room installation of ventilation and water proofing system | No Objection   |
| <b>42</b> | 19/04819/FUL | 2 Belmont, Shrewsbury, Shropshire, SY1 1TE   | Conversion of inner courtyard to become part of main hub/family room; replacement of windows to rear and removal of one of these windows to be replaced with double doors; conversion of basement into an additional room installation of ventilation and water proofing system | No Objection   |
| <b>43</b> | 19/04969/FUL | 81 Allerton Road, Shrewsbury, Shropshire, SY1 4QJ  | Erection of two storey extension to rear elevation and front porch  | No Objection   |
| <b>44</b> | 19/04980/FUL | Asda Stores Limited Superstore And Premises Old Potts Way, Shrewsbury, Shropshire, SY3 7ET | Installation of a hand car wash in the car park including the installation of a cabin and erection of a canopy, floodlights and ANPR camera (amendment to 18/04957/FUL)   | Representation |

Whilst the Town Council does not object to this application, Members fully support the comments made by Shropshire Council's Regulatory Services in relation to timings of the facility and the need for screens to reduce noise.

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| <b>45</b> | 19/04981/ADV | Asda Stores Limited Superstore And Premises Old Potts Way, Shrewsbury, Shropshire, SY3 7ET | Erect and display 7 No fascia and 4 No other free-standing non illuminated signs advertising the proposed hand car wash | Representation |
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Whilst the Town Council does not object to this application, Members fully support the comments made by Shropshire Council's Regulatory Services in relation to timings of the facility and the need for screens to reduce noise.

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| <b>46</b> | 19/04919/FUL | 16 Chelwood Drive, Shrewsbury, Shropshire, SY1 3YZ  | Erection of conservatory to side  | No Objection |
| <b>47</b> | 19/04998/HHE | 112 Copthorne Road, Shrewsbury, Shropshire, SY3 8NA | Erection of rear single storey extension to a terraced dwelling following demolition of existing w.c., dimensions 3.65 metres beyond rear wall, 3.30 metres maximum height, 2.70 metres high to eaves | No Objection |

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| <b>48</b> | 19/04916/FUL | 33 Westwood Drive,<br>Shrewsbury, Shropshire,<br>SY3 8YB | Proposed Roof extension over<br>Garage/ Store to Create Annexe | Representation |
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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

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| <b>49</b> | 19/04929/FUL | 16 And 17 Castle Street,<br>Shrewsbury, Shropshire,<br>SY1 2BB | Change of use from A1 retail to A3<br>and B1 office | Representation |
|-----------|--------------|--|---|----------------|

Whilst the Town Council does not object to this planning application, Members fully support the comments made by Shropshire Council's Regulatory Services in relation to the need for appropriate extraction of smells.

### **73.2 Schedule of Planning Decisions**

Members noted decisions made by Shropshire Council between 13 November – 3 December 2019.

### **73.3 Application for Certificate of Lawful Development - 19/04914/CPL 3 Church Road, Shrewsbury. SY3 9HG**

Members noted the Certificate of Lawful Development for this property and made no further comment.