

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Tuesday 7 January 2020

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk), Amanda Spencer (Deputy Town Clerk) and Hilary Humphries (Communications Officer).

APOLOGIES

Apologies were received from Councillor Ms K Halliday.

74/19 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 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 Northern Planning Committee.
Councillor P Gillam	<ul style="list-style-type: none">Declared a personal interest in application 19/05318/FUL as the applicant is known to him.
Councillor N Green	<ul style="list-style-type: none">Declared a personal interest in application 19/05423/LBC as he has received corporate hospitality from the applicant.

75/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 10 December 2019 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 December 2019 be approved and signed as a correct record.

76/19 MATTERS ARISING

76.1 Application 19/02880/FUL – Land off Red Barn Lane, Shrewsbury – Erection of 5No. Detached dwellings and garages, construction of access and associated infrastructure.

Members considered the additional submissions for this application and were disappointed that there was little in the way of changes to the plans already seen.

Members felt that the developer's case of an existing build line to justify their proposed development is misleading and that any encroachment into the existing green corridor of the Rad Brook Valley should be resisted.

Members noted the comments in the Heritage Impact Assessment that "such a build line would, however, evidently result in a narrowing of the 'green corridor' at this point".

They also felt that the proposed development would detract from the existing open character of the area and narrow the valley in a Conservation Area.

Members felt that their original objections to this application should stand with additional comments to challenge the inclusion of the 'existing build line' within the application.

RESOLVED:

That the Town Council re-states that its original objections to this application remains and would like to challenge that the inclusion of the existing build line in the developer's case is misleading.

76.2 Greenfields Recreation Ground – Village Green Status

Further to the update on the Village Green Status at the last meeting, the Town Clerk reported that the Judicial Review had been dismissed. The courts had however given the claimant permission to appeal with deadline for that appeal being 23 January 2020.

76.3 19/04893/REM – Former Copthorne Barracks, Copthorne Road, Shrewsbury, SY3 8LZ

Members had previously deferred a decision on this application at the previous meeting, requesting additional information on the proposed changes to house types and whether the affordable housing contribution was affected.

Members were supplied with the relevant information in December and raised no objections to the proposals. The comments were duly updated on Shropshire Council's Planning Portal.

77/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

78/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

79/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

80/19 PLANNING APPLICATIONS

80.1 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 4 December 2019 – 3 January 2020.

RESOLVED:

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

1	19/05493/FUL	65 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Installation of extended balcony at first floor level to include glass balustrade	No Objection
2	19/05494/FUL	67 Underdale Road, Shrewsbury, Shropshire, SY2 5EE	Installation of extended balcony at first floor level to include glass balustrade	No Objection
3	19/05498/FUL	Proposed Dwelling To The East Of Upper Road, Shrewsbury, Shropshire,	Erection of one dwelling; amendments to existing vehicular access; formation of parking area	No Objection

4	19/05470/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire,	Approval of reserved matters (Zone X) (access, appearance, landscaping, layout and scale) pursuant to outline permission 14/04428/OUT for residential development of up to 550 units, up to 23ha (gross) of commercial development including B1, B2 and B8 uses, a hotel (C1 use), a care home of up to 70 beds (C2 use) and supporting local centre and community uses (A1, A2, A3, A4, A5, D1, D2), estate roads and associated highways works, associated infrastructure, associated earthworks, and landscape works including informal open space and children's play space	Support with Comment
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Whilst the Town Council does not object to this application, Members would like to see developers consciously including energy-efficient proposals and PV panels in such schemes as mitigation measures against Climate Emergency.

5	19/05407/FUL	4 Heathfield Close, Shrewsbury, Shropshire, SY1 3SN	Erection of single storey side/front extension	No Objection
6	19/05459/COU	Julian Spencer Associates Limited 46A Mardol, Shrewsbury, Shropshire, SY1 1PP	Change of use of ground floor from professional office use (A2) to hot food takeaway (A5)	Objection

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

- Members fully support the comments made by Shropshire Council Rights of Way department in relation to the need to keep the Public Right of Way, which runs alongside the property, open and available at all times during the building works;
- Members would like to see the existing shop front retained, which is in-keeping with the Grade II* Listed Kings Head Public House next door;
- Members expressed concern that these proposals will result in a loss of valuable office space within the town centre and question the need for another fast food establishment in this area;
- Members feel that the proposed opening hours will have a detrimental impact on the neighbouring residential properties and would like to see conditions implemented in any planning approval whereby the premises close at 12am from Sunday to Thursday;
- Members also expressed concern that details of extraction flues have not been included in the plans and respectfully request that Shropshire Council's Regulatory Services view the proposals and provide their expert advice;
- Members also felt that any extraction plans should not inconvenience neighbouring residential properties, nor the enjoyment of users of the public right of way.

7	19/05461/FUL	47 Portland Crescent, Shrewsbury, Shropshire, SY2 5NJ	Erection of a two storey rear extension and single storey front extension (previously approved 18/00845/FUL)	Objection
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Whilst the Town Council raises no objection to the single storey front extension, which has already received planning permission, Members object to the erection of the two-storey rear extension and feel that these proposals represent an over-development of the site, providing an alien form to neighbouring properties.

8	19/05423/LBC	Flax Mill St Michaels Street, Shrewsbury, Shropshire, SY1 2SZ	Existing west retaining wall raised; new external steps to west wall retaining wall; new timber clad bin store; New stair and ramps along the line of the former canal with steel balustrade; remove internal maltings plant; repair existing windows, RWGs and slate roofs; 2no. new internal openings; high quality internal partitions; 2no. new external openings.	No Objection
9	19/05442/PSPPA	Tesco Extra Battlefield Road, Shrewsbury, Shropshire, SY1 4AB	Application for prior approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of roof mounted solar panels	No Objection
10	19/05431/FUL	168 Underdale Road, Shrewsbury, Shropshire, SY2 5EG	Erection of single storey rear extension	No Objection
11	19/05433/FUL	7 Carmen Avenue, Shrewsbury, Shropshire, SY2 5NP	Erection of two storey side extension	No Objection
12	19/05414/FUL	23 Granville Street, Shrewsbury, Shropshire, SY3 8NE	Erection of two storey side, single storey rear extensions and new windows/render.	Objection

Whilst the Town Council does not object to the principle of extending the property per se, Members object to this planning application and fully support the comments made by Shropshire Council's Conservation Officer in relation to the proposals that would result in a property that is not in keeping with the predominately brick-built houses in this area. Members would like to see amended plans put forward that better reflect the character of the area and the existing street scene, especially in light of its close proximity to The Mount Conservation Area

13	19/05318/FUL	Former Public Conveniences, St Julians Friars, Shrewsbury, Shropshire,	Conversion of dis-used public toilets to fast food takeaway	Objection
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Whilst the Town Council does not object to the principle of the re-development of this building per se, Members object to this planning application on the following grounds:

- Members fully support the comments made by Shropshire Council's Conservation Officer in relation to the proposals to internally brick up two of the existing windows and lower the sills as per the plans, which would result in a lack of symmetry to the building. This is a very sensitive area in terms of its architectural vernacular and developers in the area have been conscious in preserving and enhancing the area. Members acknowledge this is not a pretty building, but proposals makes it worse.
- Members expressed concerns that this building is in a flood zone and support the comments made by Shropshire Council's SUDS;
- Members fully support the comments made by Shropshire Council's Regulatory Services and would like to see further details in relation to the proposed extraction flues;
- Members also expressed concern that whilst there is an adjacent car park, there will be issues with customers parking as close to the premises as possible;
- Members also felt that there is the potential for problems with littering, odour and noise for the neighbouring residential properties.

Members would like to see revised plans submitted that enhance the building in the Shrewsbury Conservation Area

14	19/05346/FUL	Methodist Church Belle Vue Road, Shrewsbury, Shropshire, SY3 7NN	Installation of replacement doors to front elevation (Article 4 Direction)	No Objection
15	19/05349/ADV	McDonalds Restaurants Ltd Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Erect and display relocation of internally illuminated sign 2 (previously approved) and installation of 3No internally illuminated free standing signs and one 15" digital screen	No Objection
16	19/05384/FUL	8 Greenacre Road, Shrewsbury, Shropshire, SY3 8LR	Erection of single storey rear extension and associated alterations	No Objection
17	19/05398/TCA	Winchester House 9 St Marys Court, Shrewsbury, Shropshire, SY1 1EG	Crown reduction of 20% as part of 4-5 yearly maintenance of 1no Plane tree within Shrewsbury Conservation Area	No Objection
18	19/05178/LBC	16 Swan Hill, Shrewsbury, Shropshire, SY1 1NL	Works to replace rear door and frame and a cellar window affecting a Grade II Listed Building	No Objection
19	19/05333/FUL	38 Sundorne Road, Shrewsbury, Shropshire, SY1 4RZ	Front porch extension	No Objection
20	19/05348/FUL	4 Lockwood Drive, Shrewsbury, Shropshire, SY1 3SG	Erection of part single storey part two storey side and rear extension, demolition of existing garage and associated alterations to access and driveway	No Objection
21	19/05375/FUL	107 Belle Vue Road, Shrewsbury, Shropshire, SY3 7NJ	Installation of replacement timber sash windows, new doors to be installed in the rear of the kitchen, new window in first floor bathroom, remedial work to the chimney and insertion of a new dormer to the rear	Objection

Whilst the Town Council does not object to the proposals to replace the windows and doors to the property, Members object to the insertion of a new dormer window to the rear. Members fully support the comments made by Shropshire Council's Conservation Officer in relation to proposals for a flat roof dormer window, which is not in keeping with the area in terms of its mass and style. Members would like to see revised plans submitted that reflect the neighbouring properties in the Belle Vue Conservation Area

22	19/05203/VAR	Proposed Dwelling South Of 170 Monkmoor Road, Shrewsbury, Shropshire,	Variation of condition 2 and condition 4 attached to planning permission reference 17/05163/FUL dated 12/01/2018 for proposed amendments to the approved layout to include details of revised parking and turning areas for 2 cars for the existing and proposed dwelling and formation of a new vehicular access	No Objection
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23	19/05300/FUL	Proposed New Dwelling Belmont Bank, Shrewsbury, Shropshire, SY1 1UB	Conversion of existing building to form a 3 bedroomed townhouse together with courtyard parking	Objection
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Whilst the Town Council does not object to the principle of re-development of this site to residential use, as per the previous planning permission, Members object to this planning application. Members fully support the comments made by Shropshire Council's Conservation Officer in relation to the use of materials for the proposed works that neither enhances or improves the building in the Shrewsbury Conservation Area. Members would like to see revised plans submitted that reflect the sensitive and highly visual position of the building along Belmont Bank and its neighbouring heritage assets.

24	19/05304/FUL	6 Wyebourne Road, Shrewsbury, Shropshire, SY3 6AQ	Erection of rear/side two storey extension	No Objection
25	19/05323/TPO	16 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	To crown reduce and thin by 30% 1no Silver Birch (T1) and crown reduce and thin by 10% 1no Silver Birch (T2) protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (Ref: SA/47)	No comment as permission was granted prior to the meeting.
26	19/05287/VAR	Belvidere Medical Practice 23 Belvidere Road, Shrewsbury, Shropshire, SY2 5LS	Removal of Condition 4 (Number of doctors) attached to planning permission reference SA/07/1424/F dated 05/12/2007	No Objection
27	19/05352/TPO	1 The Yeld Bicton Heath, Shrewsbury, Shropshire, SY3 5DX	Fell 1no Field Maple protected by the SABC (Land to the west of Gains Park Way) TPO 2008 (Ref: SA/461)	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 need to fell such an established tree.

28	19/05524/FUL	The Crown 115 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	Installation of various feature seating areas, small extension to the existing open pergola structure to the front terrace, general enhancements including redecoration of external walls, railings, reduction of the riverside railings, works to lighting	Representation
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Whilst the Town Council raises no objection to the proposed works, Members would like the following issues addressed:

- With the proposed extension of the outside terrace, Members would like to see conditions included within any permissions that retain the existing opening hours and that no outside music is to be relayed which will have a detrimental impact on the residential properties in the vicinity;

Members expressed concerns with the reduction of the railings and question whether this could pose safety issues at a premises so close to the river.

29	19/05525/LBC	The Crown 115 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	Installation of various feature seating areas, small extension to the existing open pergola structure to the front terrace, general enhancements including redecoration of external walls, railings, reduction of the riverside railings, works to lighting affecting a Grade II Listed Building	Representation
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Members expressed concerns with the reduction of the railings and question whether this could pose safety issues at a premises so close to the river.

80.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 4 December 2019 – 3 January 2020.