

SHREWSBURY TOWN COUNCIL

Planning Committee
Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR
At 6.00pm on Tuesday 28 January 2020

PRESENT

Councillors P Gillam (Acting Chairman), Ms K Halliday, K Pardy and Mrs B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk), Amanda Spencer (Deputy Town Clerk), Hilary Humphries (Communications Officer) and one member of the public.

APOLOGIES

Apologies were received from Councillors J Dean, N Green, P Nutting and K Roberts.

80/19 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.
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81/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 7 January 2020 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 7 January 2020 be approved and signed as a correct record.

82/19 MATTERS ARISING

82.1 Application 19/04639/VAR – Meeting Room, 17 Betton Street, Shrewsbury, SY3 7NY

Having deferred a decision on this application with a request for additional information, Members considered the updated details provided.

Members were satisfied that the revised proposals incorporated facilities for disabled access and parking arrangements as well as details on the works schedule for the trees and shrubs on the site.

Members raised no objections to this application.

RESOLVED:

That the Town Council raises no objection to this application.

82.2 Application 19/05375/FUL – 107 Belle Vue Road, Shrewsbury, SY3 7NJ

Members considered the amended proposals for this application and were satisfied that their concerns in relation to the rear dormer window had been addressed and were happy to withdraw their objection to this application.

RESOLVED:

That the Town Council withdraws its objections to this application.

82.3 19/04865/FUL – 2 Adswood Grove, Shrewsbury, SY3 9QG

Members considered the amended proposals for this application and were satisfied that their concerns in relation to the high brick wall on a corner plot had been addressed and that the new proposals were more in keeping with the height of the existing fencing.

Members were happy to withdraw their objection to this application.

RESOLVED:

That the Town Council withdraws its objections to this application.

83/19 HIGHWAY ORDERS

There were no Highways Orders for consideration.

84/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

85/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

86/19 PLANNING APPLICATIONS

86.1 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 – 21 January 2020.

RESOLVED:

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

1	20/00169/FUL	24 Armoury Gardens, Shrewsbury, Shropshire, SY2 6PJ	Erection of a two story extension to side of dwelling following demolition of existing garage	No Objection
2	20/00221/TCA	37 Upper Road, Shrewsbury, Shropshire, SY3 9JP	To reduce in height by 35% 1no Lawson Cypress and 1no Holly tree in the rear garden within Meole Conservation Area	No Objection
3	20/00224/TPO	7 Burnham Avenue, Shrewsbury, Shropshire, SY2 5LL	To raise lower crown to approx 6ft from ground level and prune back branches outside uniformity of the canopy of 1no Betula pendula (Youngii) protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005	No Objection
4	20/00199/TPO	25 Tanfield, Shrewsbury, Shropshire, SY1 3XR	To crown reduce and remove epicormic growth, remove deadwood and cut back 30% of 1No. Oak tree protected by The Shrewsbury Borough Council (Beechwood Drive) Tree Preservation Order 1971 (Ref: SA/56)	No Objection
5	20/00203/TCA	Shrewsbury Castle, Castle Gates, Shrewsbury, Shropshire, SY1 2AT	Coppicing of trees to open up views of the castle predominantly to the north and east & necessary tree maintenance and safety works (See Report) within Shrewsbury Conservation Area	No Objection

6	19/05413/COU	Unit 4, Maxfield Drive, Shrewsbury, Shropshire, SY2 6QZ	Change of use from A1 Retail to mixed use A1/D1 (retail/Veterinary clinic)	No Objection
7	20/00159/TPO	59B Belle Vue Road, Shrewsbury, Shropshire, SY3 7LX	Crown lift over road to 5.5metres 1no Holm Oak protected by the Shrewsbury and Atcham Borough Council (Apostolic Church, Belle Vue Road) Tree Preservation Order 1989 (Ref: SA/177) & remove lower 3 limbs of Sycamore clump and fell 1no Ash protected by the Shrewsbury & Atcham (Apostolic Church, Belle Vue Road, Shrewsbury) Tree Preservation Order 1994 (Ref: SA/277)	Support with Comment

Whilst the Town Council does not object to the proposed tree works per se, Members would like to see the Ash tree replaced with an appropriate substitute. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

8	20/00160/TCA	Belgravia Court, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BW	Fell 1no Sycamore within Shrewsbury Conservation Area	Objection
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The Town Council objects to this application on the grounds that the reasons provided for felling do not warrant this course of action and Members would prefer that the applicant seeks an appropriate method of pruning to protect this specimen. With few mature trees on this site, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

9	19/05546/ADV	Whitchurch Road, Shrewsbury, Shropshire, SY1 4DL	Erect and display 8No. fascia signs in connection with the erection of car windscreen repair pod/store	No Objection
10	19/05545/FUL	Whitchurch Road, Shrewsbury, Shropshire, SY1 4DL	Erection of car windscreen repair pod/store	No Objection
11	20/00057/FUL	46 Crewe Street, Shrewsbury, Shropshire, SY1 2HH	Erection of two storey rear extension	No Objection
12	20/00114/FUL	Sainsburys Supermarkets Ltd Meole Brace Retail Park, Shrewsbury, Shropshire, SY3 9NB	Replace existing gas cooling units with like for like units	No Objection
13	19/05564/REM	Land Between Preston Street and London Road, Shrewsbury, Shropshire,	Approval of reserved matters (appearance, layout, scale and landscaping) pursuant to outline application 17/01612/OUT for 247 dwellings, (including 49 (20%) of the new dwellings as affordable homes), with associated roads and public open space	Support with Comment

Whilst the Town Council does not object to the principle of development on a site already earmarked for residential development, Members would like to see the previously agreed new access road on to London Road constructed before any works take place on this new site. Members feel that taking traffic away from Preston Street will help to alleviate legitimate concerns in relation to construction traffic blighting the lives of people in the vicinity. Members are aware that Phase 1 of the development has a significant number of

properties that are already occupied and would like to see a Construction Management Plan developed, which includes no construction works on a Saturday, to improve the quality of life for those residents living in this area

14	20/00078/VAR	Vashlyn Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	Variation of condition no. 2 (approved drawings) attached to planning permission reference: 18/00816/VAR dated 19/02/2018 to reflect changes to the site layout and house type changes	No Objection
15	20/00091/FUL	Regis Longden Avenue, Shrewsbury, Shropshire, SY3 7RJ	Erection of part two-storey and part single storey extension, alterations and improvements following demolition of detached garage and single storey part	No Objection
16	20/00055/FUL	148 Sutton Road, Shrewsbury, Shropshire, SY2 6QT	Subdivision and extension of existing dwelling to create two dwellings and erection of a new dwelling following demolition of existing garages.	Representation

Whilst the Town Council does not object to the principle of development at this property, Members feel that the landscaping plans should harmonise with the existing street scene. Members expressed concerns in relation to the height of the proposed walls and fencing for the gardens of the three properties facing on to Sutton Road and feel that this introduces an alien feature in what is essentially an open-plan residential estate. Members respectfully request that the applicant provides a revised landscaping scheme for this application.

17	20/00058/FUL	34 Clive Road, Shrewsbury, Shropshire, SY2 5QW	Erection of rear ground floor extension to provide accessible ground floor bedroom and bathing facilities	No Objection
18	20/00089/TCA	24 King Street, Shrewsbury, Shropshire, SY2 5ER	Fell 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.

19	20/00006/FUL	15 Ladycroft Close, Shrewsbury, Shropshire, SY3 6BB	Erection of single storey side extension	No Objection
20	20/00012/FUL	10 Bishop Street, Shrewsbury, Shropshire, SY2 5HA	Erection of extension to the rear of the property, loft conversion and new dormer window	No Objection
21	20/00066/TCA	24 Mount Street, Shrewsbury, Shropshire, SY3 8QJ	Crown reduction by 50% of 2no Laurel & 1no Holly within Shrewsbury Conservation Area	No Objection

22	20/00069/TPO	21 Berkeley Fields, Shrewsbury, Shropshire, SY3 8EJ	Crown lift to 2m from ground level and reduce by 20% or 2-3m group of Holly/Hawtorn (G1) & crown lift to 2-4m from ground level and reduce by 20% or 2-3m group of Ash (G2) protected by the Shrewsbury and Atcham Borough Council (Land Off The Mount) Tree Preservation Order 1990 (Ref: SA/216)	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.

23	19/05448/FUL	Proposed Dwelling SW Of Long Meadow 127B, Longmeadow Drive, Shrewsbury, Shropshire,	Erection of a single detached dwelling	No Objection
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The applicant attended the meeting to present his proposals for the site. He answered members questions. The applicant left the meeting at 18.40

24	19/05574/FUL	96 London Road, Shrewsbury, Shropshire, SY2 6PN	Installation of two sets of electrically operated aluminium access gates to provide access and egress at front of property	No Objection
25	19/05538/FUL	Hencote Farm Cross Hill, Shrewsbury, Shropshire, SY4 3AA	Erection of 26 Holiday Lodges; parking areas to include change of use of land	Objection

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

- Members have expressed concerns that these proposals to construct additional holiday accommodation represents an over-development of the site, especially in relation to the increasing number of development plans for this location;
- Members feel that the introduction of these additional units will spoil the view of the countryside at this location;

Given the topography of the land at this site, Members expressed concerns that these additional units will have a detrimental visual impact in an area where it is widely acknowledged to be a buffer zone where town meets countryside

26	19/05549/FUL	75, London Road, Shrewsbury, SY2 6PQ	Erection of side garage and rear single storey kitchen extension	No Objection
27	19/05557/FUL	76 Berwick Road, Shrewsbury, Shropshire, SY1 2NF	Erection of single-storey flat roof extension to rear following demolition of existing kitchen and garden store	No Objection
28	19/05599/TPO	4 Silverstone Close, Shrewsbury, Shropshire, SY3 5JE	Reduce the crown and length of branches by 25% of 1no Cedar protected by the SABC (Land at and surrounding Bowbrook) TPO 2008 (Ref: SA/462)	No Objection
29	20/00018/TCA	Whitehorse Mews, Whitehorse Passage, Shrewsbury, Shropshire, SY3 8QF	Raise the canopy by approximately 2m or between 15-20% of 1no Turkish Hazel within Shrewsbury Conservation Area	No Objection

30	20/00021/TCA	Longmeadow 127B Longmeadow Drive, Shrewsbury, Shropshire, SY2 6LY	To fell 1no Yew tree (T1), 3no Cherry trees (T4, 5 and 8,) 1no Ash tree (T11) and 1no Ivy (T15), and carry out various other works to trees (see schedule) within Shrewsbury Conservation Area	Representation
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Whilst the Town Council does not object to residents maintaining their gardens, Members expressed concerns over the felling of a substantial number of trees at this property. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

31	19/05542/FUL	15 St Marys Street, Shrewsbury, Shropshire, SY1 1EQ	Conversion of restaurant/bar accommodation into a boutique hotel providing bed and breakfast only, and associated minor external alterations limited to installation of air inlet/extract vents above the dining room glass roof	Support with Comment
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Whilst the Town Council does not object to the principle of the conversion of this property from a restaurant to a boutique hotel, Members expressed the following concerns:

- Members fully support the comments made by Shropshire Council's Conservation Officer in relation to the proposals for a partition wall inside the main ground floor space that will be visible from the public highway. Members feel that this will have an adverse impact on the existing street scene in the Shrewsbury Conservation Area and, more particularly, within the 'Town Centre Conservation Area';
- Members expressed concern that the proposed position of Bedrooms 1 and 2 so close to the front of the property will result in disturbance from the public highway;
- Members feel that there are too many bedrooms within the plans and would like to see a revised scheme to reduce the number by one on the ground floor to allow for the partition wall to be moved away from the large front windows;
- Members have noted that there are no reception facilities within the plans. With a revised scheme of removing Bedroom 3 to incorporate the re-positioning of Bedrooms 1 and 2 on the ground floor, Members feel that any additional space created on the ground floor can be utilised as a reception area for the guests.

Members respectfully request that revised plans are submitted to address their concerns in relation to this application

32	19/05543/LBC	15 St Marys Street, Shrewsbury, Shropshire, SY1 1EQ	Internal and external alterations in association with conversion of restaurant/bar accommodation into a boutique hotel providing bed and breakfast only, to include alterations to doors and windows; remove and replace stud partition and removal of modern studwork wall to incorporate store room into bedroom and installation of air inlet/extract vents above the dining room glass roof affecting a Grade II Listed Building.	Support with Comment
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- Members fully support the comments made by Shropshire Council's Conservation Officer in relation to the proposals for a partition wall inside the main ground floor space that will be visible from the public highway. Members feel that this will have an adverse impact on the existing street scene in the Shrewsbury Conservation Area and, more particularly, within the 'Town Centre Conservation Area';

- Members expressed concern that the proposed position of Bedrooms 1 and 2 so close to the front of the property will result in disturbance from the public highway;
- Members feel that there are too many bedrooms within the plans and would like to see a revised scheme to reduce the number by one on the ground floor to allow for the partition wall to be moved away from the large front windows;
- Members have noted that there are no reception facilities within the plans. With a revised scheme of removing Bedroom 3 to incorporate the re-positioning of Bedrooms 1 and 2 on the ground floor, Members feel that any additional space created on the ground floor can be utilised as a reception area for the guests.

Members respectfully request that revised plans are submitted to address their concerns in relation to this application

33	19/05548/FUL	26 Woodside Drive, Shrewsbury, Shropshire, SY3 9BW	External wall insulation with render finish to rear and side elevations, hardwood replacement windows and doors. Insulate and re-clad dormers with cement board, insulate dormer roof and finish with GRP. Insulate between and over rafters of main roof	No Objection
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86.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 4 – 21 January 2020.

86.3 Application for Certificate of Lawful Development - 20/00103/CPL – 10 Kingswood Crescent, Shrewsbury, SY3 8UU

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