

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in the Guildhall, Frankwell Quay, Shrewsbury, SY3 8HR At 6.00pm on Thursday 10 March 2020

PRESENT

Councillors N Green (Chairman), J Dean, Ms K Halliday, P Moseley (substituting for P Gillam), K Pardy and Mrs B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk), Hilary Humphries (Communications Officer) and three members of the public.

APOLOGIES

Apologies were received from Councillors P Gillam, P Nutting and K Roberts.

95/19 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.• Declared a personal interest in application 20/00660/VAR as Shropshire Council is the applicant.
Councillors J Dean and N Green	<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.
All Councillors	<ul style="list-style-type: none">• Declared a personal interest in application 20/00743/TCA as the Town Council is the applicant.
Councillor K Pardy	<ul style="list-style-type: none">• Declared a personal interest in application 20/00770/FUL as he is a Governor at the school.

96/19 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 20 February 2020 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 20 February 2020 be approved and signed as a correct record.

97/19 MATTERS ARISING

97.1 Application 19/02494/FUL - Erection of a Family Pub/Restaurant, Oteley Road, Shrewsbury

Members considered the amendments to this planning application and were disappointed that their original concerns in relation to the architectural design and the provision of renewable energy sources have not been addressed.

Whilst noting Shropshire Council's Highways Department comments on the reduction of parking spaces from 94 to 92, Members feel that further erosion of parking provision on the site will result in patrons to the establishments parking in the neighbouring residential development.

Members expressed concerns that the access road to this development, which also forms the access to the proposed adjacent residential development, has the potential to cause problems for both sites. Members would welcome measures to alleviate problems for both developments, particularly on football match days.

Members also expressed concerns that this access road has the potential to cause problems for emergency vehicle access to both sites, and respectfully request that Shropshire Fire & Rescue Service is consulted to ensure that access meets their requirements.

RESOLVED:

That the Town Council objects to this application on the grounds that:

- **the parking provision is being eroded;**
- **the access road has the potential to cause problems for the neighbouring residential development; and**
- **access for emergency services vehicles may be hampered by the narrow width of the access road.**

97.2 Application 19/05414/FUL – 23 Granville Street, Shrewsbury, SY3 8NE

Members considered the amended proposals for this application and were satisfied that their concerns in relation to the proposed materials to be used had been addressed and the plans better reflect the character of the area and the existing street scene.

Members noted that Shropshire Council's Conservation Officer supports the amendments and were happy to withdraw their objections to this application.

RESOLVED:

That the Town Council withdraws its objections to this application.

98/19 HIGHWAY ORDERS

98.1 The potential removal of a further two BT payphones in Shrewsbury

Members noted the locations of the two BT payphones scheduled for removal by BT in Shrewsbury. Whilst Members would not wish to see the network capacity reduced unless necessary, they accept that low usage of the payphones at New Park Road and Claverley Road in Shrewsbury is unviable for the company and accept that they should be removed.

RESOLVED:

That the Town Council writes to Shropshire Council in support of removing the two BT kiosks at New Park Road and Claverley Road.

98.2 Street Naming and Numbering: Four new streets, Oteley Road, Shrewsbury

Members noted the proposed street names for this development and raised no objections.

RESOLVED:

That the Town Council raises no objections to the proposed street names for this development.

99/19 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

100/19 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

101/19 PLANNING APPLICATIONS

101.1 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 12 February – 3 March 2020.

RESOLVED:

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

1	20/00875/FUL	KST Monkmoor Convenience Store, 32-36 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AR	Application under Section 73a of the Town and Country Planning Act 1990 for the installation of an ATM installed through a secure panel to the far right hand side of the shop front.	No Objection
2	20/00876/ADV	KST Monkmoor Convenience Store, 32-36 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AR	Erect and display internally illuminated fascia sign above ATM	No Objection
3	20/00855/HHE	44 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AU	Increase the width of existing rear extension to detached dwelling, dimensions 4.60 metres beyond rear wall, 2.80 metres maximum height, 2.60 metres high to eaves	No Objection
4	20/00879/P3JPA	20 High Street, Shrewsbury, Shropshire, SY1 1SJ	Application for prior approval under Part 3, Class O of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from ground floor office to residential (first, second and third floors)	No Objection
5	20/00778/FUL	51 Corndon Crescent, Shrewsbury, Shropshire, SY1 4LD	Erection of two storey side extension	No Objection
6	20/00825/LBC	14 Castle Court, Shrewsbury, Shropshire, SY1 2BG	Reinstate one studwall to separate two bedrooms and also to install a studwall to create one additional bedroom on the top floor	No Objection

7	20/00735/CPE	1 Hillside Drive, Shrewsbury, Shropshire, SY2 5LW	Application for lawful development certificate to prove to the Council Tax that the unit (known as The Annexe) may not be let separately from the main dwelling (1 Hillside Drive) without a breach of the planning control within the meaning of Section 171A Town and Country Planning Act 1990. The description of the development clearly specifies that the unit is for a dependant relative and therefore this prevents its use from anyone other than a dependant relative	No Comment made
8	20/00739/HHE	155 Copthorne Road, Shrewsbury, Shropshire, SY3 8NA	Erection of a rear single storey extension to semi-detached dwelling following demolition of existing stores and w.c, dimensions 4.1 metres beyond rear wall, 3.1 metres maximum height, 3.0 metres high to eaves	No Objection
9	20/00812/FUL	37 Claverley Road, Shrewsbury, Shropshire, SY1 4QR	Erection of single storey rear and side extension	No Objection
10	20/00830/TPO	18 Mountwood Park, Shrewsbury, Shropshire, SY3 8PJ	Fell 1no Scots Pine protected by the Shrewsbury and Atcham Borough Council (Land Off Shelton Lane, Shrewsbury) Tree Preservation Order 1992 (Ref: SA/212)	Objection

The Town Council objects to this application on the grounds that the reasons for felling are not fully justified and 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

11	20/00514/ADV	Asda Stores, Petrol Filling Station, Old Potts Way, Shrewsbury, Shropshire, SY3 7ET	Erect and display 3no. internally illuminated fascia signs and 3no. non-illuminated fascia signs, 1no. internally illuminated totem sign, 1no. banner sign and 7no. non-illuminated highway information post signs	No Objection
12	20/00770/FUL	Sundorne County Infants School Corndon Crescent, Shrewsbury, Shropshire, SY1 4LE	Erection of 2No. classrooms	No Objection
13	20/00783/FUL	15 Aysgarth Road, Shrewsbury, Shropshire, SY3 8TW	Erection of decking to rear of existing house	No Objection

14	20/00805/TCA	Millingtons Hospital Cophthorne Road, Shrewsbury, Shropshire, SY3 8JW	To pollard 1no Ash tree (T1) 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.

15	20/00192/FUL	3 Meole Hall Gardens, Church Lane, Shrewsbury, Shropshire, SY3 9JS	Insertion of two rooflights to north facing roofline	Objection
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The Town Council objects to this planning application on the grounds that the proposals appear to neither preserve nor enhance the character of the property in the Meole Brace Conservation Area. This application site is one-half of two pairs of semi-detached dwellings, in a visually prominent position, which have a very distinctive style adding greatly to the character of the area. Members feel that the installation of the roof lights will have an adverse effect on the character and form of the existing street scene.

16	20/00675/FUL	92 Longden Coleham, Shrewsbury, Shropshire, SY3 7DX	Erection of retaining wall/terrace to support the terrace, reconfigure garden steps and installation of safety balustrade on top terrace	No Objection
17	20/00693/FUL	Donbard House, 40 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	Erection of 1no replacement dwelling and double garage following demolition of existing	Objection

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

- Members deplore the loss of a perfectly decent property in its original historical context with proposals to replace it with a larger Victorian pastiche, changing the existing street scene in the Belle Vue Conservation Area.
- Belle Vue Gardens is a narrow road at this point and Members have expressed concerns that the proposed demolition and re-building on this plot will cause problems for all neighbouring properties.
- Members feel that this application neither enhances nor preserves the Belle Vue Conservation Area.
- Members would like to see the comments from Shropshire Council's Conservation Officer (not available at the time of their meeting) before making further comment.

18	20/00747/FUL	3 Butler Road, Shrewsbury, Shropshire, SY3 7AJ	New entrance gate and pier	No Objection
19	20/00677/TPO	33 Ridgebourne Road, Shrewsbury, Shropshire, SY3 9AB	Fell 3no Western Red Cedars protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (Ref: SA/37)	Representation

Whilst the Town Council raises no objections 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 three established trees and suitable replacements.

20	20/00738/TPO	31 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Reduce side branches by 1-2m and thin canopy by 15% of 1no Oak, reduce side branches by 1-2m of 1no Beech & reduce canopy by 1-2m of 1no Sycamore protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection
21	20/00743/TCA	St Marys Church St Marys Place, Shrewsbury, Shropshire, SY1 1DX	Reduce branch by approx. 2.5-3m to suitable pruning point of 1no London Plane (T1), remove smallest branches and reduce other branches away from building by 2.5-3m of 1no London Plane (T2) and remove rubbing limb and reduce other branches away from building by 2.5-3m of 1no London Plane (T3) within Shrewsbury Conservation Area	Unable to Comment as the Town Council is the applicant
22	20/00385/OUT	Land Adjacent Food Enterprise Centre, Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire,	A hybrid (full and outline) application comprising: Outline application for employment development comprising B1(b/c)/B2/B8 use class with ancillary B1(a) office space and/or sui generis employment uses (up to 10,357sqm (111,482sqf), associated landscaping, infrastructure works, car parking, servicing and vehicular, pedestrian circulation; full application (Section 73A,retrospective) relates to associated infrastructure works including electricity substation and estate roads forming means of access to each plot	Representation

Whilst the Town Council does not object to the principle of development of this site, Members have expressed concerns that the proposals for the access road off Vanguard Way are vague and that the proposed width of the road may be too narrow to accommodate traffic for the site. Members respectfully request that Shropshire Council's Highways Department is consulted to ensure that access is sufficient for the requirements of the site. Members would also like to see this site included as part of the heat network in view of its close proximity to the Energy Recovery Facility. With its setting so close to the designated area of Shrewsbury Battlefield, Members would like to see a full archaeological survey of the site prior to the commencement of building work

23	20/00690/FUL	Cedar House Clinic Limited Cedar House Sitka Drive, Shrewsbury, Shropshire, SY2 6LG	Change of Use application from B1 Office to A2 Financial and Professional Services	No Objection
24	20/00734/TCA	15 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Re-pollard to previous growth points 1no Lime & fell 1no Conifer within Shrewsbury Conservation Area	No Objection

25	20/00607/FUL	The Hollies 21 Sutton Road, Shrewsbury, Shropshire, SY2 6DL	Construction of brick frontage boundary wall and gates following demolition of existing wall	No Objection
26	20/00649/FUL	Retail Warehouse Kendal Road, Shrewsbury, Shropshire, SY1 4EN	Erection of covered trolley park	No Objection
27	20/00656/FUL	Orchard Place Longden Road, Shrewsbury, Shropshire, SY3 9ED	Erection of 3 bay garage and workshop	Objection

The Town Council object to this planning application and fully support the comments made by Shropshire Council's Tree Officer that the development has the potential to significantly impact the mature tree on the site. Members would like to see revised plans submitted to preserve this mature specimen.

28	20/00660/VAR	Car Park, The Shirehall Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Variation of condition no 1 (timescale) pursuant to 17/06119/FUL to allow for an extension in temporary permission until February 2022	No Objection
29	20/00667/FUL	38 Coton Mount, Shrewsbury, Shropshire, SY1 2NL	Erection of detached double garage with first floor storage space (access from Benbow Close)	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.

30	20/00500/FUL	24 Ryelands, Shrewsbury, Shropshire, SY3 9BZ	Erection of first floor extension over existing garage; single storey extension to rear elevation; elevational alterations to front elevation	No Objection
31	20/00431/REM	Proposed Office Units At Plot 28A, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire,	Approval of reserved matters (appearance, landscaping, layout and scale) pursuant of 11/05798/OUT for the erection of a terrace of four 3-storey office units, associated ground works, parking, cycle provision and landscaping scheme (Plot 28A)	Objection

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

- Members feel that Wenlock Road is a residential street with a pleasing architectural design and that the brutal architecture of the proposed office blocks, at such a key position, is not in-keeping with the existing street scene of the adjacent residential properties.
- Members also feel that the proposals to have 4-storey buildings on this site represent an over-development in terms of height in relation to the neighbouring residential properties.
- Members expressed concerns at the lack of car parking spaces provided in the proposals.
- Members would like to see provisions for renewable energy, in the form of ground heat source, to be included in the plans.

32	20/00637/FUL	15 Bynner Street, Shrewsbury, Shropshire, SY3 7PB	Erection of single storey rear extension	No Objection
33	20/00608/LBC	53 The Mount, Shrewsbury, Shropshire, SY3 8PP	Internal works to form a single door opening between bedroom and bathroom to create an en-suite affecting a Grade II Listed Building	No Objection
34	20/00645/TPO	Antonios Gentlemens Hairdressers 2 Chester Street, Shrewsbury, Shropshire, SY1 1NX	Fell 1no Liquidambar protected by the Shropshire Council (Land adjacent 2 Chester Street, Shrewsbury) TPO 2011 (Ref: SC/00045/11)	Objection

The Town Council objects to this application. Members feel that the felling of the only tree in an area of buildings and concrete at one of the principle routes in to the town centre is unjustified. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the need to fell this established tree and a suitable replacement.

35	20/00565/ADV	Wickes Kendal Road, Shrewsbury, Shropshire, SY1 4EN	Erect and display 2no non-illuminated banner frames	No Objection
36	20/00524/FUL	12A Castle Street, Shrewsbury, Shropshire, SY1 2BB	Change of use of first floor from an office (B1) to D2 class use (fitness studio)	No Objection
37	20/00520/FUL	Leagroave House 29 Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7QX	Erection of extensions and alterations to existing dwelling	No Objection
38	20/00554/FUL	Strathearn Belle Vue Road, Shrewsbury, Shropshire, SY3 7NJ	Construction of traditionally detailed dormer to second floor of house, rear elevation	No Objection

101.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 12 February – 3 March 2020.

101.3 Application for Certificate of Lawful Development – 20/00653/CPL – 8 Long Pack, Shrewsbury, SY1 4UD

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