

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on Tuesday 5 January 2021

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, K Halliday, P Nutting, K Pardy, K Roberts, B Wall and D Vasmer

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk)

APOLOGIES

No apologies were received.

32/20 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
Councillor N Green	<ul style="list-style-type: none">Declared an interest in application 20/05067/FUL as a member of his family has expressed an interest in this development.
Councillor D Vasmer	<ul style="list-style-type: none">Declared an interest in Agenda 9.3 – Certificate of Lawful Development.

33/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 8 December 2020 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 8 December 2020 be approved and signed as a correct record.

34/20 MATTERS ARISING

There were no matters arising.

35/20 HIGHWAY ORDERS

There were no Highway Orders for consideration

36/20 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration

37/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

38/20 SHROPSHIRE LOCAL PLAN REVIEW

The Chairman proposed that following discussions with the Deputy Town Clerk, Members would look at the Shropshire Local Plan Review at a separate meeting as it is a large issue and requires detailed discussion.

RESOLVED:

Members agreed that the Planning Committee and other Councillors will convene a separate meeting which will be arranged for the 19th January 2021 to examine the draft Local Plan.

39/20 PLANNING APPLICATIONS

39.1 Schedule of Planning Applications

The Deputy Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 28 November – 23 December.

RESOLVED:

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

1.	20/05243/FUL	34 King Street, Shrewsbury SY2 5ER.	Erection of single storey extension with increased openings in existing external wall to access and associated works	No Objection
2.	20/05274/TPO	The Hollies, 82 Crowmeole Lane, Shrewsbury. SY3 8AY	To fell 1No. Ash tree and remove one branch of 1No. Sycamore tree leaning on telephone lines protected by Shrewsbury & Atcham Borough Council Crowmeole Lane, Shrewsbury) Tree Preservation Order 2004	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 felling of the tree and any replacements. Members 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.

3.	20/05280/TCA	145 New Park Road, Shrewsbury. SY1 2SE	Remove 1No leaning stem from 1No Stemmed Willow Tree within Shrewsbury Conservation Area	No Objection
4.	20/05281/TCA	17 Hunter Street, Shrewsbury. SY3 8QN	Crown reduction of 30% of 1No Beech Tree within Shrewsbury Conservation Area	No Objection
5.	20/05317/TCA	The Larches, Mill Road, Meole Brace, Shrewsbury. SY3 9JT	Works to trees (See schedule) within Meole Brace Conservation Area	No Objection
6.	20/05354/TPO	The Larches, Mill Road, Meole Brace, Shrewsbury. SY3 9JT	Crown reduce 1No. Yew tree by approx. 1.5-2m all over and prune and reduce selective branches by up to 2m of 1No. Sycamore tree and light raising of lower crown by approx. 2m protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973	No Objection
7.	20/05213/FUL	17 Kennedy Road, Shrewsbury. SY3 7AB	Erection of single storey extensions and internal alterations	No Objection
8.	20/05214/FUL	29 Kennedy Road, Shrewsbury. SY3 7AB	Single storey extension and alterations	No Objection

9.	20/05223/FUL	The Woodman Inn, Coton Hill, Shrewsbury. SY1 2DZ	Conversion of existing store building to Holiday Accommodation; provide permanent roof protection to part of courtyard area	No Objection
10.	20/05224/FUL	11 Elland Court, Shrewsbury SY2 6TQ	Erection of two storey side extension to include car port	No Objection
11.	20/05331/HHE	106 Monkmoor Road, Shrewsbury. SY2 5BN	Erection of a single storey rear extension to detached dwelling, dimensions 4.59 metres beyond the rear wall, 3.5 metres maximum height, 2.30 metres high to eaves	No Objection
12.	20/03812/FUL	1A Sutton Grove, Shrewsbury. SY2 6DN	Erection of single storey rear extension following demolition of existing buildings	No Objection
13.	20/05207/FUL	Chronicle House, Chester Street, Shrewsbury.	Erection of one rooftop apartment	Deferred

Members raised concerns over this application with regards to the height of the proposed rooftop apartment. The elevations seem to show this as being higher than the adjacent property which was previously granted permission. Members would like more detailed visualisations to see whether this would be seen clearly from the road, which it appears it would. Concerns were also raised with how this would impact the view from Dana Walk way to Shrewsbury Railway Station. More detailed plans are requested before a decision is made on this application and would also like to see comments from the Conservation Officer.

14.	20/05244/FUL	Bicton Heath Shopping Centre, Vets 4 Pets, Welshpool Road, Bicton Heath, Shrewsbury. SY3 5AD	Installation of 2No. air conditioning condenser units in a security cage and two extract grilles; erect and display signage	No Objection
15.	20/05245/ADV	Greggs, Bicton Heath Shopping Centre, Welshpool Road, Bicton Heath, Shrewsbury. SY3 5AD	Erect and display 2No. fascia signs and 1No. projecting sign (all illuminated)	No Objection
16.	20/05187/FUL	34 Belle Vue Road, Shrewsbury. SY3 7LL	Erection of single storey rear extension, rear roof terrace at first floor, boundary wall and automated iron sliding gate to front entrance and associated works	Representation

Whilst the Town Council does not object to the proposed single storey extension, Members do object to the first floor rear roof terrace as this would have an impact on the neighbouring property with regards to loss of privacy.

17.	20/05196/FUL	18 Thornhill Road, Shrewsbury. SY3 8YE	Erection first floor extension to side elevation	No Objection
18.	20/05267/TPO	Otley House Nursing Home, Corporation Lane, Shrewsbury. SY1 2PA	Crown reduce by 10% and reshape; remove epicormic growth from stem over the garden only of 1no Sweet Chestnut (T1) protected by Shrewsbury and Atcham Borough Council (Coton Hill Farm) Tree Preservation Order 1991	No Objection
19.	20/05110/FUL	2 Swiss Farm Road, Shrewsbury. SY3 8XB	Erection of a single storey extension at rear and associated alterations; formation of new access off Swiss Farm Road, new fencing and associated driveway works	No Objection
20.	20/05147/REM	Heathgates Works, 67 Ditherington Road, Shrewsbury. SY1 4BD	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to planning consent 17/05255/OUT for demolition of existing workshops and erection of 8No. dwellings	Deferred

Whilst the Town Council does not object to this application per se, Members are concerned about the additional stress/increased traffic flow this would cause to already congested highways in this area. Members would like to see comments from the SC Highways Officer with regards to the potential traffic impact and also the Ecology Officer/Conservation Officer comments with regards to the comments raised about bats residing in the roof space.

21.	20/05162/FUL	10 Hunter Street, Shrewsbury. SY3 8QN	Erection of single storey rear extension	No Objection
22.	20/05066/FUL	The Redwoods Centre, Somerby Drive, Shrewsbury. SY3 8DS	Creation of 82 additional car parking spaces, and 5 bicycle stands (creating 10 new cycle spaces), plus associated alterations to soft and hard landscaping	Support with Comment

Whilst the Town Council does not object to this application per se, Members would like to see the issues raised through public objections looked into with regards to the certain block of proposed car parking spaces that would have an adverse effect on the properties that are adjacent to them.

23.	20/05115/FUL	21 Kenwood Gardens, Shrewsbury. SY3 8AQ	Erection of a single storey extension and first floor extension to side and rear and associated alterations and improvements	No Objection
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24.	20/05138/FUL	9 Newtonmere Drive, Shrewsbury. SY1 3DA	Demolition of existing concrete sectional garage and erection of detached single storey living unit in same position to rear of property	No Objection
25.	20/05052/FUL	64 Kenwood Drive, Shrewsbury. SY3 8SY	Erection of single storey rear extension	No Objection
26.	20/05091/FUL	Priory Lodge, Priory Road, Shrewsbury. SY1 1RU	Change of use from nursery to dwelling	No Objection
27.	20/05092/LBC	Priory Lodge, Priory Road, Shrewsbury. SY1 1RU	Change of use from nursery to dwelling to include conversion of roof space; internal alterations and installation of 3 No. roof lights to west elevation affecting a Grade II Listed Building	No Objection
28.	20/05117/FUL	4 Coney Green, Bicton Heath, Shrewsbury. SY3 5AP	Erection of single storey extension to side and rear	No Objection

Councillor Green left the meeting whilst next application was discussed.

29.	20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury.	Hybrid application for outline planning permission for residential development (Class C3) and commercial, business and service use (Class E) to include access with all other matters reserved; application for the change of use of the ground floor of 1 and 15 Haughmond Square to a mixed use including hot food takeaway restaurant (sui generis use) and commercial, business and service use (Class E) and associated alterations; change of use of the Apprentice House to residential use (C3)	Deferred
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Members raised some concerns with regards to this planning application. The main being that it appears that the Flaxmill will be hidden behind 3 storey terraced housing and the impact of the building will be lost. Members also agree with public comments made with the site should be offering the opportunity of a public plaza. We would also like to see the views of the Conservation Officer and if possible we would like a representative from the Flaxmill to join the next Planning Committee Meeting to discuss the proposals further with Members before a decision is made on this application.

Councillor Green re-joined the meeting.

30.	20/05067/FUL	33 Ridgebourne Road, Shrewsbury. SY3 9AB	Erection of single storey extension, pitched roof and internal alteration; erection of detached garage	No Objection
31.	20/05071/FUL	Living Accommodation at The Bull in The Barne, 52 - 54 The Mount, Shrewsbury. SY3 8PW	Erection of first floor rear extension to include alterations to existing balcony	No Objection
32.	20/05043/FUL	22 Alverley Close, Shrewsbury. SY3 8LS	Erection of two storey front extension	No Objection
33.	20/05163/TCA	72 The Mount, Shrewsbury. SY3 8PN	To fell 1No Conifer (1) removal of 1No Birch (2) and crown reduce 1No Magnolia by approx 3.5m (3) within Shrewsbury Conservation Area	Representation

Whilst the Town Council does not object to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the safe removal of the trees situated within the Conservation Area.

34.	20/04884/HHE	37 Berwick Avenue, Shrewsbury. SY1 2NW	Erection of a rear single storey conservatory to semi - detached dwelling, dimensions 4.0 metres beyond rear wall, 3.2 metres maximum height, 2.3 metres high to eaves	No Objection
35.	20/05130/TCA	36 Bishop Street, Shrewsbury. SY2 5HB	Crown reduce by 30% and remove lower overhanging branches of 1no Sycamore Tree and other growth (ivy etc) within Shrewsbury Conservation Area	No Objection
36.	20/04966/FUL	Land at Newent Close, Shrewsbury.	Creation of an organic wildlife/swim pond	Support with Comment

Whilst the Town Council does not object to this application, we would recommend that the Ecology Officer advise on this application with regards to the possible introduction of non - local/native species and impact upon wildlife.

37.	20/05011/FUL	Thornes Hall, 28 Castle Street, Shrewsbury. SY1 2BQ	Application for the relevant demolition of 21m length of unsafe boundary wall to rear	Deferred
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Whilst the Town Council does not object to this application per se, we would recommend that the Conservation Officer provides their expert advice on this application.

38.	20/05037/FUL	1 Kelsall Drive, Bicton Heath, Shrewsbury. SY3 5HE	Erection of two storey part single storey side extension and double detached garage	No Objection
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39.	20/05116/TPO	35 Pendle Way, Shrewsbury. SY3 9QS	13m Norway Maple Crimson King (T1) - Height reduction by 2m and crown lift of the 3 lowest branches; 8m Scots Pine (T2) - Crown clean with an overall reduction of no more than 20% of the foliage protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
40.	20/04887/FUL	Crantock, Station Road, Shrewsbury. SY3 9HD	Erection of first floor extension with juliet balcony and side extension; widening of existing gateway from road to allow a 3.5m wide gate	Deferred

Members do have some concerns with this application as it appears to be a substantial redevelopment of the site and the application appears misleading. The Committee felt that what is being requested is more substantial than a Juliet balcony and this could have an effect on neighbouring properties. As this property is within the Meole Brace Conservation Officer, we would like to see comments from the Conservation Officer before making a decision on this application.

41.	20/04980/FUL	86 The Mount, Shrewsbury. SY3 8PL	Erection of a single storey rear extension	No Objection
42.	20/05000/FUL	1 Canonbury, Shrewsbury. SY3 7AG	Reforming and landscaping the front garden, this will encompass two new retaining wall structures and erection of a new garden shed to rear	No Objection
43.	20/04910/FUL	Summerville, Mill Road, Meole Brace, Shrewsbury. SY3 9JT	Erection of single storey rear extension	No Objection
44.	20/04928/FUL	35 Boscobel Drive, Shrewsbury. SY1 3DW	Erection of single storey side extension including raising garage flat roof to match extension height	No Objection
45.	20/04838/FUL	9 Chaddeslode Gardens, Shrewsbury. SY2 6GG	Installation of pre-fabricated summerhouse and shed	No Objection
46.	20/04844/FUL	6 Morville Road, Shrewsbury. SY1 3ER	Erection of part single storey side extension and part first floor side extension above existing and side wall of day room to be rendered	No Objection

47.	20/04885/FUL	77 Preston Street, Shrewsbury. SY2 5PN	Erection of single storey rear extension and front porch extension	No Objection
48.	20/04908/FUL	1 Roman Road, Shrewsbury. SY3 9AZ	Internal re-ordering and erection of new 2 storey extension following the demolition of existing lean-to extension and garage	No Objection
49.	20/04865/FUL	96 Mytton Oak Road, Shrewsbury. SY3 8XD	Erection of a first floor side extension over existing garage to include creation of a covered porch	No Objection
50.	20/04891/FUL	13 Oakfield Road, Shrewsbury. SY3 8AA	Erection of a single storey side extension; internal alterations and improvements; alterations to rear elevation; extension of and alterations to existing terrace and external staircase	No Objection
51.	20/04892/FUL	10 Berkeley Fields, Shrewsbury. SY3 8EJ	Retaining wall to provide terracing to garden area	Objection

Members object to this application as it appears to be quite brutal in design and the additional visual impact the wall will have on neighbouring properties and surrounding open countryside. Also, a comment has been made regarding possible risk to gas pipe lines and members feel this should be investigated further.

52.	20/04962/TCA	2 Canonbury House, 10 Canonbury, Shrewsbury. SY3 7AH	Crown reduction of 1No Ash Tree and 1No Holly Tree by 40% within Shrewsbury Conservation Area	Representation
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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 on the trees located within the Conservation Area. Members 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.

53.	20/04963/TPO	2 Canonbury House, 10 Canonbury, Shrewsbury. SY3 7AH	Crown reduction of 1No Beech Tree by 20% and lifting of the two lowest branches protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	Representation
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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 on the trees located within the Conservation Area.

54.	20/04748/FUL	70 Sutton Way, Shrewsbury. SY2 6EH	Erection of single storey kitchen (for disabled facilities)	No Objection
55.	20/04846/FUL	131 Abbey Foregate, Shrewsbury. SY2 6LY	Erection of a conservatory at rear	Objection

Members fully support the comments made by the Conservation Officer including there being no Listed Building Consent for this application.

56.	20/04899/TPO	36 Kemps Eye Avenue, Shrewsbury. SY3 7QW	Works to include the removal of 15% of branches to one Oak tree protected by Shrewsbury and Atcham Borough Council (Kemps Eye Avenue, Belle Vue) Tree Preservation Order 1989	No Objection
57.	20/04786/FUL	26 Ashley Street, Shrewsbury. SY2 5DU	Erection of single storey pitched-roof extension and associated internal remodelling	No Objection
58.	20/04778/FUL	25 Bewdley Avenue, Shrewsbury. SY2 5UQ	Erection of two storey side extension	No Objection
59.	20/04756/FUL	30 Meole Walk, Shrewsbury. SY3 9EU	Erection of two storey side extension with single storey rear extension following demolition of existing timber framed/clad garage	No Objection
60.	20/04784/FUL	16 Shelton Gardens, Bicton Heath, Shrewsbury. SY3 5AG	Erection of part single storey part two storey side extension; Single storey rear extension and alterations and improvements to existing dwelling	No Objection
61.	20/04802/FUL	40 Queen Street, Shrewsbury. SY1 2JU	Erection of rear extension and installation of roof lights following demolition of existing 'lean to'	No Objection
62.	20/04819/TPO	11 Fairlawn Avenue, Shrewsbury. SY3 9QQ	Crown reduce to previous points 1No. Acer Crimson King, to include for end weight reducing several lower branches by 1m to 2m to improve overall shape and balance of tree protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection

63.	20/04820/TPO	3 Woodbank Drive, Shrewsbury. SY3 8RW	Crown reduce 1No Lime Tree by 1m to 2m, remove epicormic, minor crown lift by 1m and light crown thin if necessary protected by The Borough of Shrewsbury (Woodfield Estate) Tree Preservation Order 1966	No Objection
64.	20/04843/TPO	Oak Paddock, Racecourse Lane, Shrewsbury. SY3 5BJ	Works to 1No Oak Tree as per schedule of works protected by SABC (Land at and surrounding Bowbrook) TPO 2008	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 Oak Tree.

65.	20/04849/TPO	1 Ridgebourne Road, Shrewsbury. SY3 9AA	To remove large weight loaded branch of 1No. Mature Ash tree and reduce Cypress tree by 40% protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Objection
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Members 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.

39.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 28 November – 23 December 2020.

Councillor D Vasmer left the meeting.

39.3 Certificate of Lawful Development

20/05218/CPL – Application for Certificate of Lawfulness for the proposed use of residential property and annexe as Use Class C3 (b) Care Home – Broadreed, 1A Shelton Fields, Shrewsbury SY3 8PA.

Members noted the Certificate of Lawful Development for the above and made no further comment