

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 27 July 2021

*Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.*

#### PRESENT

Councillors N Green (Chairman), M Davies, P Gillam, K Pardy, A Phillips, E Roberts and D Vasmer.

#### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Michelle Farmer (Planning Committee Clerk) Mr Chris Goode (member of the public).

#### APOLOGIES

Apologies were received from Councillor Dartnall, Councillor Halliday, Councillor Lemon, Councillor Moseley and Councillor Wall.

#### 28/21 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council</li></ul>
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#### 29/21 MINUTES OF THE LAST MEETING

**29.1** The minutes of the Planning Committee meeting held on 6 July 2021 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 6 July be approved and signed as a correct record.**

## **30/21 MATTERS ARISING**

### **30.1 Re-consultation on application 21/02323/FUL & 21/02324/LBC – 6 Claremont Buildings - Internal and external alterations and adaptations to convert current office building into a single residential dwelling, excavation of rear garden to provide private car parking and access to the building, construction of decked garden over car parking area affecting a Grade II Listed Building.**

The Deputy Town Clerk informed Members that the Committee originally looked at this application on 6 July 2021 and deferred their decision awaiting comments from several Consultees. Comments had now been received from the Conservation Officer who stated that whilst there is no objection in principle to converting this house back to a residential use with the opportunities this brings to enhance its original interior features and layout, it is likely that a meeting should be arranged between them and the architect to consider the extent of proposed changes inside including the positioning of the proposed lift where the details of this are not fully understood. Comments had also been received from Shropshire Council Tree Officer who stated whilst the loss of two mature sycamore trees is regrettable, due to the large number of trees in the adjacent Quarry Park and St John's ambulance station, the back garden position limiting views of them from the frontage of the building and the proposal for mitigation planting, overall their view is that they are not sufficient reasons to justify refusal of the application. Therefore, they will not be objecting on arboreal grounds if the suggested conditions are implemented along with landscape proposals.

#### **RESOLVED:**

Members discussed the comments that have now been provided and are in full support of all Consultee comments. There still appears to be some concerns on certain aspects of this application but the Town Council are not objecting to the application.

### **30.2 Reconsultation on application 21/02527/FUL – Rowton Lodge - Erection of detached 3 bay car port (resubmission)**

The Deputy Town Clerk informed Members that the Committee originally looked at this application on 6 July 2021 and deferred their decision awaiting comments from the Tree Officer. Comments had now been received from that officer stating that the proposed development requires the removal of three trees and a small section of hedgerow. These trees are not significant specimens and their loss will not have a significant impact on the character or amenity of the area. An arboricultural report had been prepared that demonstrated that the significant trees on site can be retained and protected and that no objection is raised to the proposed development.

Comments had also been received from the Conservation Officer who stated that there were no particular objections raised on heritage grounds with regards to the previous location and design of the car port. The car port now appears in a new position but the Conservation Officer states the previous location is preferred as the new position of the car port is sited very close to the historic outbuilding range and the design proposed seems a bit at odds with that of the outbuilding. In the previous position the car port was somewhat isolated from existing buildings and the materials and design seemed to relate better to its surroundings and to that of the main house. With the new position there may need to be reconsideration

of the roof design for a more natural fit beside the outbuilding range if the location is considered to be preferable.

**RESOLVED:**

Members discussed the comments that have now been provided and whilst the Town Council does not object to this application per se, Members fully support the comments that had been raised by the Conservation Officer.

**31/21 HIGHWAY ORDERS**

**31.1 Item 5.1 – Shropshire Council (Various Roads, Shrewsbury) Various Experimental Restrictions Order 2021.**

The Deputy Town Clerk informed Members of the Committee that on 9 July, Shropshire Council made an experimental order to place restrictions on various roads in Shrewsbury Town Centre which included Wyle Cop, High Street, Mardol Head, Shoplatch, Milk Street, The Square and Dogpole. Any existing restrictions in the locations noted in the order are suspended for the duration of the order. This order comes into effect on 19 July 2021 and will operate for a period of up to 18 months. Shropshire Council will consider in due course whether its provisions should continue in force indefinitely.

**RESOLVED:**

Members commented that the rules for the roads in questions are not being followed and asked if this could be looked into. Members also commented on the possibility of making the current restrictions/cones more attractive if this is to be in place for the next 18 months. As a Committee they would like Shropshire Council Highways to improve the 'look' of the road restrictions.

**31.2 Item 5.2 – Street Naming & Numbering – 21/05288/NEWNUM – Former Lord Hill Hotel, Abbey Foregate, Shrewsbury.**

The Deputy Town Clerk informed Members that the Shropshire Council Street Naming & Numbering Team would like to propose 'Lord Hill Gardens' for the Development Site located at the former Lord Hill Hotel, Abbey Foregate, Shrewsbury.

**RESOLVED:**

Members were in agreement and fully supported the proposed street name of Lord Hill Gardens as they were pleased there is still a reference to Lord Hill and to the gardens as these are an important part of the site

**32/21 TREE PRESERVATION ORDERS**

There were no Tree Preservation orders for consideration.

### 33/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

### 34/21 PLANNING APPLICATIONS

#### 34.1 Schedules 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 26 June – 16 July 2021.

#### RESOLVED:

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

1.	21/03184/LBC	Upper Floors 25-27 High Street And 49 Pride Hill Shrewsbury Shropshire	Internal and external alterations to listed buildings to include stripping out of former betting shop staff facilities and WCs, including all existing services and ducts to upper floors, installation of new stair in No 26-27, linking 1st and 2nd floor spaces to rear fire escape, including relocation of steel beam to allow for wider floor opening, installation of new WCs at 1st floor of No 25, installation of new kitchenette at 2nd floor of No 25; roof repairs only where necessary, brickwork pointing repairs to the external facade only where necessary, window repairs as required to leave all original windows in full working order, render repairs only where damaged, decorations to external facade to maintain paint finishes and continue protection of original fabric	No Objection
2.	21/03206/LBC	71 Abbey Foregate Shrewsbury SY2 6BE	Addition of conservation roof lights to proposed extension approved under listed building consent 21/00614/LBC	No Objection
3.	21/03197/FUL	15 Corsten Drive Shrewsbury SY2 5TJ	Erection of two storey rear extension and proposed patio area	No Objection

4.	21/03168/FUL	11 Merlin Road Shrewsbury Shropshire SY3 8XP	Erection of two storey extension to front elevation and re-building of existing first floor front dormer	No Objection
5.	21/03158/FUL	19 Cressage Avenue Shrewsbury SY1 3DT	Alterations work to existing utility including raising existing flat roof height over rear section of single storey part to side of property and rear wall rendering works; new roof and rooflight to existing conservatory	No Objection
6.	21/03156/FUL	38 Rydal Avenue Shrewsbury SY1 4DY	Erection of single and two storey rear extension	No Objection
7.	21/02673/FUL	69 The Mount Shrewsbury SY3 8PL	Removal of section of wall to form driveway and repositioning of wall column to create at least 2No. car parking spaces	No Objection
8.	21/03089/ADV	Market Place Earls Park Shrewsbury SY1 4AN	Erect and display 5No. flexible faced lightbox units and red illuminated Hi-lite strip	No Objection
9.	21/03101/VAR	4 Peace Drive Shrewsbury Shropshire SY2 5NQ	Variation of Condition No. 2 (approved plans) attached to planning permission reference 20/03335/FUL dated 09.10.2020	No Objection
10.	21/03431/TCA	20 Berwick Road Shrewsbury SY1 2LN	Prune up to 2.5 metres to main shape and health 1no. Walnut Tree - within Shrewsbury Conservation Area	No Objection
11.	21/03118/FUL	Proposed Residential Development Land North Of Rosedale Shrewsbury Shropshire	Erection of single dwelling to include vehicular and pedestrian access off Rosedale (revised scheme)	Objection

Members object to this application as they still believe it is an overdevelopment of the site. It still appears to be shoe-horning one property into part of the rear gardens of two existing properties, thereby creating poor private amenity space not just for the residents of the new property but also the two original properties. This location is still prone to significant flooding and the creation of a permanent structures prevents the ability for water to drain away naturally. Members respectfully request that SC Highways look into the issues raised with regards to Rosedale being a busy road and close to a T Junction.

12.	21/03001/FUL	36 Montague Place Shrewsbury SY3 7NF	Proposed loft conversion to include a dormer window the rear of the property, 2no. roof light windows in the main roof	No Objection
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			front and rear, move existing first floor bathroom window from the side elevation to rear elevation and reduce in size and 2no. further small roof lights in hipped roof over bathroom	
<b>13.</b>	<b>21/03391/TCA</b>	199 New Park Road Shrewsbury SY1 2SH	Fell 1no Wellingtonia within Shrewsbury Conservation Area	Objection

The Town Council objects to this application as the tree does not appear to encroach neighbouring properties or affect access and they did not agree that felling is the answer. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

<b>14.</b>	<b>21/03041/FUL</b>	70 Berwick Road Shrewsbury SY1 2NF	Internal remodelling and two storey extension to rear	Objection
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The Town Council object to this application on grounds of possible overdevelopment. The proposed plans do not appear to be 'in-keeping' with neighbouring properties and concerns are raised with regards to the size and the potential use of the proposed extension and the impact it may have on neighbouring properties.

<b>15.</b>	<b>21/03058/FUL</b>	21 Burton Street Shrewsbury SY1 2JW	Erection of part 2 storey part single storey extension to provide Garden room sitting area and balcony	No Objection
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Whilst the Town Council has no objections to this application per se, Members would like to ensure that a flood risk assessment will be carried out. They were however greatly impressed that the design of the extension was modern yet sympathetic.

<b>16.</b>	<b>21/03205/TCA</b>	1 Nursery House Corporation Lane Shrewsbury Shropshire SY1 2PA	Reduce by 2-3m, reshape canopy to lessen overhang of 1no Leylandii (T1), reduce to adjacent hedge height and remove overhang/dead spires of 1no Leylandii (T2) & reduce by 2m and reshape 1no Golden Leylandii (T3) within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
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<b>17.</b>	<b>21/03000/FUL</b>	41 Wenlock Road Shrewsbury SY2 6JR	Erection of a single storey extension and internal alterations	No Objection
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*Mr Goode joined the meeting to discuss his proposed application below 21/03024/FUL*

<b>18.</b>	<b>21/03024/FUL</b>	Proposed Dwelling (Plot 1) South of Millrace Cottage Longmeadow Drive Shrewsbury Shropshire	Erection of 1No split-level house with integral garaging and associated parking, served by an existing access and improved private drive (re-submission of planning permission 18/03663/FUL) and erection of a split- level curved top building to accommodate a gym and replacement swimming pool	Support with Comment
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Whilst the Town Council have no objections to this application per se, Members do agree with comments made by SC Archaeology in that it would be advisable that a programme of archaeology work be made a condition of any planning permission due to the proposed development site following the line of a former mill race, which is understood to have early medieval origins.

<b>19.</b>	<b>21/02576/FUL</b>	16 Porthill Close Shrewsbury SY3 8RR	Erection of single storey rear extension following removal of conservatory	No Objection
<b>20.</b>	<b>21/03310/TCA</b>	60 Underdale Road Shrewsbury Shropshire SY2 5DX	Remove 1no Leylandii hedge (approx. 19 trees) within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
<b>21.</b>	<b>21/03309/TCA</b>	The Gables 14 Kennedy Road Shrewsbury Shropshire SY3 7AB	Fell 1no Leylandii within Shrewsbury Conservation Area	No Objection
<b>22.</b>	<b>21/03276/TPO</b>	Orchard Place Longden Road Shrewsbury Shropshire SY3 9ED	Crown reduction of approximately 30% (See Report) of 1no Tulip Tree protected by the Shrewsbury and Atcham Borough Council (Land between 152 and 154 Longden Road) Tree preservation Order 1990	No Objection
<b>23.</b>	<b>21/02988/FUL</b>	28-32 Shrewsbury High School Town Walls Shrewsbury SY1 1TN	Installation of sail shade and creating opening in garden wall	No Objection
<b>24.</b>	<b>21/02982/OUT</b>	Proposed Residential Development Land to The South of Thrower Road Shrewsbury Shropshire	Construction of up to 35 residential dwellings, including up to 7 affordable dwellings, with access from Thrower Road, together with associated landscaping and other associated infrastructure	Objection

The Town Council object to this application due to the lack of consideration of how the development would support both sustainable transport and energy. From the information provided Members feel there should be a more sustainable approach to the development and were disappointed not to see this in the application. For example, there is no mention of any electric car charging points in the proposal or considerations of active travel; the proposal is still very car-centric.

<b>25.</b>	<b>21/02998/LBC</b>	Halon Menswear Shrewsbury Ltd 46 - 47 High Street Shrewsbury Shropshire SY1 1ST	Works to facilitate the erection of extension at first floor for provision of clothing store and access staircase to shop and alterations and refurbishment of existing flat over affecting a Grade II Listed Building	No Objection
<b>26.</b>	<b>21/02997/FUL</b>	Halon Menswear Shrewsbury Ltd 46 - 47 High Street Shrewsbury Shropshire SY1 1ST	Erection of extension at first floor for provision of clothing store and access staircase to shop and alterations and refurbishment of existing flat over	No Objection
<b>27.</b>	<b>21/02974/FUL</b>	Shrewsbury Sports Village Sundorne Road Shrewsbury Shropshire SY1 4RQ	Installation of 2 number modular/container buildings to provide social/welfare and storage facilities for the existing cycle track	No Objection
<b>28.</b>	<b>21/02976/FUL</b>	10 Mill Meadow Shrewsbury Shropshire SY2 6EU	Erection of a single storey extension to rear and enclosure of existing external porch to create additional habitable space	No Objection
<b>29.</b>	<b>21/02961/FUL</b>	Stoneleigh Bradford Street Shrewsbury SY2 5DP	Erection of rear single storey infill extension and associated minor works	Support with Comment

Whilst the Town Council has no objections to this application, Members do agree with the public comment in that they hope all work will be considerate to neighbouring properties and that a Building Control Construction Statement could be a condition that is put in place should this application be approved.

<b>30.</b>	<b>21/02957/FUL</b>	24 Gloucester Road Shrewsbury SY1 3PL	Erection of two storey side extension and separate gym/garden store following removal of existing single garage	No Objection
<b>31.</b>	<b>21/02934/FUL</b>	21 Sultan Road Shrewsbury Shropshire SY1 2SS	Erection of part two storey part single storey rear extension	No Objection

The Town Council raise no objections to this application and fully support the comments made by the Conservation Officer.

<b>32.</b>	<b>21/02770/FUL</b>	Shrewsbury College Of Arts And Technology London Road Shrewsbury SY2 6PR	Erection of a temporary, free standing, demountable building to house a brickwork practical area following demolition of an existing corrugated steel building	No Objection
<b>33.</b>	<b>21/03114/TPO</b>	41 Kennedy Road Shrewsbury SY3 7AA	Fell and replace 1no Wellingtonia (Sequoiadendron giganteum) (T1) as per report protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	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 removal of the tree.

<b>34.</b>	<b>21/02918/FUL</b>	23 Longden Road Shrewsbury SY3 7EZ	Erection of single storey side extension to dwelling	No Objection
<b>35.</b>	<b>21/02896/LBC</b>	Park Cottage Horsefair Abbey Foregate Shrewsbury SY2 6BL	Erection of single storey extension and restoration of existing dwelling affecting a Grade II Listed Building	Representation

Whilst the Town Council does not object to this application per se and are in agreement that the property is in poor condition and in need of repair, Members do fully support the comments raised by the Conservation Officer.

<b>36.</b>	<b>21/02895/FUL</b>	Park Cottage Horsefair Abbey Foregate Shrewsbury SY2 6BL	Erection of single storey extension and restoration of existing dwelling	Representation
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Whilst the Town Council does not object to this application per se and are in agreement that the property is in poor condition and in need of repair, Members do fully support the comments raised by the Conservation Officer.

<b>37.</b>	<b>21/03074/TPO</b>	9 Rivington Avenue Shrewsbury SY3 9QL	Beech (T1) - Crown reduce by approximately 2-3m over entire canopy, crown lift over road by approximately 2m. Beech (T2) - Crown reduce by approximately 1-2m over entire canopy, crown lift over road by approximately 2m and Lime (T3) - Crown lift by approximately 2m to provide clearance for vehicles protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
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### **34.2 Schedule of Planning Decisions**

The Deputy Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 26 June to 16 July 2021.

**RESOLVED:**

**That the variance of planning decisions between the period 26 June to 16 July 2021 be noted.**

### **34.3 Certificates of Lawful Development**

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 26 June to 16 July 2021 for noting:

- a) 21/03160/CPL – Application for a Lawful Development Certificate for proposed loft conversion with additional rear dormer and rooflight – 9 Longden Road, Shrewsbury.**

**RESOLVED:**

**That the applications for Certificates of Lawful Development between 26 June to 16 July 2021 be noted.**