

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 11 January 2022

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, R Dartnall, K Halliday, P Moseley, D Vasmer and B Wall.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor Chris Lemon.

87/21 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

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| 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 21/05623/TPO |

88/21 MINUTES OF THE LAST MEETING

88.1 The minutes of the Planning Committee meeting held on 14 December 2021 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 14 December 2021 be approved and signed as a correct record.

89/21 MATTERS ARISING

89.1 21/05565/TPO - 1 Dogpole Court, Shrewsbury – Amendment to the application.

An amendment had been received from Shropshire Council for this application. The original proposal was to Crown raise branches overhanging 19 Wyle Cop by up to 4m of 1no Scots Pine protected by a TPO. The Committee objected to this application on 14 December 2021, stating that Members respectfully requested that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the proposed works for the tree. Members fully supported the concerns that had been raised by the landowner.

The Landowner had raised an objection stating he was unaware of the application as the applicant had not approached him regarding the intention to possibly deform the historic and protected tree on his land. He stated that without an explanation of the work requested he did not support the application as the tree is a shelter for varied wildlife.

Shropshire Council contacted the Committee to inform them that the tree officer had been corresponding with the applicant and has asked for amendments to the original proposal. The work being requested (with the tree officer's input) is now:

'To prune back the long branches on the mature pine tree in neighbour's garden to suitable growth points by approx. 3-4m, to bring the coverage of the crown in line with the yew tree below and to balance the crown to be in line with pruning previously done on the other side of 1no Scots Pine protected by the Shrewsbury & Atcham Borough Council (1 & 2 Dogpole Court) Tree Preservation Order 1975 (Ref: SA/74) and to also trim branches by approx. 30 cm to give a bit of clearance around the wall and bring them in line with the rest of the crown of 1no Yew'.

RESOLVED:

Committee stated that that they were happy with the amendment to the application and agreed to remove their original objection.

90/21 HIGHWAY ORDERS

90.1 Diversion of footpath on land behind STFC.

Shropshire Council informed the Committee that an application to divert part of FP UN1/71 Shrewsbury was submitted on 16 August 2021 by the owner of the land over which the footpath runs to allow future development to take place. This footpath runs as a cross field path on a future development plot on which planning has been granted at the outline stage (14/04428/OUT). Although a reserved matters planning application has yet to be submitted, it is nevertheless considered to be in the interests of the landowner to divert the footpath around the edge of the area outlined in the planning application to align more closely to the proposed spine road edge. A small section of footpath will need to be extinguished to facilitate the diversion. The only work required to the proposed new routes will be way marking throughout.

NOTED:

Councillor Dartnall commented that the footpath was in the South Urban Extension and many footpaths have been closed or diverted causing residents to suffer, and she hoped that no further diversions are put in place and cause more disruption for residents. No further comments were made by Committee as this was for noting only.

90.2 Proposed changes to the parking restrictions in the Barker Street area of Shrewsbury

Shropshire Council proposed to make changes to parking restrictions in Shrewsbury: Barker Street (north east side), Barker Street (south west side), Bridge Street (both sides), St Austin's Street (both sides).

RESOLVED:

No comments were made by the Committee regarding this order. The Chairman requested that the Highways Order be sent out to all Town Councillors in case they wish to make any comments. It was noted that all comments were needed by 14 January 2022.

90.3 Proposed changes to the one-way order on St Austin's Street, Shrewsbury.

Shropshire Council proposed to exempt pedal cycles from the one-way restriction on St Austin's Street, Shrewsbury.

RESOLVED:

Councillor Green commented that the initial signage for this location was incorrect and this Order allows for this error to be corrected. No further comments were made by the Committee regarding this order. The Chairman requested that the Highways Order be sent out to all Town Councillors in case they wish to make any comments. It was noted that all comments were needed by 14 January 2022.

90.4 Proposed changes to parking restrictions in Shrewsbury at the following locations:

Arlington Way, Broughton Road, Castle Approach, Conway Drive, Copthorne Drive, Corporation Lane, Corndon Crescent, Crowmeole Lane, Crowmere Road, Glendower Court, Greenfield Street, Greyfriars Road, Hotspur Street, Kingston Drive, Knightsbridge Close, Levens Drive, London Road, Longden Road (Lay-By), Meadow Farm Drive, Monkmoor Road, Percy Street, Preston Street, Somerby Drive, Southgate Drive, Stanley Lane (Lay-By) and Wenlock Road.

RESOLVED:

No comments were made by the Committee regarding this order. The Chairman requested that the Highways Order be sent out to all Town Councillors in case they wish to make any comments. It was noted that all comments were needed by 13 January 2022.

90.5 Diversion of FP 101 Shrewsbury.

On 27 October 2021, an application to divert part of footpath 101 Shrewsbury was submitted by Aldi Stores Limited. The application had been made to allow for the erection of a new food store, associated car parking, access, landscaping and a substation under planning reference 21/01374/FUL. The diversion will be made under section 257 of the Town & Country Planning act 1990 to allow for this development to take place. The footpath at present runs in a general north westerly direction over an area of scrubland, the footpath if it was to remain on its Definitive line would be directly obstructed by the development. The applicant wished to divert the footpath onto a line running to the south of the development, along a tarmac surfaced path which currently exists on the ground. The new line will continue its links with the Right of Way that runs over the A49. The applicant has been in consultation with the Rights of Way Officer from an early stage and the changes proposed in this document were the result of consultation with Shropshire Council. The

applicant in accordance with Shropshire Council’s cost schedule will meet the full costs of the order. The applicant will undertake any work required on the new route and will meet any costs required to do this work.

RESOLVED

No comments were made by the Committee regarding this order. The Chairman requested that the Highways Order be sent out to all Town Councillors in case they wish to make any comments. It was noted that all comments were needed by 13 January 2022.

90.6 Proposed changes to Parking restrictions in Shrewsbury

Shropshire Council have made a small modification to the Order which relates to Crowmeole Lane, Shrewsbury.

RESOLVED:

No comments were made by the Committee regarding this order. The Chairman requested that the Highways Order be sent out to all Town Councillors in case they wish to make any comments. It was noted that all comments were needed by 13 January 2022.

91/21 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

92/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

93/21 PLANNING APPLICATIONS

93.1 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 4 December 2021 – 4 January 2022.

RESOLVED:

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

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| 1. | 21/05901/COU | Drapers Hall 10 St Marys Place Shrewsbury SY1 1DZ | Use of ground floor as restaurant and upper floors as function rooms and hotel with hours of operation for meals and functions 8am -12.00am | Support with Comment |
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Whilst the Town Council has no objections to this application, Members request that the applicant looks into the issues raised by the public with regards to noise and disturbance from the usage of the kitchen within the premises.

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| 2. | 21/05834/FUL | 67 Tilstock Crescent Shrewsbury Shropshire SY2 6HL | Erection of single storey extension to rear following removal of existing conservatory | No Objection |
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| 3. | 21/05878/FUL | 22 Oakley Street Shrewsbury Shropshire SY3 7JU | Erection of two storey side extension and single storey rear extension | No Objection |
| 4. | 21/05779/FUL | Proposed Commercial Development Land to The South of Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire | Erection of 8No Single storey commercial units B1, B2 and B8 use classes with associated external works and access off private road | No Objection |
| 5. | 21/05578/FUL | 1 St Michaels Gate Shrewsbury SY1 2HL | Replacement of windows and rear doors with pvcu double glazed windows with white frames | Representation |

Whilst the Town Council does not object to this Planning Application per se, Members raised concerns with regards to the PVCU double glazed windows within a Conservation Area. Members respectfully request that Shropshire Council's Conservation Officer reviews this application and provides an expert assessment on the proposals and suitable recommendations.

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| 6. | 21/05906/TCA | 10 Burton Street Shrewsbury Shropshire SY1 2JW | To fell 1No Apple Tree within Shrewsbury Conservation Area | No Objection |
| 7. | 21/05829/FUL | 69 Mytton Oak Road Shrewsbury SY3 8UQ | Conversion of detached garage to habitable accommodation; re-cladding of existing extension and garage; elevational alterations to include insertion of doors/windows; installation of block paved patio area | 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.

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| 8. | 21/05822/FUL | 1 The Dana Shrewsbury Shropshire SY1 2HP | Loft conversion with dormer to front elevation and Velux windows to rear on the principal elevation roof slope | No Objection |
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Councillor Vasmer joined the meeting

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| 9. | 21/05820/LBC | 68 Mardol Shrewsbury SY1 1PZ | Erection of a mansard roof and change of use, alterations, and improvements of the upper floors to provide a single dwelling affecting a Grade II Listed Building | No Objection |
| 10. | 21/05819/FUL | 68 Mardol Shrewsbury SY1 1PZ | Erection of a mansard roof and change of use, alterations, and improvements of the upper floors to provide a single dwelling | No Objection |
| 11. | 21/05330/FUL | 60 Penson Way Shrewsbury SY1 2BF | Erection of a single storey rear extension to include a flat roof works with 2no sky lights and double French doors opening | No Objection |

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| | | | onto the garden; log burner in lounge | |
| 12. | 21/05830/TPO | 26 Havelock Road Shrewsbury SY3 7NE | T1 Crown reduce group of one Yew tree and one T2 Holly tree adjacent to drive by approximately 1-2m over entire canopy as discussed. T3 Crown reduce one Holly on side boundary by approximately 1m over entire canopy. protected by Shrewsbury & Atcham Borough Council (26 Havelock Road, Belle Vue, Shrewsbury) Tree Preservation Order 1995 (Variation 2003) | No Objection |
| 13. | 21/05743/OUT | Land Off Ellesmere Road Hencote Shrewsbury Shropshire | A Continuing Care Community (Use class C2) comprising up to 182 units of Extra Care and Close Care accommodation with graduated care provision in the form of lodges and apartments; a 75 bed Nursing home and Dementia unit; an amenities building providing supporting care facilities, treatment / therapy rooms, fitness pool, restaurant, small shop, and site management facilities, with open space, communal gardens, nature trails, landscaping, car parking and supporting infrastructure | Deferred |

The Town Council raised concerns on this outline application. The site appears to be getting bigger and potential traffic issues for local residents is still a major concern. The proposed site is near several Bio-Diversity sites and there were concerns expressed that this development would adversely affect them. There is a proposed Beaver Project in the Old River bed opposite the proposed site and Members want to know if this would be affected by this development. Another concern was the potential view of the proposed development for residents in the location. Members agreed to defer their decision on this application until there have been more comments received from other consultees that have been approached for comment.

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| 14. | 21/05794/FUL | 1 Oswell Road Shrewsbury SY2 5YL | Erection of two storey side extension and conversion of garage into living space; replacement windows, fascia boards, soffits and barge boards from painted timber to anthracite grey | No Objection |
| 15. | 21/05815/TCA | Greenhill East Copthorne Road Shrewsbury SY3 8NS | Removal of major dead wood of 1No T2 Yew, crown lift over shed by a clearance of 1m, reshape crown by up to 15%, trim back G3 Leylandii Hedge to | Objection |

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| | | | old pruning points, fell G4 Lawson Cypress x 26, self- set young Maple saplings and T6 Tree of heaven (in decline) within Shrewsbury Conservation Area | |
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Members object to this application as there are a lot of trees proposed for removal and no reasons provided for the felling of them. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

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| 16. | 21/05858/TCA | Mount House 41 - 43 The Mount Shrewsbury Shropshire SY3 8PP | Fell 1no Deodar Cedar within Shrewsbury Conservation Area | Representation |
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Whilst the Town Council does not object to this Planning Application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the tree.

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| 17. | 21/05859/TCA | Sydney Avenue Recreation Ground Sydney Avenue Shrewsbury Shropshire | Various works to 6no Field Maple, 3no London Plane & 1no Beech (See Schedule) within Shrewsbury Conservation Area | No comment made – permission granted by Shropshire Council prior to the meeting |
| 18. | 21/05786/FUL | 92 London Road Shrewsbury SY2 6PN | Erection of a single storey rear extension | No Objection |
| 19. | 21/05703/TCA | 20 Bishop Street Shrewsbury SY2 5HA | To dismantle and remove 1No cherry tree, to ground level within Shrewsbury Conservation Area | Representation |

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 to confirm if the removal of the tree is necessary or if pruning would be a better course of action.

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| 20. | 21/05728/FUL | 3-6 Corporation Gardens Corporation Lane Shrewsbury SY1 2PE | Application under Section 73a of the Town and Country Planning Act for the erection of carport with home gym / studio above (retrospective) | Support with Comment |
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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.

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| 21. | 21/05742/FUL | The Poplars 7 Butler Road Shrewsbury SY3 7AJ | Erection of a 2-bay garage | No Objection |
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Some concerns were raised over this application as it appears to be quite a substantial garage within the Conservation Area and the potential visual impact it would have in this area. Other comments were made stating that this was already a large property and they didn't feel this proposed build would be a visual issue.

As there was a difference of opinion, Members voted as to whether or not they were against raising an objection to the application.

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| Councillor Davies | Against an Objection |
| Councillor Dartnall | Against an objection |
| Councillor Green | Against an objection |
| Councillor Halliday | Against an objection |
| Councillor Vasmer | For an objection |
| Councillor Wall | Against an objection |

Following the vote, it was agreed that The Town Council raise no objections to this application but respectfully request that Shropshire Council's Conservation Officer provides their expert advice on this application.

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| 22. | 21/05733/FUL | 51 Portland Crescent Shrewsbury SY2 5NJ | Erection of single storey rear and side flat roof extension, conversion of existing garage to form new home office and utility with new pitched roof over for storage, reconfiguration of main entrance and formation of additional off - street parking | No Objection |
| 23. | 21/05714/FUL | 124 Hereford Road Belle Vue Shrewsbury SY3 7RA | Erection of single storey rear extension, construction of 3No. dormers and detached garage with home office | 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.

Councillor Green left the meeting. Councillor Davies stood in as Vice Chairman.

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| 24. | 21/05623/TPO | Shrewsbury School Ashton Road Shrewsbury SY3 7BA | Fell 1no Lime protected by The Shrewsbury Borough Council (Kingsland No 3) Tree Preservation Order 1969 (Ref: SA/50) | Support with Comment |
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The Town Council has no objections per se to this application but asks that if the tree is removed a replacement tree should be planted.

Councillor Green re-joined the meeting.

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| 25. | 21/05538/TPO | 14 Copthorne Gardens Shrewsbury SY3 8TQ | Crown lift by approximately 3m and remove dead and rubbing branches of 1no Lime protected by The Shrewsbury Borough Council (Shelton Road) Tree | No Objection |
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| | | | Preservation Order 1971 (Ref: SA/59) | |
| 26. | 21/05774/TPO | Unit 12 Nine Bridges Business Park Harlescott Lane Shrewsbury Shropshire SY1 3AS | Removal of 8no Oak (T36-T43) protected by the SABC (Battlefield Way & Harlescott Lane, Shrewsbury) TPO 2006 (Ref: SA/425) | Objection |

The Town Council strongly object to this application. The feature of the avenue needs to be retained and there is no justified reason for the removal of 8 Oak trees. It would appear that some trees and hedgerows have already been removed from this location. We strongly request that Shropshire Council Tree Officer investigates this application to determine if the removal of the Oak Trees is justified and if plans could be altered to save the trees being removed. Members also asked if it would be possible for a Stop notice to be placed on the site until all planning applications for this area have been granted to stop any further unnecessary removals on the site.

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| 27. | 21/05643/ADV | 1 Battlefield Road Shrewsbury Shropshire SY1 4AN | Erect ad display 5No. internally illuminated fascia signs and 1No internally illuminated freestanding totem sign | No Objection |
| 28. | 21/05642/FUL | British Telecom Town Walls Shrewsbury SY1 1TY | Installation of 9No Derived Air Concentrators (DAC) units outside the ground floor west elevation and a security fence | Support with Comment |

Whilst the Town Council has no objections per se to this application, Members fully support the comments made by neighbouring properties and request that a Noise Assessment is completed to ensure that any potential noise from the units is within the recommended guidelines. Members also commented that a Flood Risk assessment may be necessary in this location.

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| 29. | 21/05652/FUL | 12 Claremont Place Claremont Hill Shrewsbury Shropshire SY1 1RG | Installation of additional windows and balcony to front elevation and the external cladding | No Objection |
| 30. | 21/05650/FUL | 10 Henry Close Shrewsbury SY1 3TJ | Erection of single storey building to provide secure overnight parking for company vehicles | No Objection |
| 31. | 21/05639/FUL | 25 Kenwood Drive Shrewsbury SY3 8SZ | Erection of single storey side extension | No Objection |
| 32. | 21/05624/FUL | 23 Hodgkinson Walk Shrewsbury Shropshire SY1 3RS | Erection of single storey extension to front to form porch and additional living space | No Objection |
| 33. | 21/05356/LBC | 8 Swan Hill Shrewsbury SY1 1NQ | Installation of a new cast iron downpipe and hopperhead to be fitted to the front elevation affecting a Grade II Listed Building | No Objection |

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| 34. | 21/05600/TCA | 26 Belle Vue Gardens Shrewsbury SY3 7JH | To section fell 2no Conifer trees (in rear garden) within Shrewsbury Conservation Area | Objection |
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The Town Council object to this application as there is not enough detail on why the trees need to be removed. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the trees and to confirm if the removal of the trees is necessary.

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| 35. | 21/05586/FUL | 15 Burton Street Shrewsbury Shropshire SY1 2JW | Conversion of roof space to bedroom with dormer window and replacement windows to front elevation | Representation |
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Whilst the Town Council does not object to this application per se, Members fully support the recommendations made by the Conservation Officer.

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| 36. | 21/05533/TCA | 39 Berwick Road Shrewsbury SY1 2LS | To reduce by 25% (1 metre all round) 1no 12m Norway Maple (T1) within Shrewsbury Conservation Area | No comment made – permission granted by Shropshire Council prior to the meeting |
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93.2 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 4 December 2021 to 4 January 2022.

RESOLVED:

That the variance of planning decisions between the period 4 December to 4 January 2022 be noted.

93.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 4 December 2021 to 4 January 2022 for noting.

RESOLVED:

That the applications for Certificates of Lawful Development between 4 December 2021 and 4 January 2022 be noted.