

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 1 February 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, C Lemon, P Moseley, A Phillips, E Roberts, D Vasmer and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk), Stuart Thomas (Partner and Head of Planning, Berry's) and Richard Shaw (Planning Director, Savills).

APOLOGIES

No apologies were received.

94/21 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 M Davies | <ul style="list-style-type: none">Declared an interest in application 22/00056/REM |

95/21 MINUTES OF THE LAST MEETING

95.1 The minutes of the Planning Committee meeting held on 11 January 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 11 January 2022 be approved and signed as a correct record.

96/21 MATTERS ARISING

96.1 21/05743/OUT – Land off Ellesmere Road, Hencote, Shrewsbury

The application had been originally considered at the meeting of 11 January 2022 where concerns were raised regarding the increasing size of the site, potential traffic issues for residents and the proposed site being near several bio-diversity sites. Members had agreed to defer their decision until further consultee comments had been received.

It was reported that comments had now been received from a number of consultees as follows:

- SC Tree Officer raised no objections
- SC Landscape requested the Landscape and Visual Appraisal be amended to include the assessment of visual affects at completion of the proposed development
- SC Ecology requested further information in relation to Great Crested Newts
- SC Conservation had commented that should the application be approved, full details of the proposal including elevations and layouts should be such that the development is of recessive appearance and scale.

It was also noted that there were currently over 100 public objections to the application which relate to traffic concerns, loss of green space and destruction of wildlife.

Two representatives from the Hencote development attended the meeting to address the Committee and to answer any questions.

Stuart Thomas addressed the Committee by stating they had acknowledged and respected the public objections raised. He stated that Shropshire Council Highways have confirmed that the access arrangements for this development are acceptable and travel will be low, along with SC Landscape and SC Ecology, but this information was not yet available on the Planning website. He also confirmed that this development will show a 13% increase in biodiversity across the site and the Beaver Project that is planned for the Old Riverbed opposite the proposed site will not be affected by this development. The site is outside the development boundary but there is no blanket ban on developments outside of this and the application is in accordance with Policy.

Members raised several questions for the Hencote representatives as follows:

1. It was stated that Leadership at Shropshire Council were supportive of the application – Members questioned who these were.
2. Details were requested regarding the impact on the Beaver Project.
3. Further clarification between the development and the Local Plan was sought.
4. Following on from the Conservation Officer comments, clarification was sought about how a development of this scale and nature could be recessive.
5. It was asked how this development would help the gap in adult social care given the units would be costly.
6. Clarification on whether or not the development would be contingent on the building of the North West Relief Road was requested.
7. It was asked if the proposed pelican crossing on Ellesmere Road would be installed before the development commenced.

Responses were received from Hencote:

1. Senior members of Shropshire Council are supportive during the pre -application discussions including Director of Place, the Planning team and the Social Care Team.

2. Clarification was provided that the development would not impact upon the Beaver Project. There will be environmental conditions put in place on the site if it is approved so any drainage run off will be incorporated so it will not add to any environmental pollution. With regards to the Beaver project, the Hencote site is downstream from the SSSI so any water from their site will go west and not near the old riverbed. This matter was put to Ecology team to address in advance.
3. Policy – It was acknowledged that the development is outside of the development boundary, but they have an application that is acceptable in planning policy terms and which is considered differently from general housing development as it is driven by specialist care provision. This would be a matter for Shropshire Council to consider.
4. This question was not directly addressed.
5. It was explained that the development would reduce the pressure on public money, there is a requirement to ensure care falls in the provision and this is a new solution and supports their approach. All residents will be living on site and will receive care on site so this will relieve the cost to Shropshire Council.
6. It was confirmed that the development is not dependent upon the North West Relief Road being built.
7. The pelican crossing would be installed before development started. It was approved by Shropshire Highways and would be paid for from a Section 278 and a Section 106 agreement.

Stuart Thomas and Richard Shaw were thanked for their time and for answering questions and then left the meeting.

Members felt that the proposed development was outside the development boundary and that the location is unsuitable for such a development. They raised concerns about the loss of countryside land of such a special nature and felt that there would be other locations that are more suitable for this type of proposal that would not affect local residents or wildlife. There were also concerns about the visual impact of the development. There are still vast concerns regarding traffic and environmental issues and the visual impact it would have on this area.

It was also suggested that Committee submit of Freedom of Information request to Shropshire Council for any communications between themselves and Hencote as concerns were raised about any predetermination on the application.

It was agreed that Members would take a vote of their decision for this application. It was noted that only Members or substitutes of the Planning Committee are allowed to cast a vote. The members voted for or against the application:

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| Councillor Davies | Against |
| Councillor Dartnall | Against |
| Councillor Green | Against |
| Councillor Halliday | Against |
| Councillor Lemon | Against |
| Councillor Mrs Moseley | Against |
| Councillor Vasmer | Against |
| Councillor Wall | Against |

RESOLVED:

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

- Overshadowing/loss of outlook to the detriment of residential amenity
- Highway issues: traffic generation, vehicular access, highway safety

- Adverse impact on nature conservation interests & biodiversity opportunities

It was agreed that the Committee will pursue a Freedom of Information request to Shropshire Council.

96.2 21/05443/FUL and 21/05444/LBC – Tower House, Town Walls, Shrewsbury

Members originally considered this application on 14 December 2021 and deferred their decision, awaiting comments from the Conservation Officer and raising the question that if the application was granted, would public access still be allowed during certain times of the year.

RESOLVED:

The Deputy Town Clerk informed the Committee that permission had now been granted by Shropshire Council, and informed the Committee that the Conservation Officer raised no objections to the application. The National Trust had confirmed that they are committed to keeping Town Walls Towers open to the public for 6 days of the year. No further comments were made.

Councillor Phillips left the meeting.

97/21 AMBULANCE STATION, MERCIAN ROAD

A public question had been raised at Full Council on 24 January 2022 regarding concerns over the location of the Ambulance station and the risk to public safety. Members of the Committee asked that this issue was raised at this Committee so they could formalise a response to the West Midlands Ambulance Service.

Councillor Lemon added his concerns regarding the vast amount of traffic on Longden Road due to the ambulance station and the vast increase in blue light responses, particularly because it was a primarily residential area and two schools were located nearby. The initial planning application had been for an ambulance hub, but members raised concerns that it now appeared to be operating as a full station, which increases volume of traffic considerably. Members supported Councillor Lemon's comments agreeing that an alternative location should be found for the ambulance station and asked if Committee could approach Shropshire Council to see if West Midlands Ambulance Service would consider a more suitable location, away from a residential area.

RESOLVED:

Members agreed that a letter from the Chairman outlining the Committee's concerns should be sent to the West Midlands Ambulance Service. The Deputy Town Clerk agreed to draft such a letter.

98/21 HIGHWAY ORDERS

There were no Highways Orders for consideration.

99/21 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

100/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

101/21 PLANNING APPLICATIONS

101.1 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 5 January 2022 – 21 January 2022.

RESOLVED:

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

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| 1. | 22/00226/TPO | 23 Northwood Road, Shrewsbury, SY2 5LH | Application to fell one Oak tree covered by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 | Representation |
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The Town Council has no objections to this application per se, but Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment on the proposed felling of the Oak tree to see if felling is the correct action to take.

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| 2. | 22/00133/FUL | 69 Sutton Road, Shrewsbury, SY2 6DW | Proposed alterations to the front elevation with new driveway | No Objection |
| 3. | 21/05568/FUL | 181 Wenlock Road, Shrewsbury, SY2 6LB | Erection of single storey rear extension and connection of existing garden pod to corner of extension with associated internal and external alterations | No Objection |
| 4. | 22/00114/FUL | 10 Westwood Drive, Shrewsbury, SY3 8YB | Installation of replacement roof and increase in height of dwelling to form 2nd floor accommodation to include insertion of dormer windows; formation of solid roof over existing conservatory | No Objection |

Councillor Halliday left the meeting

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| 5. | 22/00113/LBC | 5 Claremont Bank, Shrewsbury, SY1 1RW | Erection of infill extension and remodelling of rear single storey extension and maintenance of existing rear bay window affecting a Grade II* Listed Building (amendment to previously approved 21/03743/LBC) | No Objection |
| 6. | 22/00104/FUL | 27 Gloucester Road, Shrewsbury, SY1 3PR | Erection of single storey rear extension | No Objection |
| 7. | 22/00056/REM | Proposed Residential Development Land to The West Of, Battlefield Road, | Approval of reserved matters (appearance, layout, scale, and landscaping) pursuant of 19/03905/OUT for the mixed | Representation |

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| | | Shrewsbury | residential development of 97 dwellings, landscaping scheme including public open space and play areas, estate roads | |
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The Town Council has no objections per se to this application, but concerns are raised over the apparent lack of Active Travel provision. There appears to be nothing in the plans for cycleways and ask if this is being considered. Questions are also raised regarding the Public Open Spaces and how they will be managed. Are the attenuation ponds measured in the area for Public Open Space requirements as they are not usable Public open Space. There also appears to be many small areas which may be Public Open Spaces but are not indicated. Are any areas to be adopted under SC Highways control?

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| 8. | 22/00078/FUL | 9 Victoria Road, Shrewsbury, SY3 9HX | Loft extension comprising of flat roof dormer, conversion of the existing attic, additional stair providing access to the loft and installation of roof lights | No Objection |
| 9. | 22/00232/TCA | 53 Underdale Road, Shrewsbury, SY2 5DX | T1 and T2 are weeping willows. An end reduction of both has been recommended (lengths specified in report). One tree adjacent to these willow trees has recently collapsed into the river, so to prolong the life of the remaining trees, they have been proposed for a reduction to reduce loading on stem and crown within Shrewsbury Conservation Area | Representation |

The Town Council has no objections to this application per se, but Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment on the proposed works for the trees.

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| 10. | 22/00029/TCA | Roseville, 12 Berwick Road, Shrewsbury, SY1 2LN | Carry out 30% reduction to the crown of one Copper Beech tree and remove up to 3 branches | No Objection |
| 11. | 21/05567/FUL | Olive Cottage, John Street, Shrewsbury, SY1 2SB | Erection of single storey rear extension following demolition of existing porch | No Objection |
| 12. | 22/00239/TCA | 8 Oakley Manor Gardens, Shrewsbury, SY3 7NT | Reduce by 20% and re shape 1No Rowan Tree (T1) and 1No Birch Tree (T2) within Belle Vue Conservation Area | No Objection |
| 13. | 22/00208/TCA | Canal Tavern, New Park Road, Shrewsbury, SY1 2RS | To reduce height by 5 metres of one Thuja Plicata tree within Shrewsbury Conservation Area | No Objection |
| 14. | 22/00059/FUL | 7 Earlston Park, Shrewsbury, SY3 8BE | Erection of single storey side extension, formation of new off street parking space, erection of new timber fence with partial removal of existing | No Objection |

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| | | | boundary wall and formation of new access gateway from existing parking spaces | |
| 15. | 22/00012/ADV | A M F Bowling, Brixton Way, Shrewsbury, SY1 3AZ | Replacement of existing signage (3 x fascia and 1 x free standing sign) with new branding | No Objection |
| 16. | 22/00218/TCA | 15 Kennedy Road, Shrewsbury, SY3 7AB | Removal of 3No Sycamore Trees T1, T2 & T3 within Shrewsbury Conservation Area | No Objection |
| 17. | 21/06012/REM | Plot 26 Anchorage Avenue, Shrewsbury Business Park, Shrewsbury | Approval of reserved matters (layout, scale, appearance, landscaping) pursuant of 11/05798/OUT - PLOT 26 ONLY for the erection of four single storey buildings providing 1145sqm office space, detached management office, landscaping scheme and all ancillary works | No Objection |
| 18. | 21/06011/REM | Plot 27 Anchorage Avenue, Shrewsbury Business Park, Shrewsbury | Approval of reserved matters (layout, scale, appearance, landscaping) pursuant of 11/05798/OUT - PLOT 27 ONLY for the erection of three single storey buildings providing 1,312sqm office space, landscaping scheme and all ancillary works | No Objection |
| 19. | 21/05981/FUL | Proposed Residential Development Site North Of, London Road, Shrewsbury | HYBRID application for mixed residential development: FULL application for the erection of 104 dwellings (including affordable dwellings), vehicular access from Weir Hill Road, estate roads, footpaths/cycleways, formation of public open space, remediation, landscaping scheme, all associated works; and OUTLINE application for 32 Self-Build and Custom-Build Dwellings | Representation |

The Town Council has no objections per se to this application and were supportive of the low carbon standards and the high number of 1 & 2 bedroomed properties proposed. Concerns were raised over the lack of active travel provision within the site plan and asked if it would be possible to provide a separate carriageway for cycling and walking on the estate. The infrastructure needs to be put in place correctly from the start of the development. Members would also like to see the speed limit reduced to 30mph from the Emstre Island. A concern was also raised with regards to the public open space and if it is of adequate quality and how it would be managed.

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| 20. | 22/00124/TPO | 5 Fairlawn Gardens, Shrewsbury, SY3 9QT | Application for tree works to one Cedrus (T64) to include topping to tree, crown thinning, reduction and pruning of outer branches; covered by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 | No Objection |
| 21. | 21/05987/LBC | The Old House, 20 Canonbury, Shrewsbury, SY3 7AH | Internal works and interior re-ordering affecting a Grade II Listed Building | No Objection |
| 22. | 22/00043/TPO | 36 Preston Street, Shrewsbury, SY2 5PG | Cut back overhanging branches of 1no. Birch by 1m, fell 1no. Semi-mature ash, reduce by 30% 1no. Holly and reduce overhanging branches of 1no. Sycamore by 1.5m protected by The Shrewsbury Borough Council (Hermitage Drive) Tree Preservation Order 1967 | Permission Granted by Shropshire Council prior to the meeting. No comments made. |
| 23. | 22/00037/TPO | 17 Woodfield Road, Shrewsbury, SY3 8HZ | Pruning of 1no. Oak tree and crown reduction of 1no. Beech tree protected by Shrewsbury and Atcham Borough Council (Woodfield Road, Copthorne Land, Between Nos. 13 and 17) Tree Preservation Order 1986 | Representation |

The Town Council has no objections to this application per se, but Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment on this application in view of the comments made by the owner of the trees who states the trees have been recently inspected.

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| 24. | 22/00022/TCA | 34 Coton Crescent, Shrewsbury, SY1 2NZ | To Pollard from 10 metres to 4-5 metres 2no Poplar trees within Shrewsbury Conservation Area | Representation |
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The Town Council has no objections to this application per se, but Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment on this application as it appears to be quite a significant reduction proposed for the trees.

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| 25. | 21/05804/FUL | Proposed Development Land South of Battlefield Roundabout, Shrewsbury | Erection of a new foodstore (Use Class E), substation, access, associated car parking and landscaping (modification to previously approved to allow for vehicular 'exit only' onto A49) | Objection |
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The Town Council object to this application on the grounds of Highway safety. The proposed vehicular exit on to the A49 is a dangerous proposal. The exit is very close to the roundabout at Battlefield and is a danger

for car users leaving the foodstore to join the A49. This will only add to the traffic issues that exist in this already congested location.

Councillor Roberts left the meeting.

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| 26. | 21/05939/FUL | Car Park at Site Of 5 To 6, St Austin's Street, Shrewsbury, SY1 1RW | Renewal of an expired temporary planning consent for the parking of 22 private motor vehicles | No Objection |
| 27. | 21/05908/FUL | 50 Canon Street, Shrewsbury, SY2 5HQ | Installation of replacement door | No Objection |
| 28. | 22/00030/TCA | 14 Berwick Road, Shrewsbury, SY1 2LN | Fell 1no Yew Tree within Shrewsbury Conservation Area | Representation |

The Town Council has no objections to this application per se, but Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment on this application as there is no information provided by the applicant regarding the size of the Yew Tree.

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| 29. | 22/00020/TCA | Prospect House, Belle Vue Road, Shrewsbury, SY3 7NR | Fell to ground level T1 Leylandii within Belle Vue Conservation Area | Objection |
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The Town Council object to this application as no reasons have been provided for the felling of the tree. Members fully support the comments that have been raised by the Civic Society and we respectfully request that Shropshire Council's Tree Officer visits the site to assess the amenity value in the area as we are not able to assess this with the information provided.

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| 30. | 22/00008/TPO | 15 Shackleton Way, Bowbrook Park, Shrewsbury, SY3 8SW | Application for tree works to include trim back one Oak tree by 2-3 metres covered by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 | No Objection |
| 31. | 21/05886/FUL | 122 Field Crescent, Shrewsbury, SY1 4PN | Erection of single storey flat roof extension to the rear elevation | No Objection |
| 32. | 21/05832/FUL | 3 Hermitage Drive, Shrewsbury, SY2 5NZ | Re-development of building to include the erection of single storey extensions to include first floor parapets; roof mounted solar panels; erection of detached 3-bay garage with storage unit to include roof lanterns | Representation |

Whilst the Town Council does not object to this application per se, Members would like to see a porous material used for the driveway instead of tarmac and respectfully request that the Case Officer addresses the concerns raised by the neighbouring property with regards to the height of the proposed garage and the proximity to the boundary line.

101.2 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 5 January 2022 to 21 January 2022.

RESOLVED:

That the variance of planning decisions between the period 5 January to 21 January 2022 be noted.