

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 22 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, P Gillam, C Lemon, K Pardy, E Roberts, 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 Dartnall, Councillor Halliday, Councillor Mrs Moseley and Councillor Vasmer.

102/21 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">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council
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103/21 MINUTES OF THE LAST MEETING

103.1 The minutes of the Planning Committee meeting held on 1 February 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 1 February 2022 be approved and signed as a correct record.

104/21 MATTERS ARISING

There were no Matters Arising for consideration.

105/21 HIGHWAY ORDERS

105.1 Changes to Raven Meadow car park.

The Committee noted that on Monday to Saturday the evening/overnight charging period will be brought forward by 2 hours so that it will now apply between 6pm and 8am. The charging cap for the Monday to Saturday evening/overnight period will be reduced from 3 hours to 2 hours. These changes came into effect on 31 January 2022.

RESOLVED:

No comments were made by the Committee regarding this order.

105.2 Street Naming & Numbering

Shropshire Council contacted the Town Council for suggestions for a new street name at the new development at Former Richmond House, Rutland, Shrewsbury. The developer would like suggestions from the Town Council and the Ward Councillor. Any suggestions need to be submitted by 2 March 2022.

RESOLVED:

It was agreed that the request would be sent out to all Town Councillors for their suggestions and the Committee Clerk would report back to Shropshire Council Street Naming and Numbering by the deadline date of 2 March 2022.

106/21 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

107/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

108/21 PLANNING APPLICATIONS

108.1 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 22 January 2022 – 11 February 2022.

RESOLVED:

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

1.	22/00607/TPO	Chaddeslode House 130 Abbey Foregate Shrewsbury Shropshire	Fell to ground level 1No Sycamore Tree T1 protected by The Shrewsbury Borough Council (Abbey Foregate 130- 131) Tree Preservation Order 1971	Objection
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The Town Council objects to this application as there are insufficient reasons given why the tree, protected by a TPO, should be felled. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree. If the tree is removed a replacement should be planted.

2.	22/00431/FUL	Star Malling Kingsland Road Shrewsbury Shropshire SY3 7AF	Proposed new cladding, atrium extension and erection of a detached garage	No Objection
3.	22/00609/TCA	191 New Park Road Shrewsbury Shropshire SY1 2SH	Works to fell of 1No Lawson Tree, reduce 1No Apple Tree by 30%, reduce the height of 1No Lawson Cypress Tree by 4m 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 removal of the Lawson tree situated within the Conservation Area.

4.	22/00416/FUL	48 Trinity Street Shrewsbury SY3 7PQ	Installation of 16 panel solar PV system split over front and rear roof pitches	Representation
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Whilst the Town Council does not object to this application per se, Members would like to see comments from the Conservation Officer regarding this application as the location is within the Conservation Area.

5.	22/00423/FUL	14 Peace Drive Shrewsbury Shropshire SY2 5NQ	Erection of a ground floor extension and internal reconfiguration	No Objection
6.	22/00498/TCA	24 Havelock Road Shrewsbury Shropshire SY3 7NE	To fell one Cherry tree within Belle Vue Conservation Area	Objection

The Town Council objects to the removal of the Cherry tree which is located within the Belle Vue Conservation Area. Insufficient information has been provided by the applicant as to why they want the tree removed.

7.	22/00418/FUL	80 Sundorne Road Shrewsbury SY1 4RT	Erection of a single storey rear extension following demolition of existing conservatory	No Objection
8.	22/00372/FUL	1 Kennedy Road Shrewsbury Shropshire SY3 7AD	Construction of an extension at basement level with two bay garage over and widening of existing vehicle and pedestrian access	Representation

Whilst the Town Council has no objections to this application per se, Members do object to the removal of the Copper Beech tree. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree situated within the Conservation Area. The tree appears to be located on the public highway and respectfully request SC Highways also comment on this application.

Councillor Roberts and Councillor Wall joined the meeting.

9.	22/00252/FUL	Dragon King Old Potts Way Shrewsbury Shropshire SY3 7ET	Erection of drive-thru restaurant following demolition of existing restaurant	Objection
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The Town Council object to this application. There is insufficient information provided on sustainable travel to the site and the potential mitigating environmental impacts that may occur. Concerns were raised that littering may be an issue and this may have a detrimental impact upon the neighbouring Reabrook Valley. Members fully support the comments made by Shropshire Council Tree Officer with the regards to their concerns that they were not consulted at the pre-application stage and the proposed removal of a large number of trees, which seems an unnecessary action to take.

10.	22/00485/TCA	The River House And 28 Lower Blackfriars St Marys Water Lane Shrewsbury Shropshire SY1 2BX	Works to lift crown and remove damaged branches of 1No Ash tree and 1No Cherry tree within Shrewsbury Conservation Area	Representation
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Members would like the applicant to provide more specific information on this application regarding the specific height reduction for the Ash tree and specific reduction for the Cherry Tree, as the wholesale removal of branches will not be good for the health of the tree and its visual amenity. 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.

11.	22/00346/FUL	12 Huxley Close Shrewsbury SY2 6JQ	Installation of fencing (1.8m high) and formation of parking area	No Objection
12.	22/00319/FUL	5 Grange Road Shrewsbury SY3 9DA	Erection of single storey link extension from main house to existing office in rear garden	No Objection
13.	22/00229/LBC	Wyle Blue World 19 Wyle Cop Shrewsbury Shropshire SY1 1XB	Change of use of garden to allow use as outdoor bar and dining area with retrospective planning permission for two associated lean-to structures and creation of an internal kitchen and food preparation area affecting a Grade II Listed Building	Representation

The Council has no objections to the works per se but would wish to see conditions in place that restrict hours of operation of the external space comparable to similar premises in the area. We trust that this will be looked at in more detail at the licensing stage. Members also request that the Conservation Officer looks into this application to ensure the fabric of town walls are not damaged in any way.

14.	22/00228/FUL	Wyle Blue World 19 Wyle Cop Shrewsbury Shropshire SY1 1XB	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use of garden to allow use as outdoor bar and dining area with retrospective	Representation
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			planning permission for two associated lean-to structures and creation of an internal kitchen and food preparation area	
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The Council has no objections to the works per se but would wish to see conditions in place that restrict hours of operation of the external space comparable to similar premises in the area. We trust that this will be looked at in more detail at the licensing stage. Members also request that the Conservation Officer looks into this application to ensure the fabric of town walls are not damaged in any way.

15.	22/00190/FUL	25 Pendle Way Shrewsbury SY3 9QH	Erection of a front porch	No Objection
16.	22/00453/TPO	Land At Holland Drive Shrewsbury Shropshire	T1 oak - reduce tree by 30% due to recent failure, T2 oak - fit cobra brace and reduce leaf area by 30% due to included bark at base protected by Shropshire Council (Land at and around Preston Street, Shrewsbury) TPO 2012	No Objection

The Town Council raise no objections to this application but question whether a 30% reduction may be excessive.

17.	22/00323/FUL	22 Belvidere Walk Shrewsbury SY2 5LT	Erection of first floor rear extension	No Objection
18.	22/00344/FUL	95 Canon Street Shrewsbury SY2 5HF	Erection of single storey rear extension (revised scheme)	Representation

Whilst members have no objection to the application to erect an extension on the property, they would like to ensure the windows are not replaced UPVC ones. The Article 4 Direction in Cherry Orchard was established to preserve the characterful features of properties and this is a perfect opportunity to preserve the character of this property.

19.	22/00306/FUL	18 Beechwood Drive Shrewsbury Shropshire SY1 2RF	Erection of single storey extension to side elevation	No Objection
20.	22/00200/FUL	44-46 Castle Street Shrewsbury SY1 2BU	Installation of bird deterrent netting to the fourth-floor balcony of the building	Representation

Whilst the Town Council raise no objections to this application, they would like the Conservation Officer to comment on this to ensure no damage is done to the building if the netting is installed.

21.	22/00419/TPO	4 Mayfield Drive Shrewsbury Shropshire SY2 6PB	To fell one Corsican Pine Tree protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (TPO ref. SA/47 Group G11)	Representation
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Whilst the Town Council does not have any objections to this application per se, there appears to be no defect reasons provided to fell the tree. Members do support the concerns raised by the homeowner and Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree.

22.	22/00313/FUL	84 The Mount Shrewsbury SY3 8PN	Erection of side and rear extensions, internal remodelling and associated external improvements	Objection
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The Town Council object to this application on the grounds of over development. The plans appear to show large, proposed extensions which may have an impact on neighbouring properties.

23.	22/00309/FUL	The Mill House Church Road Shrewsbury SY3 9HQ	Erection of two storey side and rear extension; formation of balcony/terrace to rear elevation; replace flat roof and increase in height above garage to provide living accommodation	No Objection
24.	22/00258/FUL	39 Oakley Street Shrewsbury SY3 7JX	Erection of a single storey rear extension	No Objection
25.	22/00214/FUL	11 White Bank Bicton Heath Shrewsbury SY3 5AY	Works to facilitate the replacement of front windows; relocation of front door to existing ground floor window to create new entrance together with canopy and brick up old front door and clad front elevation	No Objection
26.	22/00285/FUL	40 Ashfields Road Shrewsbury SY1 3SB	Formation of pitched roof over existing porch	No Objection
27.	22/00249/FUL	14 Lovat Close Shrewsbury Shropshire SY2 5XE	Erection of a part single part two storey side extension	No Objection
28.	22/00421/TCA	Copper Beech, Kingsland Bridge, Shrewsbury Shropshire SY3 7AQ	Works to various trees (see application form) within Shrewsbury Conservation Area	Objection

The Town Council object to this application as no reasons have been provided for the felling of a large number of trees. As a TPO application clearly states reasons have to be given for the works and planting replacements or the reason for non-planting: G1, G4, G6, G8, T9 & T10 – no reasons are given for the works and no replacements suggested for any trees that are proposed to be removed.

29.	22/00361/TPO	5 Mayfield Park Shrewsbury Shropshire SY2 6PD	A-Yew : Crown lift 1.5 00 to 2.00 metres above leylandii/yew hedge and crown reduce branches by 1.500 to 2.00 metres; B-Yew : Crown lift x 2-3 of the lowest 75mm. diameter branches interfering with hedge	No Objection
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			and crown reduce by 1.00 to 2.00 metres protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969	
30.	22/00332/TPO	Copper Beech, Kingsland Bridge, Shrewsbury Shropshire SY3 7AQ	Works to various trees protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	Objection

The Town Council object to this application as no reasons have been provided for the felling of a large number of trees. As a TPO application clearly states reasons have to be given for the works and planting replacements or the reason for non-planting: G1, G4, G6, G8, T9 & T10 – no reasons are given for the works and no replacements suggested for any trees that are proposed to be removed.

31.	22/00272/FUL	31 Meadow Farm Drive Shrewsbury Shropshire SY1 4ND	Erection of single storey to the rear elevation	No Objection
32.	22/00231/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
33.	22/00001/FUL	116 Abbey Foregate Shrewsbury SY2 6AZ	Erection of 1.2 metre high, bow top wrought iron fence and gates to front to replace wooden picket fence	Representation

Whilst the Town Council does not have any objections to this application per se, Members request the Conservation Officer comments on this application to ensure that what is being replaced is suitable for the area.

34.	22/00370/TPO	5 The Lees Bicton Heath Shrewsbury Shropshire SY3 5BD	Cut back 1no. Hornbeam tree to property boundary protected by SABC (Land at and surrounding Bicton Heath North) TPO 2008	Objection
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The Town Council object to this application as insufficient information has been provided by the applicant. The applicant should specifically state how much they wish to remove either by % or length. A photograph of the tree may also have helped.

35.	22/00271/FUL	23 Abbots Road Shrewsbury Shropshire SY2 5PX	Erection of single storey flat roof rear extension	No Objection
36.	22/00269/FUL	6 Rivington Avenue Shrewsbury SY3 9QL	Erection of a single storey front infill extension, single storey rear extension and works to widen driveway	No Objection

37.	22/00215/FUL	Shelton Oak Cottage Shrewsbury Shropshire SY3 8BN	Erection of a detached garage together with associated landscaping works	No Objection
38.	22/00162/FUL	17 Trinity Street Shrewsbury SY3 7PF	Renovation and extension; creation of a driveway to provide off-street parking	Representation

Whilst the Town Council does not have any objections to this application per se, Members believe this proposed application could cause potential Highways issues. Members respectfully request that SC Highways are consulted on this application to ensure no highway issues are caused to residents in this location.

39.	22/00334/TCA	The Vicarage St Georges Street Shrewsbury Shropshire SY3 8QA	Various Tree works within Shrewsbury Conservation Area	Objection
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The Town Council object to this application and the felling of the Cherry Tree. No reasons have been provided for the felling of the tree located within the Conservation Area. No objections are raised for the proposed crown reduction works.

40.	22/00360/TCA	41 Porthill Road Shrewsbury Shropshire SY3 8RN	Crown lift 1No Mature Beech Tree to 3.6m above ground and end weight reduction by 1.5- 2.0m within Shrewsbury Conservation Area	No Objection
41.	22/00355/FUL	63 St Julians Crescent Shrewsbury SY1 1UD	Erection of conservatory to side elevation	No Objection

The Town Council raise no objections to this application and fully support the comments raised by the Shropshire Council Tree Officer.

42.	22/00219/FUL	4 Oakfield Road Shrewsbury SY3 8AA	Erection of front extension to enlarge hall, alterations to existing conservatory at rear to form garden room including flat roof and roof lantern, alterations and improvements including new ground floor windows and doors to rear elevation	No Objection
43.	22/00211/FUL	2 Curia Close Shrewsbury SY2 5HN	Erection of side extension to enlarge garage and form new bedroom and en suite over and associated works	No Objection
44.	22/00203/FUL	Montgomery Waters Meadow Oteley Road Shrewsbury Shropshire SY2 6ST	Erection of new single storey community building to facilitate Shrewsbury Town Football Club's sport and learning centre	No Objection

45.	22/00202/FUL	34 Meole Walk Shrewsbury SY3 9EU	Erection of single storey rear extension	No Objection
46.	22/00189/FUL	Freemasons Hall Crewe Street Shrewsbury Shropshire SY1 2HQ	Upgrading of existing telecommunications equipment fixed to tower	No Objection
47.	22/00188/LBC	Freemasons Hall Crewe Street Shrewsbury Shropshire SY1 2HQ	Upgrading of existing telecommunications equipment fixed to tower affecting a Grade II Listed Building	No Objection
48.	22/00180/FUL	Bank House Nobold Lane Shrewsbury SY5 8NW	Erection of a detached garage and workshop with home office and storage above	Representation

The Town Council has no objections to this application per se 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.

108.2 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 22 January 2022 to 11 February 2022.

RESOLVED:

That the variance of planning decisions between the period 22 January to 11 February 2022 be noted.