

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 15 March 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), R Dartnall, M Davies, J, Dean, K Halliday, P Moseley, D Vasmer and B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk).

APOLOGIES

Apologies were received from Councillor Lemon.

109/21 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
Councillor J Dean	<ul style="list-style-type: none">Declared an interest in application 22/00831/TCA as the applicant is known to him.
Councillor P Moseley	<ul style="list-style-type: none">Declared an interest in applications 22/00806/TCA and 22/00831/TCA as the applicants are known to her.

110/21 MINUTES OF THE LAST MEETING

110.1 The minutes of the Planning Committee meeting held on 22 February 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 22 February 2022 be approved and signed as a correct record.

111/21 MATTERS ARISING

There were no Matters Arising for consideration.

112/21 HIGHWAY ORDERS

There were no Highways Orders for consideration.

113/21 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

114/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

115/21 PLANNING APPLICATIONS

115.1 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 12 February 2022 – 4 March 2022.

RESOLVED:

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

1.	22/00800/ADV	1 Battlefield Road Shrewsbury Shropshire SY1 4AN	Application to display one internally illuminated freestanding sign (6.67m high)	No Objection
2.	22/00780/FUL	Car Showroom Office and Premises Featherbed Lane Harlescott Shrewsbury Shropshire SY1 4NJ	Change of use from motor vehicle sales and repair garage (Sui Generis Use) to Use Class B2 (General Industry) to facilitate the use of site for vehicle repairs and MOT testing with associated works including new reception entrance shopfront and large window, installation of workshop shutter doors and fire exit door to side elevation	No Objection
3.	22/00378/FUL	18 Southville Close Shrewsbury SY3 6BW	Erection of a single storey rear and side extension and front porch	No Objection

4.	22/00777/FUL	2 And 3 Glenburn Gardens Shrewsbury Shropshire SY2 5SY	Erection of a residential development of 6no dwellings with associated off - street parking	Objection
-----------	---------------------	--	--	-----------

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

- This constitutes an over-development of site, bring detrimental impact to the local area and the prospective residents
- The cramped nature of the site has a detrimental impact on the physical and visual amenity value of the area
- Glenburn Gardens is a compact street and increased housing to the extent proposed would have an adverse impact on both the street scene and the traffic.

5.	22/00758/FUL	60 Winterton Way Shrewsbury Shropshire SY3 5PA	Erection of replacement conservatory to rear elevation	No Objection
6.	22/00763/ADV	1 Battlefield Road Shrewsbury Shropshire SY1 4AN	Erect and display 3No. illuminated fascia signs and 5No. non-illuminated fascia signs (resubmission)	No Objection

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

7.	22/00761/FUL	16 Tudor Road Shrewsbury Shropshire SY2 6TD	Erection of single storey rear extension	No Objection
8.	22/00756/FUL	26 Belle Vue Gardens Shrewsbury SY3 7JH	Erection of front extension and alterations to dwelling (re- submission)	No Objection
9.	22/00755/FUL	Wenlock Edge Farm Shop 31 Smithfield Road Shrewsbury Shropshire SY1 1PW	Change of use of the existing farm shop into a new bar servery and additional ground and first floor customer seating areas for use as part of the Salopian drinking establishment (sui generis use) and erection of a new black metal fence along front boundary to enclose the existing external seating area	No Objection
10.	22/00745/FUL	87 New Park Road Shrewsbury SY1 2RU	Erection of a single storey flat roof extension to provide bedroom and wet room for disabled occupant	No Objection
11.	22/00733/FUL	1 Earlston Park Shrewsbury Shropshire SY3 8BE	Installation of 6No. rooflights and internal remodelling	No Objection
12.	22/00730/FUL	Donbard House 40 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Erection of two storey rear extension following demolition of existing and associated works	No Objection

13.	22/00722/FUL	41 Roseway Shrewsbury Shropshire SY1 4HW	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of extension to existing dwelling	No Objection
14.	22/00703/FUL	18 Ashley Street Shrewsbury Shropshire SY2 5DU	Erection of single storey extension to rear elevation	No Objection
15.	22/00631/FUL	Sandfield Radbrook Road Shrewsbury Shropshire SY3 9BU	Demolition of all buildings and full permission for the erection of 12 dwellings (Use Class C3) and a 70 bed-care home (Use Class C2)	Objection

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

- This constitutes an overdevelopment of site
- There is a lack of usable public open space with much of the allocated space being taken up with a balancing pond
- Whilst the area was previously private, it afforded residents with significant amenity value, particularly with extensive tree cover.
- The removal of 41 trees from the site has a detrimental impact on the biodiversity of the site
- The buildings to the boundary edge and particularly at 3-storey level when all other neighbouring properties are traditionally 2-storey creates an overbearing presence in the area and one where existing residents' right to privacy is severely compromised.

16.	22/00852/TPO	Path Between 14 - 16 Winterton Way Shrewsbury Shropshire SY3 5PA	Application for tree works to include the reduction of selected branches at risk of failure of 1No Blue Atlas Cedar and reduction of branches close to properties covered by the Shropshire Council (Land to the North of Winterton Way, Shrewsbury) TPO 2013	No Objection
17.	22/00704/FUL	63B Mytton Oak Road Shrewsbury SY3 8UQ	Erection of two storey extension to rear elevation	No Objection
18.	22/00651/LBC	The Old House 20 Canonbury Shrewsbury Shropshire SY3 7AH	Repairs, internal re-ordering and an extension to the basement affecting a Grade II Listed Building	No Objection
19.	22/00655/FUL	32 Belle Vue Road Shrewsbury Shropshire SY3 7LL	Proposed driveway and parking in front of property	No Objection

Councillor Moseley left the meeting

20.	22/00649/LBC	Darwin House 2 The Mount Shrewsbury Shropshire SY3 8PU	Refurbishment of courtyard outbuildings to include the insertion of rooflights/windows and doors; removal of gable;	No Objection
------------	---------------------	---	---	--------------

			insertion of partition walling; removal of 20thC lintel and chimney stack; brickworks, and all ancillary works	
21.	22/00628/LBC	29-30 Claremont Hill Shrewsbury Shropshire SY1 1RD	Reconfiguration of internal layout, replacement shopfront windows and door, installation of a retractable awning, conversion of redundant doorway into takeaway serving hatch affecting a Grade II Listed Building	No Objection
22.	22/00627/FUL	29-30 Claremont Hill Shrewsbury Shropshire SY1 1RD	Reconfiguration of internal layout, replacement shopfront windows and door, installation of a retractable awning, conversion of redundant doorway into takeaway serving hatch and outdoor seating area	No Objection
23.	22/00632/FUL	The Birches Copthorne Road Shrewsbury Shropshire SY3 8NS	Partial rendering of existing dwelling	No Objection
24.	22/00858/TCA	53 Oakley Street Shrewsbury Shropshire SY3 7JZ	To crown reduce 1No Ash tree up to 2.5m within the Belle Vue Conservation Area	No Objection
25.	22/00833/TPO	6 Hillside Drive Shrewsbury Shropshire SY2 5LW	Works to 1No. Thuja Plicata tree to include reducing the branches and the top by 3 metres and minor pruning on any areas of the tree that have grown out of the conical shape (these areas would be reduced by no more than 2 metres) the reduction work would remove less than 25% of the tree's foliage protected by Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005	No Objection
26.	22/00806/TCA	Barnabas Christian Fellowship Longden Coleham Shrewsbury Shropshire SY3 7DN	Section fell 1No dying Laburnum tree, cutting stump as close to ground level as possible within Shrewsbury Conservation Area	No Objection
27.	22/00604/FUL	12 The Dell Bicton Heath Shrewsbury Shropshire SY3 5HG	Erection of single storey rear extension	No Objection
28.	22/00603/LBC	149 Abbey Foregate Shrewsbury SY2 6AP	Works to facilitate the replacement of eight windows	No Objection

			affecting a Grade II Listed Building	
29.	22/00534/FUL	9 Holgate Drive Shrewsbury SY1 4TD	Removal of internal garden wall and erection of a timber framed garden room and boundary fence 1.8m high and gates	No Objection
30.	22/00831/TCA	1 Water Lane Shrewsbury Shropshire SY3 8JH	To reduce by 50% (3m) 1No Pyracantha (T1) and reduce by 20% (1m all round) 1No Yew Tree (T2) within Shrewsbury Conservation Area	No Objection
31.	22/00807/TCA	David House 7 Canonbury Shrewsbury Shropshire SY3 7AH	1. Crown lifting of 2No Holly trees, 1No Norway Maple, 1No Scotts Pine, 2No Lawson Cypress trees and 1No Laburnum tree over driveway by approximately 1-3m to give clearance for the vehicle access required. (2) Removal of limb to Strawberry tree blocking driveway access. (3) Crown lifting of 1No storm damaged Leyland Cypress tree near garage by approximately 2-3m over driveway to give clearance for vehicles and removal of storm damaged branches (4) Section fell 1No Elder tree behind shed within Shrewsbury Conservation Area	Representation

The Town Council does not look favourably to the removal of any trees unless there are justifiable reasons for removal. In the case of the Elder there is no reason. We request that the Tree Officer considers this further and visits the site.

32.	22/00562/FUL	7 Vane Road Shrewsbury Shropshire SY3 7HB	Erection of rear two storey extension following demolition of single storey rear extension	Objection
------------	---------------------	---	--	-----------

The Town Council has concerns about the extent to which the loss of light and privacy of the neighbouring property is compromised with this application, particularly given the size and scale of the proposed extension.

33.	22/00637/ADV	Shrewsbury Flaxmill Maltings Spring Gardens Shrewsbury Shropshire SY1 2SZ	Erect and display 11No non-illuminated wayfinding signs at various locations around the external periphery of the site	No Objection
------------	---------------------	---	--	--------------

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

34.	22/00569/FUL	Proposed Dwelling NE Of 25 Hawthorn Road Off the Hawthorns Shropshire Shropshire	Erection of single detached dwelling following the demolition of single garage	Objection
------------	---------------------	--	--	-----------

The Town Council notes the number of times proposals on this site have been submitted to planning and on all occasions the applications were refused for overdevelopment. Whilst it is acknowledged that there has been some compromise on size and scale, the Town Council still considers this an overdevelopment of the site in a small cul-de-sac, the result of which will create an overbearing structure on the streetscene.

35.	22/00516/FUL	13 North Close Shropshire SY3 7HF	Erection of single storey front extension	No Objection
36.	22/00518/FUL	20 Dickens Place Shropshire SY3 8ZB	Erection of single storey rear extension, conversion of existing garage, insertion of window on side elevation and internal alterations	No Objection
37.	22/00537/FUL	76 Mary Webb Road Shropshire SY3 9NT	Erection of first floor extension to rear, formation of roof terrace with glazed guards and external staircase	No Objection
38.	22/00520/LBC	Shropshire Flaxmill Maltings Spring Gardens Shropshire SY1 2SZ	Proposed fixing of external grade metal signage and wayfinding units into the mortar joints of brickwork at various locations around the Shropshire Flaxmill Maltings site, as part of the installation of a signage and wayfinding scheme affecting a Grade I Listed Building	No Objection

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

39.	22/00063/FUL	David House 7 Canonbury Shropshire SY3 7AH	Erection of a single storey self-contained timber annexe ancillary to main dwelling	Representation
------------	---------------------	--	---	----------------

Whilst the application is at pains to stress that this proposal is creating an annex to the existing property and will never be used as a single independent dwelling, the Town Council respectfully requests that this is conditioned to ensure that remains the case in perpetuity.

40.	22/00714/TPO	Land at Blackfriars Shropshire Shropshire	Tree works to include crown reduce by 15% one Norway Maple tree; end reduction of one Wild Cherry tree; all protected by Shropshire and	Representation
------------	---------------------	---	---	----------------

			Atcham Borough Council (Land off St.Mary's Water Lane, Shrewsbury) Tree Preservation Order 1995	
--	--	--	---	--

The Town Council does not look favourably to the removal of trees unless there is a justifiable reason for removal. In the case of the Wild Cherry there is no reason. We request that the Tree officer considers this further and visits the site.

41.	22/00707/TCA	42 Havelock Road Shrewsbury Shropshire SY3 7NE	To fell 1No. Holly tree within Belle Vue Conservation Area	Objection
------------	---------------------	--	--	-----------

The Town Council does not consider shading as a justifiable reason for removal of a tree. Also given the extensive tree cover adjacent to this property, the Town Council questions whether removal of this tree will have the desired effect.

42.	22/00492/FUL	26 Shelton Road Shrewsbury Shropshire SY3 8SR	Erection of 2 storey rear extension	No Objection
43.	22/00480/ADV	Unit 3 Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6FG	Erect and display 1No. additional illuminated fascia sign to rear elevation	No Objection
44.	22/00474/FUL	67 Gardeners Place Shrewsbury Shropshire SY2 6FH	Erection of a single garage, with a small home office to the rear to for home working	No Objection
45.	22/00678/TCA	Land at St Julian's Crescent Shrewsbury Shropshire	Works to 1no Sycamore Tree to include the reduction in height by 3.5metres and radial spread by 1.5metres within the Shrewsbury Conservation Area	No comment made. Permission granted by Shropshire Council prior to the meeting.
46.	22/00660/TCA	69 New Street Shrewsbury Shropshire SY3 8JF	Reduce 3no Birch Trees by 30% within Shrewsbury Conservation Area	No Objection
47.	22/00469/FUL	2 Reabrook Avenue Shrewsbury Shropshire SY3 7QA	Amendment to the scheme previously approved under Planning Ref: 21/02767/FUL for the erection of two storey rear extension and single storey garage extension to the side including canopy to frontage	No Objection

48.	22/00467/FUL	Bowbridge House Bowbrook Shrewsbury Shropshire SY5 8PG	Internal and external alterations to dwelling and conversion of outbuildings creating home office, home gym and annexe accommodation	No Objection
49.	22/00155/FUL	76 Longden Coleham Shrewsbury SY3 7DZ	Replacement of 2No. existing windows and 1No front door (Article 4 Direction)	No Objection
50.	22/00615/TCA	7 West Hermitage Shrewsbury Shropshire SY3 7JP	To remove 1No Silver Birch Tree within Belle Vue Conservation Area	No Objection
51.	22/00440/FUL	83 Highfields Shrewsbury Shropshire SY2 5PH	Erection of single storey extension at rear; first floor extension to side; associated alterations and improvements	No Objection

115.2 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 12 February 2022 to 4 March 2022.

RESOLVED:

That the variance of planning decisions between the period 12 February to 4 March 2022 be noted.