

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 5 April 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, C Lemon, P Moseley, E Roberts, 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 Halliday.

116/21 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 M Davies	<ul style="list-style-type: none">Declared a personal interest in applications 22/00177/OUT and 22/01026/FUL and would take no part in the discussions.

117/21 MINUTES OF THE LAST MEETING

117.1 The minutes of the Planning Committee meeting held on 15 March 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 15 March 2022 be approved and signed as a correct record.

118/21 MATTERS ARISING

The Deputy Town Clerk updated the Committee in reference to the submitted Freedom of Information request to Shropshire Council for any communications between themselves and

Hencote as part of the application 21/05743/OUT – Land off Ellesmere Road, Hencote, Shrewsbury, as concerns had been raised about any predetermination on the application. The request was submitted a few weeks ago and a response has yet to be received.

RESOLVED:

The Deputy Town Clerk will chase up the Freedom of Information Request.

119/21 HIGHWAY ORDERS

119.1 Changes to the parking restrictions on various roads in Shrewsbury

The Highway Order referred to various locations in Shrewsbury and Committee were informed that changes came into effect from 11 March 2022.

RESOLVED:

No comments were made by the Committee regarding this order.

119.2 Proposed 20mph speed limit in the New Street area of Shrewsbury

Shropshire Council proposes to place a 20mph speed limit on the following lengths of roads in Shrewsbury.

- New Street – its whole length.
- Water Lane – From its junctions with New Street to its extent at the eastern edge of Silks Meadow Recreation Ground.
- Porthill Road – From its junction with Pengwern Road to New Street.

It was noted that the Committee Clerk had sent this notification out to all Councillors, asking for any comments due to the tight deadline between this Planning Committee meeting and the consultation period end date of 6 April 2022. Members were asked if they had any comments on this proposal.

RESOLVED:

No comments were raised by Committee at the meeting. It was agreed that if any Councillors wished to comment they need to do so by the deadline day of 6 April 2022.

119.3 Proposed changes to on-street Pay & Display charges

Shropshire Council proposed to make changes to its on-street Pay & Display charges at Ludlow, Mereside, Ellesmere and in Shrewsbury. The order explained that charges have not increased since 2018 and so require adjustment for inflation over this period. Shrewsbury price will rise from £2.40 per hour to £2.80 per hours.

RESOLVED:

No comments were raised by Committee at the meeting. It was agreed that if any Councillors wished to comment they need to do so by the deadline day of 20 May 2022.

119.4 Proposed changes to charges and restriction in various car parks

Shropshire Council proposes to make to make changes to the charges in the following car parks in Shrewsbury: Quarry Swimming & Fitness Centre, Bridge Street, St Austin's and Raven Meadows multi-storey.

RESOLVED:

No comments were raised by Committee at the meeting. It was agreed that if any Councillors wished to comment they need to do so by the deadline day of 20 May 2022.

119.5 Experimental One Way order on New Street, Shrewsbury.

On 23 March 2022 Shropshire Council made an experimental order to place a one-way traffic restriction on New Street, Shrewsbury, from its junction with Park Avenue to its junction with Quarry Place, in a north easterly direction. Pedal cycles and emergency vehicles being used in an emergency, will be exempt from this restriction. The order comes into effect on 8 April 2022 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:

No comments were raised by Committee at the meeting. It was agreed that if any Councillors wished to comment they need to do so by the deadline day of 8 October 2022.

120/21 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

121/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

122/21 PLANNING APPLICATIONS

122.1 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 March 2022 – 25 March 2022.

RESOLVED:

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

1.	22/01211/FUL	Proposed Telecoms Shelter Opposite Storage Land and Premises Castle Business Park Castle Foregate Shrewsbury Shropshire	Erection of a telecoms shelter and fencing	No Objection
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2.	22/01088/FUL	Land Adj. Electricity Sub Station Dark Lane Shrewsbury Shropshire	Erection of shelter to house telecoms equipment/power feed and installation of perimeter fencing	Objection
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The location plan provided with the application shows the unit being built on Town Council land, but the grid references show it being built on Shropshire Council land. One of the two supplied items is clearly wrong. The planning application states they have notified the landowner, which on the planning application is shown as Shropshire Council. No pre-application advice had been sought from Shropshire Council, which may have identified the listed incorrect landowner. We respectfully request that the case officer please look into this and clarify and re-submit an application if necessary.

3.	22/01185/FUL	26 Oswell Road Shrewsbury Shropshire SY2 5YL	Erection of a single storey side extension and internal reconfiguration	No Objection
4.	22/01161/ADV	Sainsburys Supermarkets Ltd Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Erect and display 1No internally illuminated high-level fascia sign	No Objection
5.	22/01390/LBC	Ten and Six 15 - 16 Mardol Shrewsbury Shropshire SY1 1PY	Works to facilitate the erection of servery/kitchen with creation of an outdoor seating area with boundary walling/gates	No Objection
6.	22/01158/FUL	Ten and Six 15 - 16 Mardol Shrewsbury Shropshire SY1 1PY	Erection of servery/kitchen with creation of an outdoor seating area with boundary walling/gates; all associated works	No Objection
7.	22/01017/FUL	30 Simpson Way Shrewsbury Shropshire SY2 6FT	Relocated boundary fencing	No Objection

The Town Council raise no objections to this application, but Members raised a point regarding hedgehogs and asked if it would be possible to consider placing a hedgehog hole within the fence.

8.	22/01154/FUL	16 Kennedy Road Shrewsbury Shropshire SY3 7AB	New front boundary wall and associated alterations	No Objection
9.	22/01137/FUL	17 Malvern Close Shrewsbury Shropshire SY2 6RF	Erection of first floor side extension and single storey rear extension	No Objection
10.	22/01119/FUL	Gyland 5 Canonbury Shrewsbury SY3 7AH	Erection of a first - floor extension to side	No Objection

Councillor Davies left the meeting.

11.	22/00177/OUT	Land to The West of Battlefield Road Shrewsbury Shropshire	Outline application (access for consideration) for mixed use commercial development and formation of vehicular access	Deferred
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Members have considered this outline application and have raised some concerns. The Committee would like to see comments from SC Highways regarding the potential impact on Battlefield Road which is already a congested area and would like to see more detailed plans to fully understand what is being proposed. Members also request clarification on who would manage the proposed allotments before making a decision on this application.

Councillor Davies re-joined the meeting.

12.	22/00817/LBC	Rowleys House Barker Street Shrewsbury Shropshire SY1 1QH	Replacement of two badly damaged infill panels within timber frame affecting a Grade II * Listed Building - Additional repairs are being carried out to other infill panels but does not involve replacement of the panels (detailed in the schedule of works).	No Objection
13.	22/01338/TPO	6 Rushbrooke Way Shrewsbury Shropshire SY2 5TQ	To remove 1no. Norway Spruce protected by the Shrewsbury & Atcham Borough Council (Land at Rushbrooke Way and Alvaston Way, Monkmoor) Tree Preservation Order 2008 (Ref. SA/465)	Representation

Whilst we understand the reasons raised by the applicant, if the tree is removed a replacement tree of a different species should be planted.

14.	22/01108/LBC	Prince Rupert Hotel Butcher Row Shrewsbury Shropshire SY1 1UQ	Works to facilitate the replacement of nine windows to rear elevation affecting a Grade II* Listed Building	No Objection
15.	22/01093/FUL	60 Oakfield Road Shrewsbury Shropshire SY3 8AE	Erection of single storey rear extension	No Objection
16.	22/01319/LBC	Upper Floors 25-27 High Street And 49 Pride Hill Shrewsbury Shropshire	Works to convert upper floors to 4No flats to include replacement/installation of existing stair(s) all ancillary works	No Objection
17.	22/01085/FUL	Upper Floors 25-27 High Street And 49 Pride Hill Shrewsbury Shropshire	Conversion of upper floors to form 4No flats and associated works	No Objection

18.	22/01092/FUL	5 Radbrook Road Shrewsbury Shropshire SY3 9BB	Erection of single storey rear extension	No Objection
19.	22/01035/FUL	8 Glenburn Gardens Shrewsbury Shropshire SY2 5SY	Construction of 2no semi - detached dwellings with off street parking	No Objection
20.	22/01034/FUL	1 Glenburn Gardens Shrewsbury Shropshire SY2 5SY	Erection of one pair of semi- detached dwellings with alteration to existing vehicular access and formation of parking	No Objection
21.	22/01013/FUL	Lord Hill Hotel Abbey Foregate Shrewsbury Shropshire SY2 6AX	Application for relevant demolition of buildings (excluding the Listed Building) but including former function rooms and annexed bedroom accommodation	No Objection
22.	22/01047/FUL	16 Darwin Gardens Shrewsbury Shropshire SY3 8QB	Alterations to roof to facilitate a loft conversion to include installation of dormer roof to rear	No Objection

Councillor Davies left the meeting.

23.	22/01026/FUL	Proposed Conversion of Building South of Belmont Bank Shrewsbury Shropshire	Re-development and conversion to 4No self - contained dwellings including additional floor at first floor level	Objection
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The Town Council object to this application as the design is over dominant and not within the character and appearance of the area. Members appreciate the need of bringing buildings back into use, but the use of modern materials within a Conservation Area is not in-keeping with the area.

Councillor Davies re-joined the meeting.

24.	22/01020/FUL	Crowmeole Barn Shrewsbury Shropshire SY3 8AY	Internal alterations and improvements; insertion and removal of various windows, external doors and garage doors	No Objection
25.	22/01018/FUL	3 Calder Close Shrewsbury Shropshire SY2 5YQ	Demolition of existing conservatory and erection of new single storey extension rear and erection of first floor extension to side	No Objection
26.	22/00986/LBC	Church Flat 15 Mount Street Shrewsbury SY3 8QJ	Replacement of two first floor windows at the rear of the building	No Objection
27.	22/00798/FUL	10 College Hill Shrewsbury Shropshire SY1 1LZ	Erection of detached garden room following demolition of existing; repairs to garden walls	No Objection

			and garden shed and the return of garden level to original level	
28.	22/01252/TCA	1 Alfred Street Shrewsbury Shropshire SY2 5EX	To reduce crown height of 1no. Holly by 1.5 m and re-shape (as per photograph) protected by the Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
29.	22/01003/FUL	19 Copperfield Drive Shrewsbury Shropshire SY3 8ZD	Erection of single storey rear extension following demolition of existing, erection of garden store, infilling of front porch and replacement of all external windows/doors	No Objection
30.	22/00991/FUL	16 Well Meadow Road Shrewsbury Shropshire SY3 8UN	Erection of single storey rear and side extension	No Objection
31.	22/00783/FUL	13 Fawcett Grove Shrewsbury Shropshire SY2 5WG	Erection of a detached double garage	No Objection
32.	22/01133/TPO	Carline Crescent Longden Coleham Shrewsbury Shropshire SY3 7EU	Crown reduce by approx. 2m and reduce main lowest branches (West and North direction) over river by approx. 3-4m 1No. Ash tree protected by the Shrewsbury & Atcham Borough Council (Carline Fields) TPO 2002 (ref. SA/369)	No Objection

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.

33.	22/01131/TCA	Greenhill Copthorne Road Shrewsbury Shropshire SY3 8NS	Reduce crown by approx 1-1.5m, remove deadwood, crown raise by approx. 2m and cut back by approx. 2m over access drive 1No. Evergreen Oak within the Shrewsbury Conservation Area	No Objection
34.	22/01132/TPO	96A London Road Shrewsbury Shropshire SY2 6PN	Crown reduce by approx. 2-3m 1No. Horse Chestnut protected by the Shrewsbury and Atcham Borough Council (96 & 96a London Road, Shrewsbury) TPO 1997 (Ref. SA/323)	No Objection
35.	22/01130/TPO	Oak Tree House Racecourse Lane Shrewsbury Shropshire SY3 5BJ	Crown reduce by approx. 2m and crown lift canopy to first main fork of 1No. Oak tree protected by the SABC (Land at	No Objection

			and surrounding Bowbrook) TPO 2008	
36.	22/00789/FUL	31 Stokesay Avenue Shrewsbury Shropshire SY1 3EU	Erection of two storey side extension to replace existing garage and single storey rear extension	No Objection
37.	22/01128/TPO	70 Bishop Street Shrewsbury Shropshire SY2 5EZ	Crown reduce by 10-15 feet and crown thin by 30% 1No. Copper Beech tree protected by The Shrewsbury Borough Council (70 Bishop Street) Tree Preservation Order 1968 (Ref: SA/45)	Representation

Whilst the Town Council has no objections to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations and determine if thinning by 30% may be excessive.

38.	22/00974/FUL	40 Kendal Road Shrewsbury Shropshire SY1 4ER	Erection of part two storey side and part first floor rear extensions and associated alterations	Representation
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Whilst the Town Council has no objections to this application per se, but concerns are raised regarding the possible loss of light to the neighbouring property and requests that the Case Officer looks into this potential issue.

39.	22/00947/FUL	Nixons Pet and Animal Feeds Ltd Harlescott Barns Harlescott Lane Shrewsbury Shropshire SY1 3SZ	Erection of extension to existing warehouse buildings to provide Trade Counter and 10No. associated customer parking spaces	No Objection
40.	22/00919/FUL	Fox Court House 96 The Mount Shrewsbury Shropshire SY3 8PL	Erection of replacement garage with first floor accommodation (following demolition) with single storey link extension to main house	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.

41.	22/00900/FUL	36 Havelock Road Shrewsbury Shropshire SY3 7NE	Erection of single storey rear extension	No Objection
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42.	22/00971/FUL	88 London Road Shrewsbury Shropshire SY2 6PN	Erection of two-storey side extension and internal refurbishment	Objection
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There are significant areas of this application that remain unresolved and there are different views between the applicant and neighbour regarding ownership and boundaries. Members request that the Case Officer looks into the issues raised carefully to ensure matters can be resolved. Members object to the removal of the hedge and the ownership of the hedge also needs to be resolved. Concerns are also raised for the potential loss of light to the neighbouring property were the application approved. Also, the description of development does not appear to match the plans provided.

43.	22/00898/FUL	Proposed Dwelling South Of 27 Harlescott Crescent Shrewsbury Shropshire	Erection of 1No dwelling with 3 car garage below following demolition of existing derelict 4 car single storey garage	No Objection
44.	22/00860/ADV	Nine Bridges Business Park Battlefield Enterprise Park Vanguard Way Shrewsbury Shropshire	Erection of 1no. freestanding, non-illuminated sign	No Objection
45.	22/00675/FUL	2 Elmfield Road Shrewsbury Shropshire SY2 5PB	Erection of porch to front elevation	No Objection
46.	22/01031/TCA	49 Underdale Road Shrewsbury Shropshire SY2 5DT	To crown 1No. Ash tree by one third within the Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
47.	22/00838/FUL	57 Armoury Gardens Shrewsbury Shropshire SY2 6PJ	Erection of a two - storey side extension and a single storey rear extension	No Objection

122.2 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 March 2022 to 25 March 2022.

RESOLVED:

That the variance of planning decisions between the period 5 March to 25 March 2022 be noted.

122.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 5 March to 25 March 2021 for noting:

- a) 22/01071/CPL – Application for a Lawful Development certificate for the proposed erection of a single storey rear extension and associated alterations following demolition of a single storey part – 6 London Road, Shrewsbury

- b) 22/01423/CPL – application for a Lawful Development Certificate for the proposed loft conversion and associated works – 34 Copthorne Drive, Shrewsbury.

RESOLVED:

That the applications for Certificates of Lawful Development between 5 March to 25 March 2022 be noted.