

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 7 June 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, D Vasmer and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk) and Laura Fisher (Head of Housing, Resettlement and Independent Living – Shropshire Council)

APOLOGIES

No apologies were received.

09/22 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 N Green	<ul style="list-style-type: none">Declared a personal interest in application 22/02154/FUL and would take no part in any discussions.

10/22 MINUTES OF THE LAST MEETING

10.1 The minutes of the Planning Committee meeting held on 17 May 2022 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 17 May 2022 be approved and signed as a correct record.

Councillor Vasmer joined the meeting

11/22 MATTERS ARISING

11.1 West Midlands Ambulance Station, Mercian Road, Shrewsbury.

The Deputy Town Clerk reminded the Committee that this item was discussed at a Planning Committee meeting held on 1 February 2022. The item was raised due to a public question raised at Full Council on 24 January 2022, regarding concerns over the location of the Ambulance Station and the risk to public safety. Members asked that the issue was raised at the Planning Committee so they could formalise a response to West Midlands Ambulance Service. Members of the Planning Committee agreed that a letter from the Chairman would be sent to West Midlands Ambulance Service. This was sent on 21 February 2022.

A response had now been received from the West Midlands Ambulance Service which had been circulated to Members prior to the meeting.

RESOLVED:

Members agreed that the both the latter sent and the response from West Midlands Ambulance Service would be circulated to all Councillors. This would then be discussed at the next Full Council meeting scheduled for 27 June 2022.

12/22 PRE - APPLICATION PRESENTATION

The Planning Committee were approached by Shropshire Council and asked for the opportunity to present on the proposed new service development at Coton Hill House, Shrewsbury. Laura Fisher, Head of Housing, Resettlement and Independent Living at Shropshire Council, attended the meeting to provide Members with an informal overview of their proposal to use Coton Hill House as a new supported accommodation scheme for 30 vulnerable homeless individuals/couples in Shrewsbury.

In preparation for the submission of a planning application they were in an informal consultation with local residents, local businesses and their partners and stakeholders. Laura explained that there was an increase in the need for temporary accommodation, as the current usage of bed & breakfast is unsuitable and at a large cost to the Local Authority. No plans are available to show Members at present as it is at the pre planning application stage.

RESOLVED:

Members agreed that, overall, it appeared to be a good solution and an improvement on using bed & breakfast accommodation. If Members had any further queries from themselves or members of the public, it was agreed that they could be sent straight to Laura Fisher who would be happy to respond.

13/22 HIGHWAY ORDERS

There were no Highway Orders for consideration.

14/22 TREE PRESERVATION ORDERS

14.1 Shropshire Council (Land off Glamis, Shrewsbury) TPO 2022

The Committee were informed that the Notice and Provisional Order for the Shropshire Council (Land off Glamis, Shrewsbury) TPO 2022, was created on 19 May 2022. If any Members wished to make written representations of this Order they must be sent in by 17 June.

RESOLVED:

No comments were raised by Committee.

15/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

16/22 PLANNING APPLICATIONS

16.1 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 7 May 2022 – 27 May 2022.

RESOLVED:

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

1.	22/02452/TCA	129 Abbey Foregate, Shrewsbury, SY2 6AX	Minimally trim back 1no Yew (T1) and reduce side branches by 1-2m of 2no Yew (T2&T3) within Shrewsbury Conservation Area	No Objection
2.	22/02252/FUL	38 Cleveland Street, Shrewsbury, SY2 5DN	Loft conversion and installation of dormer on rear elevation	No Objection
3.	22/02428/TCA	Briarfields, Raby Crescent, Shrewsbury, SY3 7JN	Crown reduce by up to 2.5m 1no Birch within Belle Vue Conservation Area	No Objection
4.	22/02222/FUL	Proposed Primary School and SEND School, Squinter Pip Way, Shrewsbury	Erection of two schools (one primary school, and one SEND (special educational needs and disabilities) school); creation of new vehicular access and on-site road, parking areas; sports/play areas; landscaping scheme; all ancillary works	Representation

Whilst the Town Council strongly support the essential building of new schools, Members have concerns regarding certain aspects of the application:

- The road access design is inadequate - The proposed access from Squinter Pip Way is a large concern as it was felt that this wasn't appropriate for the amount of construction traffic that will be present during the building of the schools. This needs to be addressed along with the potential impact it will have on residents. If the schools are built, it is suggested that Squinter Pip Way be reduced to a 20mph zone.
- Active travel - It is also felt that the application does not fully consider active travel opportunities: there are insufficient cycling spaces and electric charging points available, and the site is too 'car dependant'.
- Sustainable energy/heating - Members were disappointed with the lack of solar panels shown in the design and felt there was opportunity to introduce more to the site. The introduction of oil-fired burners is not acceptable as any heating solution should be sustainable.

It was agreed that Members would take a vote of whether they wished to object to this application or support it with comment. The vote was as follows:

Councillor Davies	Support with comment
Councillor Dartnall	Support with comment
Councillor Green	Support with comment
Councillor Halliday	Support with comment
Councillor Lemon	Support with comment
Councillor Mrs Moseley	Support with comment
Councillor Vasmer	Object
Councillor Wall	Support with comment

5.	22/02217/FUL	35 The Ridings, Bicton Heath, Shrewsbury, SY3 5ET	Erection of single storey, flat roof extension to rear of existing property to create kitchen-diner	No Objection
6.	22/02212/LBC	3 Mardol, Shrewsbury, SY1 1PY	Conversion of the upper floors of 3 Mardol into 4 no. residential units with alterations to the frontage to form a separate access and creation of a roof terrace at first-floor level	No Objection
7.	22/02211/FUL	3 Mardol, Shrewsbury, SY1 1PY	Conversion of the upper floors of 3 Mardol into 4 no. residential units with alterations to the frontage to form a separate access and creation of a roof terrace at first-floor level.	No Objection
8.	22/02432/TPO	4 Silverstone Close, Shrewsbury, SY3 5JE	Fell 1no Cedar protected by the SABC (Land at and surrounding Bowbrook) TPO 2008 (Ref: SA/462)	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 on the felling of the Cedar Tree.

9.	22/02295/TCA	20 Cleveland Street, Shrewsbury, SY2 5DN	Crown reduction up to 30% and crown lift by 2.5m with a maximum cut size 2530mm metres above ground of 1no. Cherry within Shrewsbury Conservation Area	Representation
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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 on the proposed works to the Cherry Tree.

10.	22/02195/FUL	4 Alverley Close, Shrewsbury, SY3 8LS	Conversion of integral garage at front of property to a study	No Objection
11.	22/02430/TCA	Kingsland Bank, Kingsland Road, Shrewsbury, SY3 7AF	Fell 1no Holly within Shrewsbury Conservation Area	No Objection

Councillor Green left the meeting

12.	22/02154/FUL	Shrewsbury School, Ashton Road, Shrewsbury, SY3 7BA	Replacement of artificial playing pitches and tennis courts with a synthetic grass hockey pitch and 3G synthetic grass football pitch at Porthill Gate and reprovision of tennis courts at Lower Kingsland	Support with Comment
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The Town Council has no objections per se to this application, but Members would like to be re-assured that there will be no loss of green space on this site with the replacement of the artificial pitches.

Councillor Green re-joined the meeting

13.	22/02021/FUL	6 Severn Terrace, Smithfield Road, Shrewsbury, SY1 1PF	Change of use of the ground floor apartment (6 Severn Terrace) and the basement tea-room/cafe (Severn Steps) and the outside garden area to a mixed- use restaurant and bar (sui generis use) and erection of a rear extension to provide a covered area with roof terrace above	No Objection
14.	22/02184/FUL	10 Eskdale Road, Shrewsbury, SY2 5UE	Erection of single storey extension to side and rear	No Objection
15.	22/02179/LBC	1 Council House Court, Shrewsbury, SY1 2AU	Works to Grade II* Listed Building including, Removal of modern timber stud walls and plasterboard in locations on the	No Objection

			ground and second floor; Installation of W.C and redesign of stairs from ground floor to basement; Replacement of French doors / fanlight arrangement to ground floor rear (South) elevation; Removal of masonry infill wall between kitchen and snug; Removal of reproduction fire surround in Dining room (proposed kitchen)	
16.	22/02177/FUL	33 Oakley Street, Shrewsbury, SY3 7JX	Erection of a part two storey/part single storey extension to rear	No Objection
17.	22/02162/FUL	139 Harlescott Lane, Shrewsbury, SY1 3AR	Erection of a single storey extension to rear and garage conversion into bedroom	No Objection
18.	22/02126/FUL	Land at Monkmoor Road Shrewsbury Shropshire	Erection of 8No dwellings with associated parking, landscaping and access	Objection

The Town Council object to this application. Members have a major concern regarding the highways proposal as the section of road in question is narrow and already has a large volume of traffic using it on a daily basis. This proposal could lead to dangerous highway situations. The general design of the proposed dwellings is not in keeping with the area and do not mirror existing properties. This proposal also appears to result in a loss of mature trees and there are no landscaping plans included in the application.

19.	22/02131/FUL	131 The Mount Shrewsbury Shropshire SY3 8PG	Erection of a two - storey rear extension	Objection
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The Town Council object to this application. Members feel that this is an overdevelopment of the site and with the addition of balconies, the proposals will result in a loss of privacy for neighbouring properties.

20.	22/02312/TCA	21 Bishop Street Shrewsbury Shropshire SY2 5HB	Removal of 1no. Bay tree (T1) retaining epicormic growth to regenerate, and the removal and replacement of 1no. Cherry (T2) within Shrewsbury Conservation Area	No Objection
21.	22/02132/FUL	Woodcote House Mytton Oak Road Shrewsbury Shropshire SY5 8PH	Erection of an oak frame porch and single-storey link between main house and outbuilding	No Objection
22.	22/02274/TPO	28 Havelock Road Shrewsbury Shropshire SY3 7NE	Reduce canopy by approx. 20% of 1no Horse Chestnut protected by the Shrewsbury & Atcham Borough Council (26 Havelock Road, Belle Vue, Shrewsbury) Tree Preservation	No Objection

			Order 1995 (Variation 2003) (Ref: SA/290)	
23.	22/02109/FUL	9 Hardwick Drive Shrewsbury Shropshire SY3 8UZ	Erection of first floor side extension over existing garage and single storey rear extension	No Objection
24.	22/02106/LBC	1 English Bridge Court Wyle Cop Shrewsbury Shropshire SY1 1XH	Minor internal alterations affecting a Grade II Listed Building	No Objection
25.	22/01944/LBC	Shrewsbury Railway Station Castle Foregate Shrewsbury Shropshire SY1 2DQ	Works to facilitate the change of use from information office to cafe affecting a Grade II Listed Building	No Objection
26.	22/01788/FUL	28 Pride Hill Shrewsbury Shropshire SY1 1DP	Enclosure of side fire exit to include erection of fire escape gates	No Objection
27.	22/02072/LBC	15 St Marys Street Shrewsbury Shropshire SY1 1EQ	Internal alterations in association with conversion of restaurant/bar accommodation into an Optical practice only and installation of air conditioning condenser units in the courtyard affecting a Grade II Listed Building	No Objection
28.	22/02071/LBC	4 Claremont Bank Shrewsbury Shropshire SY1 1RS	Internal and external alterations in association with change of use from offices to a single residential dwelling affecting a Grade II* Listed Building	No Objection
29.	22/02070/FUL	4 Claremont Bank Shrewsbury Shropshire SY1 1RS	Change of use from offices to a single residential dwelling	No Objection
30.	22/01952/COU	5 Claremont Bank Shrewsbury Shropshire SY1 1RW	Change of use from single residential unit to offices with no internal or external alterations	No Objection
31.	22/02088/FUL	88 London Road Shrewsbury Shropshire SY2 6PN	Erection of a two - storey side extension and internal refurbishment	No Objection
32.	22/02237/TCA	2 Trinity Place Salters Lane Shrewsbury Shropshire SY3 7DR	Removal of 1no. Cherry (T1) within Belle Vue Conservation Area	Objection

The Town Council object to this application as there are no reasons or justifications provided by the applicant to fell the tree located within the Belle Vue Conservation Area. A photograph of the tree would have helped to justify the removal. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the proposed removal.

33.	22/02236/TCA	4 Williams Court Shrewsbury Shropshire SY3 7RX	Pollard 1no. Yew (T1) to 2 metres in height within Belle Vue Conservation Area	Representation
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Whilst the Town Council does not object to this application per se, the applicant has provided no explanation for the proposed works. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the tree situated within the Conservation Area.

34.	22/02032/FUL	12 The Rocks Shrewsbury Shropshire SY3 7QU	Erection of single storey conservatory extension with bay window	No Objection
35.	22/02030/FUL	Land To the Rear of Scout Hut Adj. To Rad Valley Gardens Shrewsbury Shropshire	Erection of a telecoms shelter with fencing	No Objection
36.	22/01867/REM	Land South Thrower Road Shrewsbury Shropshire	Application for Reserved Matters (appearance, layout and scale, pursuant to planning permission. 21/02982/OUT comprising 35 dwellings, including up to 7 affordable dwellings, with access from Thrower Road, together with associated landscaping and other associated infrastructure	Representation

Whilst the Town Council do not object to this application per se, Members feel there should be a more sustainable approach to the development and were disappointed not to see this in the application. The plans do not appear to be LTN 120 compliant and cycling routes and walkways are missed out of the designs. The proposal states up to seven affordable houses will be built but this number needs to be specific. From the outline application there was a mention of a Community Centre being included in the site but there appears to be no information about this now on the application now. Could it be confirmed if this is still in the plans for the site?

37.	22/02235/TPO	6 Hillside Drive Shrewsbury Shropshire SY2 5LW	To reduce in height by 2.5 metres and crown lift lower branches of 1no. Lime (T1) (removing no more than 25% of the tree) protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (Ref. SA/411)	No Objection
38.	22/02227/TPO	11 Swan Hill Shrewsbury Shropshire SY1 1NL	To remove 1no. Copper Beech (T1) protected by the Shrewsbury & Atcham Borough Council (11 Swan Hill, Shrewsbury) TPO 2006 (Ref. SA/433)	Objection

The Town Council object to the removal of the Copper Beech tree as the reasons provided by the applicant are not justified reasons to fell a TPO tree. The applicant also has no plans to plant any replacements if the tree is felled.

39.	22/02202/TPO	35 Porthill Gardens Shrewsbury Shropshire SY3 8SB	Reduce by about 25% in height 1no Conifer protected by the Shrewsbury & Atcham Borough Council (Porthill Gardens) Tree Preservation Order 1980 (Ref: SA/86)	Objection
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The Town Council object to this application as there are no reasons or justifications provided by the applicant to carry out the proposed works on a TPO tree. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the proposed works.

40.	22/02171/TCA	1 Council House Court Shrewsbury Shropshire SY1 2AU	Fell 1no Bay Tree (T1) & 1no Leyland Cypress (T2) within Shrewsbury Conservation Area	Permission already granted by Shropshire Council
41.	22/01999/FUL	Ellerslie 18 Roman Road Shrewsbury Shropshire SY3 9AU	Formation of a level driveway in the area currently defined as the front garden, with gated access via Russell Field and erection of a timber fence and facing wall to the front of the existing retaining wall	No Objection
42.	22/01979/FUL	3 Aston Butts Shrewsbury Shropshire SY2 5SA	Erection of single-storey side and rear extension	No Objection
43.	22/01974/VAR	Enviros House Sitka Drive Shrewsbury Shropshire SY2 6LG	Removal of Condition No5 (building hereby approved shall only be used as ancillary accommodation for the occupiers of the main building on plot 1) attached to planning permission 02/0513/RM dated 11/06/2002	No Objection
44.	22/01946/FUL	Baldwyn Cottage School Lane Shrewsbury Shropshire SY3 7DJ	Erection of single storey extension; remodelling of existing internal layout and demolition of existing conservatory and lean-to	No Objection
45.	22/02160/TPO	Gyland 5 Canonbury Shrewsbury Shropshire SY3 7AH	Crown thin by approx. 15% 1no Holme Oak & crown lift by approx. 2-3m and reduce two side branches extending towards house by 1-2m of 1no Corsican Pine protected by The Borough of Shrewsbury (Kingsland No 2) Tree	No Objection

			Preservation Order 1969 (Ref: SA/34)	
46.	22/02094/TCA	Tanners Wines Ltd 26 Wyle Cop Shrewsbury Shropshire SY1 1XD	Fell 1no Sycamore within Shrewsbury Conservation Area	Objection

The Town Council object to this application as there are no reasons given for the felling of the Sycamore tree located within the Shrewsbury Conservation Area.

47.	22/02080/TCA	Freemasons Hall Crewe Street Shrewsbury Shropshire SY1 2HQ	Works to 18 no. trees (See Schedule) within Shrewsbury Conservation Area	Objection
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The Town Council objects to this Planning Application on the grounds that no reasons have been provided by the applicant for the felling of the trees within Shrewsbury Conservation Area. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations. No objections are raised to the crown reduction works proposed.

48.	22/01932/FUL	81 Highfields Shrewsbury Shropshire SY2 5PH	Erection of single storey extension to side to form porch	No Objection
49.	22/01929/FUL	7 South Hermitage Shrewsbury Shropshire SY3 7JR	Erection of single storey rear extension with elevational alterations	No Objection
50.	22/02055/TCA	36 Cleveland Street Shrewsbury Shropshire SY2 5DN	Fell 1no Fir within Shrewsbury Conservation Area	Permission already granted by Shropshire Council
51.	22/02164/TCA	4 Coton Hill Shrewsbury Shropshire SY1 2DZ	Pollard to original crown 2no. Willow (T1 & T2) within Shrewsbury Conservation Area	Permission already granted by Shropshire Council
52.	22/02149/TCA	6 Severn Bank Shrewsbury Shropshire SY1 2JD	To reduce height of 1no. Silver Birch and 1no. Eucalyptus each by 30 percent and prune branches to allow clearance of telephone lines within Shrewsbury Conservation Area	Permission already granted by Shropshire Council
53.	22/01907/FUL	1 Well Meadow Drive Shrewsbury Shropshire SY3 8UW	Erection of single storey extension and associated alterations and improvements to ground floor layout following demolition of single storey part	No Objection

54.	22/01719/FUL	17 Aysgarth Road Shrewsbury Shropshire SY3 8TW	Conversion of detached garage into a utility, WC/shower and a garden room including extension to front and link to existing house, new side door to passage - way and window to front, new rear door to passage - way, new rear window to WC/shower room and new patio doors to garden room at rear to replace a window. Removal of front porch	No Objection
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16.2 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 7 May 2022 to 27 May 2022.

RESOLVED:

That the variance of planning decisions between the period 7 May to 27 May 2022 be noted.