

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in Council Chamber, Shirehall At 6.00pm on Tuesday 11 October 2022

#### PRESENT

Councillors N Green (Chairman), R Dartnall, M Davies, J Dean (substitute for Councillor Lemon), P Gillam (substitute for Councillor Halliday) and P Moseley.

#### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Officer).

#### APOLOGIES

Apologies were received from Councillor Halliday, Councillor Lemon, Councillor Vasmer and Councillor Wall.

#### 57/22 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council</li></ul>
Councillor Green and Councillor Moseley	<ul style="list-style-type: none"><li>Declared they were both on the SPFA Committee, but they had not been contacted regarding application 22/04329/FUL</li></ul>

#### 58/22 MINUTES OF THE LAST MEETING

**58.1** The minutes of the Planning Committee meeting held on 27 September 2022 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 27 September 2022 be approved and signed as a correct record.**

#### 59/22 MATTERS ARISING

There were no Matters Arising for consideration.

#### 60/22 HIGHWAY ORDERS

There were no Highways Orders for consideration.

## 61/22 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

## 62/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 63/22 PLANNING APPLICATIONS

### 63.1 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 10 September 2022 – 30 September 2022.

#### RESOLVED:

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

1.	<b>22/04134/FUL</b>	2 Oakdale Drive Shrewsbury Shropshire SY1 3ED	Side storey extension above garage and rear extension of single dwelling	No Objection
2.	<b>22/04064/FUL</b>	17 Mount Pleasant Road Shrewsbury Shropshire SY1 3BH	Extension of dropped kerbs from 2, and extension of current driveway	No Objection

The Town Council raised no objections to this application but requested that a permeable surface should be used on the area.

3.	<b>22/04426/TCA</b>	3 Meole Hall Gardens Church Lane Meole Brace Shrewsbury Shropshire SY3 9JS	To fell 2no. Silver Birch and reduce crown by 2metres of 1no. Yew within Meole Brace Conservation Area	No Objection
4.	<b>22/04249/LBC</b>	Wysteria Lane 12 Dogpole Shrewsbury Shropshire SY1 1EN	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from retail to residential including external works to window to the left to make the size of window to left align with the window to the right, oak window frame and sill to be retained affecting a Grade II Listed Building	No Objection
5.	<b>22/04248/FUL</b>	Wysteria Lane 12 Dogpole Shrewsbury Shropshire SY1 1EN	Application under Section 73A of the Town And Country Planning Act 1990 for the change of use from retail to residential including external works to window to the left to	No Objection

			make the size of window to left align with the window to the right, oak window frame and sill to be retained	
<b>6.</b>	<b>22/04329/FUL</b>	Shrewsbury College Of Arts And Technology London Road Shrewsbury Shropshire SY2 6PR	Erection of New Renewable Energy Skills Centre and Associated External Works	Representation

Whilst the Town Council had no objections to this application as there was a need for the building, Members respectfully requested that the Case Officer approached Sports England on this application to gain their views and input. Members also queried if the new building would be using renewable energy.

<b>7.</b>	<b>22/04318/LBC</b>	Morgan Jones Accountants Ironmaster House 37 Wyle Cop Shrewsbury Shropshire SY1 1XF	Replacement of 3No. sash windows installed into the existing frames at the front and rear affecting a Grade II Listed Building	No Objection
<b>8.</b>	<b>22/04322/FUL</b>	14 Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FT	Replacement entrance porch	No Objection
<b>9.</b>	<b>22/04304/FUL</b>	Whitefriars 6 Uppington Avenue Shrewsbury Shropshire SY3 7JL	Erection of a two storey extension to rear and works to achieve a net-zero energy solution to the property including installation of air source heat pump system powered by solar photo voltaics	No Objection
<b>10.</b>	<b>22/04093/TPO</b>	Street Record Alan Guttridge Drive Shrewsbury Shropshire	Remove deadwood from 1no Willow [7], remove deadwood, tidy poor pruning sites and excavate rootcollar of 1no Oak [8], reduce height by 2m and lateral spread by 1-1.5m of 1no Cherry & 1no Apple [15], crown raise end growth to 4m over lawn and 5m over road of 1no Oak [16] & remove deadwood and crown raise to 4m over car park of 1no Oak [19] protected by the Shrewsbury & Atcham Borough Council (Rylands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection

<b>11.</b>	<b>22/04283/FUL</b>	Proposed Dwelling West Of 18 The Mount Shrewsbury Shropshire	Erection of 1No dwelling	Deferred
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The Town Council raised a concern regarding potential overlooking issues for the proposed balcony, and if it would affect the neighbouring properties. Members wished to see comments from the Conservation Officer and any neighbouring properties before making a decision on this application.

<b>12.</b>	<b>22/04282/FUL</b>	32 Severn Street Shrewsbury Shropshire SY1 2JA	Formation of two dormers to North and South to create a bedroom from present attic room	Objection
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The Town Council objected to this application on the grounds of overdevelopment. Members fully supported the comments made by the Civic Society in that the proposal appears inappropriate in size within a Conservation Area.

<b>13.</b>	<b>22/04055/TCA</b>	13 Belmont Shrewsbury Shropshire SY1 1TE	Crown reduce by 30% 1no Holly within Shrewsbury Conservation Area	No Objection
<b>14.</b>	<b>22/04327/TCA</b>	Coleham County Primary School Greyfriars Road Shrewsbury Shropshire SY3 7EN	Reduce crown by approx. 20% of 3no Sycamore within Belle Vue Conservation Area	No Objection
<b>15.</b>	<b>22/04267/LBC</b>	Belmont Dental Clinic 5A Belmont Shrewsbury Shropshire SY1 1TE	Installation of 2No external boiler flues to the rear elevation on the second floor following the replacement of the existing basement boiler affecting a Grade II Listed Building	No Objection
<b>16.</b>	<b>22/04264/FUL</b>	87 Rowton Road Shrewsbury Shropshire SY2 6JA	Proposed Single Storey Rear Extension and Two Storey Side Extension	No Objection
<b>17.</b>	<b>22/04244/LBC</b>	Rowleys House Barker Street Shrewsbury Shropshire SY1 1QH	Fitting of temporary timber frame over damaged infill panels to stabilise this section of the wall, to enable more detailed investigation of timber frame and development of permanent repair plan affecting a Grade II* Listed Building	No Objection

The Town Council raised no objections to this application but enquired if there was a more comprehensive scheme planned for the whole building.

<b>18.</b>	<b>22/04215/FUL</b>	61 Albert Road Shrewsbury Shropshire SY1 4JD	Erection of single storey rear extension	No Objection
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<b>19.</b>	<b>22/04002/FUL</b>	Former Stadco Factory and Premises Site Harlescott Lane Shrewsbury Shropshire SY1 3AS	Erection of 1No two storey modular office unit falling under Class E (g)	No Objection
<b>20.</b>	<b>22/04162/FUL</b>	Land North West Of 52 Upper Road Shrewsbury Shropshire	Erection of garaging to serve nos 48, 50 and 52 Upper Road (re-submission)	Representation

Whilst the Town Council did not object to this application per se, Members fully supported the comments made by the Tree Officer in the request for further details regarding the retention of trees.

<b>21.</b>	<b>22/04017/FUL</b>	131 The Mount Shrewsbury Shropshire SY3 8PG	Addition of a front door to existing storm porch (Article 4 Direction)	Deferred
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Members wished to see the comments from Shropshire Council's Conservation Officer before making a decision on this application.

<b>22.</b>	<b>22/03969/TPO</b>	Luciefelde House 20 Luciefelde Road Shrewsbury Shropshire SY3 7LB	Crown reduction by approx. 2-3 metres of 1no. Copper Beech protected by The Shrewsbury Borough Council (20 Luciefelde Road) Tree Preservation Order 1974 (SA/71)	No Objection
<b>23.</b>	<b>22/03967/TCA</b>	Hazledine Court Longden Coleham Shrewsbury Shropshire	Raise crown over river by pruning low growth on 2no. branches by approx. 3.5 metres from 1no. Sycamore (T1) within Shrewsbury Conservation Area	No Objection
<b>24.</b>	<b>22/04145/FUL</b>	33 Field Crescent Shrewsbury Shropshire SY1 4PD	Erection of single storey extension to provide a ground floor bedroom and wc area for a non-fully mobile person and alterations and extension to existing out house	No Objection
<b>25.</b>	<b>22/04234/TPO</b>	Alma House Alma Street Shrewsbury Shropshire SY3 8QT	Cut back canopy by 6ft of 1no Hawthorn, reduce height by 5ft of 4no Lawson Cypress & reduce crown by 6ft of 1no Ash protected by the Shrewsbury and Atcham Borough Council (Land at Alma House, Alma Street) Tree Preservation Order 2002 (Ref: SA/355)	No Objection
<b>26.</b>	<b>22/03965/TCA</b>	Alma House Alma Street Shrewsbury Shropshire SY3 8QT	Fell 1no Elder within Shrewsbury Conservation Area	No Objection
<b>27.</b>	<b>22/04131/FUL</b>	64 Belvidere Road Shrewsbury Shropshire SY2 5LY	Erection of ground floor rear extension, enlargement of front first floor window vertically,	No Objection

			external wall insulation and link extension from garage to house	
<b>28.</b>	<b>22/04123/FUL</b>	110 Darville Shrewsbury Shropshire SY1 2UG	Proposed store/garden building to front garden	No Objection
<b>29.</b>	<b>22/04115/FUL</b>	Crowmeole Barn Shrewsbury Shropshire SY3 8AY	Internal alterations and improvements, insertion and removal of various windows, external doors and garage doors (resubmission)	No Objection
<b>30.</b>	<b>22/04029/FUL</b>	Proposed Commercial Development Land To The South Of Oteley Road Shrewsbury Shropshire	Erection of commercial development to include warehousing and trade units, storage and distribution facilities, offices and a food outlet together with associated car parking and landscaping	Deferred

Members were concerned that there did not appear to be an Active Travel/ cycling provision plan proposed for this site. They also had concerns that the access route proposed would be able to cope with the additional traffic that would use this site. Members fully supported the comments raised by National Highways in not granting permission for 3 months until the applicant has submitted additional supporting information. Members also fully supported the comments raised by Bayston Hill Parish Council in that this proposal is an opportunity to use renewable energy and make it a 'green development'. Members agreed to defer their decision on this application until there have been more comments received from other consultees, including the Active Travel Officer, that have been approached for comment.

<b>31.</b>	<b>22/03992/TCA</b>	131 The Mount Shrewsbury Shropshire SY3 8PG	Fell 2no Leylandii and trim branches back from property by 30-50cm 1no Tree within Shrewsbury Conservation Area	No Objection
<b>32.</b>	<b>22/04101/FUL</b>	9 Six Acres Shrewsbury Shropshire SY3 6AF	Erection of extension above garage and part conversion of garage to create additional living space	Representation

Whilst the Town Council raised no objections to this application, Members fully supported the comments raise by SC Ecologist in their request for further information on this application.

<b>33.</b>	<b>22/04075/FUL</b>	14 North Hermitage Shrewsbury Shropshire SY3 7JW	Erection of single storey side and rear extension and alterations to existing vehicular access	No Objection
<b>34.</b>	<b>22/04052/FUL</b>	Sailhouse Cars Brassey Road Shrewsbury Shropshire SY3 7FA	Creating of 9 no. new 'SELEKT' parking bays connected to adjacent VOLVO motor retail facility	No Objection

<b>35.</b>	<b>22/04028/FUL</b>	Car Park Barker Street Shrewsbury Shropshire	Proposed mixed use development to include 83 Bed Hotel and 3 No. Retail Units with associated Car Parking and Landscaping	Objection
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Whilst the Town Council had no objection to a development on this site they objected to this application on the grounds of over development as the proposed building is too large for such a small space and the proposed hotel would totally overbear the Grade II\* listed Rowleys House, which is viewed as an architectural gem for the town. Members were opposed to the scale of the building. Members also felt that the design of the building lacked imagination and would like to see something more fitting for the town.

Members also had strong concerns about the lack of trees on the site and fully supported the comments raised by the Civic Society and Historic England in asking the applicant to work closely with the Conservation Officer on this scheme in finding a proposal that would sit more comfortably within the Conservation Area.

<b>36.</b>	<b>22/03978/FUL</b>	11A Pengwern Road Shrewsbury Shropshire SY3 8JB	Erection of single storey rear extension to replace existing, new dormer style roof to the front, replacement of the existing bay window with a flat window to the side of the dining room, new door to be installed in the side of the bedroom, new glazed balustrade to the balcony, new replacement windows, render to all the walls and new boundary wall with panels and new gates and the conversion of the existing garage into a habitable living unit with solar panels on roof slope and new driveway created	No Objection
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The Town Council had no objections per se to this application but requested that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

<b>37.</b>	<b>22/04057/FUL</b>	Grange Primary School Bainbridge Green Shrewsbury Shropshire SY1 3QR	Erection of a new reception, alterations to existing building to form offices, and meeting room, with associated visitors parking and improvements to the existing access	No Objection
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## **63.2 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 10 September 2022 to 30 September 2022.

**RESOLVED:**

**There were no planning decisions for noting.**