

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in Shrewsbury Room, Shirehall At 6.00pm on Tuesday 1 November 2022

#### PRESENT

Councillors N Green (Chairman), M Davies, R Dartnall, K Halliday, C Lemon, P Moseley and D Vasmer.

#### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Hilary Humphries (Communications Officer); Lisa Richards and Claire Evans from Shropshire Council.

#### APOLOGIES

No apologies were received.

#### 64/22 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

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| 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>   |
| Councillors Nat Green and David Vasmer | <ul style="list-style-type: none"><li>As a member of Shropshire Council Central Planning Committee, they reserve the right to take a different view of the same applications considered in light of any additional information presented to the Northern Planning Committee.</li></ul> |
| Councillor Nat Green                   | <ul style="list-style-type: none"><li>Declared a personal interest in Agenda item 4.2 - 22/03258/FUL and 22/03259/LBC.</li></ul>   |

#### 65/22 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 11 October 2022 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 11 October 2022 be approved and signed as a correct record.**

## **66/22 MATTERS ARISING**

### **66.1 Re-consultation - 22/04283/FUL - Proposed Dwelling West Of 18 The Mount, Shrewsbury.**

Members discussed Shropshire Council's Conservation Officer's comments in relation to this application, and whilst there are concerns that over-looking issues were not addressed in the report, they feel they are unable to raise an objection on this matter.

#### **RESOLVED:**

**That Shrewsbury Town Council removes its objection to this application.**

*Councillor Green left the meeting and Councillor Davies assumed the Chairmanship of the meeting.*

### **66.2 Re-consultation - 22/03258/FUL & 22/03259/LBC - Shrewsbury School.**

Members discussed the revised proposals for these applications and were satisfied that their concerns had been addressed.

#### **RESOLVED:**

**That Shrewsbury Town Council removes its objection to this application.**

*Councillor Green returned to the meeting and resumed the Chairmanship of the meeting.*

### **66.3 22/03369/OUT - Outline application (access for consideration) for a Continuing Care Community – Hencote**

Members were advised that a number of new, updated documents had been received as part of this application and that there appeared to be very little change from the original proposals. Members were unhappy that their concerns did not appear to have been addressed.

Members agreed to maintain their objection to this application.

#### **RESOLVED:**

**That Shrewsbury Town Council maintains its objection to this application.**

## **67/22 DESIGN CODE PROJECT AND PROGRAMME**

Members received a presentation from Lisa Richards and Claire Evans from Shropshire Council as the project leads to develop Design Codes for Shrewsbury. Funding has been received from the Department for Levelling-up for this project with a date of June 2023 for implementation.

There is a need to provide a simple and concise planning guide for developers to ensure that meaningful development and investment opportunities can provide those design qualities that reflect Shrewsbury's unique offer.

The initial stage will include Design Codes for the West End, Frankwell and the Riverside areas which are seen as a catalyst for what happens once the codes have been implemented and rolled out across the town.

The Design Code will provide a benchmark and certainty for developers as well as setting out what is required for the town on a pro-active basis.

With collaborative working from The Big Town Plan Partnership, stakeholders, design consultants and local councils, it is envisioned that the Design Code will provide an economic and community value to the project and an improvement to what people see around them.

The Design Code fits within the NPPF and sees a shift in the balance for design to a local level to create high-quality places; the Code also incorporates the aims of the Shropshire Local Plan, the Big Town Plan and the visioning exercises within Shrewsbury.

Members were advised that the Design Code will provide material considerations for the planning process.

Members expressed an interest in participating with the consultation, with an agreement to set up a Town Council consultation workshop.

**RESOLVED:**

- **That Lisa Richards and Claire Evans be invited to Full Council in January to provide an update to Members.**
- **That Members attend a workshop to discuss matters particular to Shrewsbury.**

*The Chair thanked Ms Richards and Ms Evans for their presentation and they duly left the meeting.*

**68/22 DESIGNATED CONSERVATION AREA**

Members considered a request to designate the area of Porthill Gardens as a Conservation Area to provide greater protections for the variety of properties within that area in the light of an increase in planning applications. Members were not against the principle of this request but require additional information before proceeding with a formal application process.

**RESOLVED:**

**That the issue of designating Porthill Gardens as a Conservation Area be explored in more detail.**

**69/22 HIGHWAY ORDERS**

**68.1 The Shropshire Council (FP 101 (part) Town of Shrewsbury) Public Path Diversion Order 2022**

Members noted the diversion of the public footpath on Battlefield Road and made no further comment.

**70/22 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**71/22 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## 72/22 PLANNING APPLICATIONS

### 72.1 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 1 October 2022 – 21 October 2022.

#### RESOLVED:

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

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|----|---------------------|--|---|--------------|
| 1. | <b>22/04808/TCA</b> | Murivance House<br>Murivance Shrewsbury<br>Shropshire SY1 1JW    | Reduce by approx. 60% in height and approx. 25% from all side branches of 1no Tree (See Photos) within Shrewsbury Conservation Area | No Objection |
| 2. | <b>22/04775/TCA</b> | Shrewsbury Castle, Castle Gates Shrewsbury<br>Shropshire SY1 2AT | Reduce crown by approx. 1-2m and remove dead stubs of 1no Horse Chestnut (8013) within Shrewsbury Conservation Area                 | No Objection |
| 3. | <b>22/04752/TCA</b> | 57 Porthill Road Shrewsbury<br>Shropshire SY3 8RN                | Fell 1no Mulberry within Shrewsbury Conservation Area   | No Objection |

Whilst Shrewsbury Town Council does not object to this Planning application, Members respectfully request that the applicant plants a replacement tree.

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| 4. | <b>22/04751/TCA</b> | 34 Oak Street Shrewsbury<br>Shropshire SY3 7RQ                           | Reduce crown by approx. 4m and remove deadwood of 1no Ash within Belle Vue Conservation Area   | No Objection |
| 5. | <b>22/04733/TPO</b> | Mytton Villa, Mytton Oak Road Shrewsbury<br>Shropshire                   | The upper branches attached to the topping point should be reduced by approx. 2 - 4m dependent on their length and the remainder of the crown be reduced all over by approx. 2m. of 1no Wellingtonia protected by the Shrewsbury & Atcham Borough Council (Mytton Villa) Tree Preservation Order 1982 (Ref: SA/95) | No Objection |
| 6. | <b>22/04780/TCA</b> | St Laurence House 37C Belle Vue Gardens Shrewsbury<br>Shropshire SY3 7JH | Fell 1no Holly & remove dead tree stump within Belle Vue Conservation Area   | No Objection |

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| <b>7.</b>  | <b>22/04711/FUL</b> | 3 Talisman Drive<br>Shrewsbury Shropshire SY2<br>5N      | Single storey extension to side<br>and rear and associated<br>alterations following some<br>demolition works   | No Objection |
| <b>8.</b>  | <b>22/04704/LBC</b> | 4 Church Row Shrewsbury<br>Shropshire SY3 9EY            | Alterations and refurbishment<br>to include new window to front<br>elevation, double doors to rear<br>and internal alterations<br>affecting a Grade II Listed<br>Building  | No Objection |
| <b>9.</b>  | <b>22/04703/FUL</b> | 4 Church Row Shrewsbury<br>Shropshire SY3 9EY            | Alterations and refurbishment<br>to include new window to front<br>elevation, double doors to rear<br>and internal alterations   | No Objection |
| <b>10.</b> | <b>22/04676/TPO</b> | 139 Wenlock Road<br>Shrewsbury Shropshire SY2<br>6JZ     | Prune back branches<br>overhanging no.139 & no.143<br>by approx. 2m and remove<br>deadwood of 2no Beech<br>protected by the Shrewsbury<br>and Atcham Borough Council<br>(London Road and Wenlock<br>Road, Shrewsbury) Tree<br>Preservation Order 1997 (Ref:<br>SA/320)                     | No Objection |
| <b>11.</b> | <b>22/04675/TCA</b> | 14 Belle Vue Gardens<br>Shrewsbury Shropshire SY3<br>7JG | Crown reduce by approx. 1.5m<br>of 1no Bean Tree (T1) & prune<br>back growth overhanging<br>neighbours and upper growth<br>pruned back by 1.5-2m, and<br>selectively reduce crown by<br>approx. 1-2m to reduce end<br>weight of 1no Mulberry (T2)<br>within Belle Vue Conservation<br>Area | No Objection |
| <b>12.</b> | <b>22/04435/FUL</b> | 28 Bishop Street<br>Shrewsbury Shropshire SY2<br>5HB     | Installation of replacement<br>timber single glazed windows<br>with new Timber (Accoya)<br>narrow double-glazed windows<br>to match existing   | No Objection |
| <b>13.</b> | <b>22/04678/FUL</b> | 8 Mount Street Shrewsbury<br>Shropshire SY3 8QP          | Erection of single storey rear<br>extension following demolition<br>of existing utility area, external<br>w.c. and coal store; internal<br>alterations to existing layout<br>and general renovation/repair<br>works throughout   | No Objection |

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| <b>14.</b> | <b>22/04673/VAR</b> | Park Cottage Horsefair<br>Abbey Foregate Shrewsbury<br>Shropshire SY2 6BL | Variation of Condition No. 2<br>attached to planning<br>permission 21/02895/FUL<br>dated 26 October 2021                         | No Objection |
| <b>15.</b> | <b>22/04670/LBC</b> | 60 Wyle Cop Shrewsbury<br>Shropshire SY1 1UX                              | Amendments to proposed<br>layout of apartments approved<br>under application<br>20/04200/LBC, comprising<br>internal alterations | No Objection |
| <b>16.</b> | <b>22/04654/VAR</b> | Lord Hill Hotel Abbey<br>Foregate Shrewsbury<br>Shropshire SY2 6AX        | Variation of Condition No.2<br>(approved plans) attached to<br>planning permission<br>21/02161/FUL dated<br>23/06/2021           | Deferred     |

Members were perplexed with this application and recommended that further investigative work is undertaken to enable them to reach an informed decision at a future meeting.

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| <b>17.</b> | <b>22/04753/TPO</b> | 33 Adswood Grove<br>Shrewsbury Shropshire SY3<br>9QG | Fell 1no Oak protected by the<br>Shrewsbury & Atcham Borough<br>Council (Meole Brace) Tree<br>Preservation Order 2002 (Ref:<br>SA/354) | Objection |
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Shrewsbury Town Council objects to this planning application. Members feel that the roots of the tree, whilst present as per the report, are not the only cause of subsidence issues with the orangery and feel that further investigation work is required to establish the cause of these issues. Members feel that the loss of an established tree would be detrimental to the local environment. In addition, Members also feel that the removal of an established tree will also provide problems with subsidence in the future as the roots die back.

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| <b>18.</b> | <b>22/04623/FUL</b> | 2 Sambrook Close<br>Shrewsbury Shropshire SY1<br>3XY             | Erection of single storey side<br>and rear extension  | No Objection |
| <b>19.</b> | <b>22/04622/LBC</b> | Meole Brace Hall Church<br>Road Shrewsbury<br>Shropshire SY3 9HF | Erection of car port extension<br>to dwelling and erection of<br>detached garage affecting a<br>Grade II Listed Building  | No Objection |
| <b>20.</b> | <b>22/04621/FUL</b> | Meole Brace Hall Church<br>Road Shrewsbury<br>Shropshire SY3 9HF | Erection of car port extension<br>to dwelling and erection of<br>detached garage  | No Objection |
| <b>21.</b> | <b>22/04588/FUL</b> | Ellerslie 18 Roman Road<br>Shrewsbury Shropshire SY3<br>9AU      | Formation of a level driveway<br>to front, gated access of Russell<br>Field and erection of a timber<br>fence and facing wall to the<br>front of the existing retaining<br>wall | No Objection |
| <b>22.</b> | <b>22/04529/TCA</b> | 1 Red Barn Lane Shrewsbury<br>Shropshire SY3 7HR                 | To prune 1no. Ash approx. 1<br>metre back from the house<br>within Shrewsbury<br>Conservation Area  | No Objection |

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| <b>23.</b> | <b>22/04685/TCA</b> | 9 Woodlands Park<br>Shrewsbury Shropshire SY2<br>6JN                   | To fell 1no. conifer within<br>Shrewsbury Conservation Area   | No Objection |
| <b>24.</b> | <b>22/04573/FUL</b> | 55 Woodfield Road<br>Shrewsbury Shropshire SY3<br>8HY                  | Erection of two storey and<br>single storey extensions to front<br>side and rear elevations   | No Objection |
| <b>25.</b> | <b>22/04520/TCA</b> | 133 The Mount Shrewsbury<br>Shropshire SY3 8PG                         | Crown reduction by 30% and<br>shape both 1no. Acacia and<br>1no. Holly within Shrewsbury<br>Conservation Area   | No Objection |
| <b>26.</b> | <b>22/04497/TCA</b> | Cherry Tree House 17<br>Betton Street Shrewsbury<br>Shropshire SY3 7NY | Crown reduce by up to 30% and<br>crown lift up to 4 metres 1no<br>Horse Chestnut (T1) & crown<br>reduce by up to 20% 1no Cherry<br>(T2) within Belle Vue<br>Conservation Area   | No Objection |
| <b>27.</b> | <b>22/04549/FUL</b> | 6 Mayfield Park Shrewsbury<br>Shropshire SY2 6PD                       | Erection of ground floor side<br>extensions and first floor<br>extension, conversion of car<br>port, erection of open porch,<br>fenestration alterations, surface<br>material finishes alterations and<br>internal layout alterations | No Objection |
| <b>28.</b> | <b>22/04536/LBC</b> | 1A Castle Gates Shrewsbury<br>Shropshire SY1 2AQ                       | Internal alterations affecting a<br>Grade II Listed Building for the<br>construction of a new<br>accessible W.C. on the ground<br>floor   | No Objection |
| <b>29.</b> | <b>22/04495/FUL</b> | 6 & 8 Ragleth Gardens<br>Shrewsbury Shropshire SY2<br>5RD              | Addition of external cladding to<br>front, side and rear elevations   | No Objection |
| <b>30.</b> | <b>22/04440/TPO</b> | 21 The Furlongs Bicton<br>Heath Shrewsbury<br>Shropshire SY3 5FU       | Crown lift to 6.6metres from<br>ground level 1no. Oak (T329)<br>protected by the Shrewsbury &<br>Atcham Borough Council<br>(Shelton Hospital No 3) Tree<br>Preservation Order 2003 (varied<br>2004) (Ref. SA/384)                     | No Objection |
| <b>31.</b> | <b>22/04530/LBC</b> | Eyewear Direct 62 - 63<br>Mardol Shrewsbury<br>Shropshire SY1 1PP      | Internal alterations to ground<br>floor to create additional<br>consulting room/office space by<br>the insertion of stud partitions<br>affecting a Grade II Listed<br>Building  | No Objection |
| <b>32.</b> | <b>22/04388/TCA</b> | Royal Mail Castle Foregate<br>Shrewsbury Shropshire SY1<br>1AA         | Works to various trees (as per<br>schedule) within Shrewsbury<br>Conservation Area  | No Objection |

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| <b>33.</b> | <b>22/04385/TPO</b> | 59 Oak Street Shrewsbury Shropshire SY3 7RQ                                | Side reduction of limbs by up to 3 metres to previous pruning points and blending in at the top on 3no. Sycamore (T10, T16 and T17) protected by the Shropshire Council (Land at Longden Road Cemetery, Shrewsbury) TPO 2014 (SC/00189/14) | No Objection |
| <b>34.</b> | <b>22/04651/TCA</b> | 27 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH                         | Crown reduction by 15 percent of 1no. Walnut within Belle Vue Conservation Area  | No Objection |
| <b>35.</b> | <b>22/04484/FUL</b> | 33 Lingen Close Shrewsbury Shropshire SY1 2UN                              | Erection of a front porch  | No Objection |
| <b>36.</b> | <b>22/04648/TCA</b> | 4 Church Row Shrewsbury Shropshire SY3 9EY                                 | To fell 1no. Sycamore and reduce height of 1no. Ash by 2-3 metres within Meole Brace Conservation Area   | No Objection |
| <b>37.</b> | <b>22/04336/TCA</b> | Avalon Bradford Street Shrewsbury Shropshire SY2 5DP                       | Crown reductions of 1no. Willow (T1) and 1no. Bay (T2) (as per schedule) within Shrewsbury Conservation Area   | No Objection |
| <b>38.</b> | <b>22/04513/FUL</b> | Unit 3 Monkmoor Trading Estate Monkmoor Road Shrewsbury Shropshire SY2 5TZ | Change of use from boxing/exercise gym to mechanical garage and MOT Station  | No Objection |
| <b>39.</b> | <b>22/03997/FUL</b> | 83 Preston Street Shrewsbury Shropshire SY2 5PN                            | Demolition of existing garden room/conservatory and replace with smaller extension, conversion of garage into home office, internal rearrangement of layout together with ancillary works  | No Objection |
| <b>40.</b> | <b>22/04493/FUL</b> | 131 Sundorne Crescent Shrewsbury Shropshire SY1 4JH                        | Erection of single storey rear extension   | No Objection |
| <b>41.</b> | <b>22/04466/LBC</b> | Park Cottage Horsefair Abbey Foregate Shrewsbury Shropshire SY2 6BL        | Works to facilitate revisions to previously approved application 21/02896/LBC including extension roof height increased and formation of outside courtyard   | No Objection |
| <b>42.</b> | <b>22/04606/TCA</b> | Land At Victoria Street Shrewsbury Shropshire                              | Crown reduction of 2no. Cherry (as per schedule) within Shrewsbury Conservation Area   | No Objection |



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| <b>43.</b> | <b>22/04287/TCA</b> | 1A St Marys Court<br>Shrewsbury Shropshire SY1<br>1EG | Reduce branches clear of<br>buildings by maximum of 3<br>metres from 1no. Plane (T1)<br>within Shrewsbury<br>Conservation Area                     | No Objection |
| <b>44.</b> | <b>22/04420/FUL</b> | 12 Oak Street Shrewsbury<br>Shropshire SY3 7RH        | Erection of two storey<br>extension and 1800mm high<br>brick piers with low level brick<br>infill and timber fence between<br>to form new boundary | Objection    |

Shrewsbury Town Council objects to this planning application on the following grounds:

- Members feel that the proposals constitute an overdevelopment of the site in relation to other, more modest, dwellings in the vicinity.
- These proposals will also have an impact on the right to privacy of neighbouring properties.
- Members expressed concerns that these proposals include the removal of an established tree to facilitate the proposed extension.
- Members feel that this planning application does not protect or enhance the character of the Belle Vue Conservation Area.
- Members respectfully request that amended and reduced plans are submitted which reflect the existing street scene.

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| <b>45.</b> | <b>22/04404/FUL</b> | 1 Porthill Close Shrewsbury<br>Shropshire SY3 8RR        | Erection of a two-storey<br>extension to the rear and single<br>storey extension to front<br>following removal of existing<br>conservatory | No Objection |
| <b>46.</b> | <b>22/04395/FUL</b> | 24 Greenfield Street<br>Shrewsbury Shropshire SY1<br>2QL | Erection of single and 2 storey<br>extension following the<br>demolition of existing rear<br>projection and ground floor<br>extensions     | Objection    |

Whilst Shrewsbury Town Council does not object to residents improving their premises per se, Members object to this planning application on the following grounds:

- Members acknowledge that the revised proposals from an earlier application have reduced the massing previously seen but expressed concerns that they still represent an over-development of the site.
- Members feel that these proposals to double the footprint of the original dwelling will have a detrimental impact on the neighbouring properties in terms of scale, design and siting and are not sympathetic to the existing street scene.

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| <b>47.</b> | <b>22/04051/FUL</b> | 44 Canon Street Shrewsbury<br>Shropshire SY2 5HQ | Installation of 3No.<br>replacement windows to front<br>elevation and change in<br>paintwork to guttering from<br>pale grey to black, sills from<br>pale grey to white, front door<br>from grey to French navy,<br>replace slate chippings path to<br>quarry tile path, addition of half<br>circle coping bricks to existing | No Objection |
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|     |              |   | wall and replacement glazing to front door   |           |
| 48. | 22/04331/REM | Proposed Development Land To The South Of Meole Brace Retail Park Shrewsbury Shropshire | Approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission 19/04389/OUT (allowed on appeal) for the development of 150No. dwellings | Objection |

Shrewsbury Town Council objects to this planning application on the following grounds:

- Members accept that planning permission has been granted by appeal for this site and that this is a Reserved Matters application but expressed concerns in relation to a number of details with these proposals.
- Members feel that the densely developed area will be detrimental to local wildlife and fully support Shropshire Council's Ecologist's comments. Members would like to see additional information provided which covers the wildlife aspect of the site.
- Members would like to see green corridor plans included in the landscaping proposals.
- Members feel that the developer should re-visit the layout proposals with a view to reducing the number of properties to provide the Public Open Space requirements for residents.
- The proposals include a buffer zone adjacent to the railway line which forms part of the Public Open Space calculations for the site and question whether this is a benefit for the public.
- Members expressed concerns that active travel details have not been included in these proposals and would like to see measures introduced to protect pedestrians and cyclists in a very busy area for traffic.
- The site is surrounded by busy roads (A5112 and the A5), a retail park and a railway line, with the potential to produce car dependency for safety reasons and will also increase the potential for pollution for residents.
- Members acknowledge that the affordable housing provision within the development is within the 25% requirement, but Members expressed concern about the remaining 0.5% towards developer contributions.
- Members respectfully request that a member of the developer's team attends a future Planning Committee meeting to discuss these proposals in relation to the areas of Public Open Space in greater detail.

## 72.2 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 1 October 2022 to 21 October 2022.

### RESOLVED:

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

## 72.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 1 October to 21 October 2022 for noting:

- 1) 22/04577/CPL - Application for a Lawful Development Certificate for the proposed erection of a single storey extension to side of property - 28 Highfields, Shrewsbury, SY2 5PH

- 2) 22/04758/CPL - Lawful development certificate for the proposed erection of a single storey extension to rear and side - 32 Grangefields Road, Shrewsbury, Shropshire, SY3 9DB

**RESOLVED:**

**That the application for Certificates of Lawful Development between 1 October to 21 October be noted.**