

## SHREWSBURY TOWN COUNCIL

Planning Committee  
Meeting held in Council Chamber, Shirehall  
At 6.00pm on Tuesday 22 November 2022

### PRESENT

Councillors N Green (Chairman), R Dartnall, M Davies, C Lemon, K Halliday, P Moseley and B Wall

### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Officer) and Dr Booth (member of the public)

### APOLOGIES

Apologies were received from Councillor Vasmer.

### 73/22 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 Halliday    | <ul style="list-style-type: none"><li>Declared an interest in application 22/05014/FUL as the applicant is known to her.</li></ul>  |

### 74/22 MINUTES OF THE LAST MEETING

**74.1** The minutes of the Planning Committee meeting held on 1 November 2022 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 1 November 2022 be approved and signed as a correct record.**

### 75/22 MATTERS ARISING

#### **75.1 – Re-consultation - 22/03912/FUL – 5 Porthill Gardens – Replacement Kitchen & Gym.**

Members were advised by the Deputy Town Clerk that the Committee previously objected to this application on the grounds of overdevelopment and the strong concerns already raised by residents. The size of the proposed extension was very large and appeared to be doubling the original footprint

of the house. The applicant and Shropshire Council had been in contact with the Town Council and had informed us of changes to the original application. The Chairman had agreed that the applicant, Dr Adam Booth, could attend the meeting to briefly explain the changes further.

Dr Booth explained that the side elevation was the only part of the rear building work that could be visible from the road, but the current rear driveway would be closed off with a tall hedge (as was already either side of the driveway) to conceal the rear garden – so it wouldn't be visible anyway. The side views showed how similar the proposals were compared with the original buildings they wished to rebuild, and the plans he already had permission for. He believed the different colours the architect had used for brick / render in the different plans had made the new plans look more impactful than it would actually be in comparison to what was already there. The architect had reduced the height of the roof as much as possible to maintain the correct pitch for the tiles. He hoped that the Committee would agree that the new roof looked more in keeping with the original dwelling than the previously granted approval for the flat roof and lantern. The architect had stated he already felt the proposals were subservient to the rest of the house as it was only single storey. The applicant had considered plans for a two storey application but compromised on single storey. The floor plan had also been reduced in order to achieve the compromise, even though this would have no impact on anybody else. It had also been commented that the plans take up half of the garden, but they take up less of the garden than what was there currently.

#### **RESOLVED:**

The Town Council agreed they were happy to remove their original objection to this application on the new information provided but the removal was subject to comments from the Conservation Officer who had not commented since new information had been submitted.

*Dr Booth left the meeting.*

### **76/22 HIGHWAY ORDERS**

#### **76.1 Increase in on-street Pay & Display parking charges in Ellesmere, Ludlow, and Shrewsbury**

The Deputy Town Clerk informed Committee that notification had been received from Shropshire Council regarding this increase in charges which came into effect on 31 October 2022. No comments were made by the Committee.

#### **76.2 Increase in car park charges and other changes to various car parks in Shropshire**

The Deputy Town Clerk informed Committee that notification had been received from Shropshire Council regarding this increase in charges which came into effect on 31 October 2022. No comments were made by the Committee.

### **77/22 TREE PRESERVATION ORDERS**

#### **77.1 (Land off Glamis, Shrewsbury) TPO 2022 – Confirmation.**

The Deputy Town Clerk informed the Committee that this Tree Preservation Order (TPO) had been created on 19 May 2022. The reason for making the TPO was to preserve the visual amenity and character of the area by protecting these trees that made a significant contribution to these attributes. No comments were made by the Committee.

### **78/22 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## 79/22 PLANNING APPLICATIONS

### 79.1 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 22 October 2022 – 11 November 2022.

#### RESOLVED:

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

|    |              |  |   |              |
|----|--------------|--|---|--------------|
| 1. | 22/05091/TCA | Oak Cottage Coton Hill<br>Shrewsbury Shropshire SY1<br>2DZ               | Removal of 1no limb and prune<br>2no limbs (as per photos) of<br>1no. Ash protected by the<br>Shrewsbury Conservation Area  | No Objection |
| 2. | 22/05020/FUL | Land Adj Brewery House<br>Longden Coleham<br>Shrewsbury Shropshire       | Erection of a new dwelling<br>(renewal of extant planning<br>permission 19/01969/FUL)   | No Objection |
| 3. | 22/04941/FUL | Proposed Dwelling Adjacent<br>183 Monkmoor Road<br>Shrewsbury Shropshire | Erection of one detached<br>dwelling and formation of<br>vehicular access (resubmission)  | No Objection |
| 4. | 22/05025/LBC | Lord Hill Hotel Abbey<br>Foregate Shrewsbury<br>Shropshire SY2 6AX       | Proposed changes to the<br>external layout/circulation<br>space and parking areas of the<br>previous approval<br>21/02162/LBC. Changes to<br>parking spaces from the side<br>and rear to the front of the<br>building, as per the current<br>existing layout, and relocation<br>of private amenity<br>areas/gardens from the front of<br>the listed building to the rear,<br>where they will not be<br>overlooked or disturbed by<br>vehicles travelling along Abbey<br>Foregate affecting a Listed<br>Building | Objection    |

The Town Council object to this application on the grounds of excessive highways access and the loss of green space and visual amenity. This new proposal would affect the street scene and it appears a large reduction in trees is now proposed. Concerns are also raised regarding the height of the proposed wall at the rear of the development as it appeared to be quite high.

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| 5. | 22/05021/FUL | 17 Shorncliffe Drive<br>Shrewsbury Shropshire SY3<br>8TE | Erection of first floor extension<br>to side, single storey rear<br>extension, conversion of the<br>garage to living accommodation<br>and internal remodelling | No Objection |
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| <b>6.</b>  | <b>22/05015/FUL</b> | 4A Mayfield Drive<br>Shrewsbury Shropshire SY2<br>6PB     | Erection of covered area with a lantern window to the patio, internal alterations and a single storey extension to the rear of the sitting room   | No Objection |
| <b>7.</b>  | <b>22/05014/FUL</b> | 1 Linden Gardens<br>Shrewsbury Shropshire SY3<br>7PH      | Internal alterations, demolish the existing porch and form new windows and doors to the entrance hall, new square bay window that replaces the existing bay, new window to be inserted in the front bedroom, new door inserted in the side wall, new portico covered area to the side and new boundary wall with piers and railings | No Objection |
| <b>8.</b>  | <b>22/05009/FUL</b> | 26 Grange Road Shrewsbury<br>Shropshire SY3 9DF           | Erection of front garden wall and driveway with new dropped kerb  | No Objection |
| <b>9.</b>  | <b>22/05008/FUL</b> | 27 Priory Ridge Shrewsbury<br>Shropshire SY3 9EH          | Erection of single storey extension to rear of property to provide open plan kitchen dining space   | No Objection |
| <b>10.</b> | <b>22/04565/FUL</b> | 100 Sundorne Crescent<br>Shrewsbury Shropshire SY1<br>4JJ | Erection of single storey rear extension  | No Objection |
| <b>11.</b> | <b>22/04923/FUL</b> | 23 Belle Vue Road<br>Shrewsbury Shropshire SY3<br>7LN     | Extension of existing residential premises to create 2No additional flats, commercial premises to remain unaltered  | No Objection |

The Town Council raised no objections to this application but did comment that it appeared there would be ample room for a small garden each instead of a communal garden.

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| <b>12.</b> | <b>22/04981/FUL</b> | 62 Longden Road<br>Shrewsbury Shropshire SY3<br>7HG                | Erection of a pair to two storey semi-detached dwellings with on-site parking following demolition of existing commercial premises                  | No Objection |
| <b>13.</b> | <b>22/04860/FUL</b> | The Anchor Inn Gloucester<br>Road Shrewsbury<br>Shropshire SY1 3PR | Demolition of existing public house and outbuilding and erection of 10no. residential apartments and 6no. three-bedroom houses and associated works | Deferred     |

Members noted the lack of public open space and communal open space within this proposal. Members broadly welcome this application, but the applicant needs to supply further information regarding public

open space and the affordable housing contribution. Members wished to defer their decision until this information is provided. Members also wished it to be noted that there is no greenbelt in Shrewsbury.

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| <b>14.</b> | <b>22/04938/FUL</b> | 55 Westbury Road<br>Shrewsbury Shropshire SY1<br>3HT                    | Erection of single storey side<br>and rear extensions  | No Objection |
| <b>15.</b> | <b>22/04937/ADV</b> | Next Unit 1 Meole Brace<br>Retail Park Shrewsbury<br>Shropshire SY3 9NB | Erect and display 2No internally<br>illuminated replacement fascia<br>signs  | No Objection |
| <b>16.</b> | <b>22/04902/TPO</b> | 23 Collingwood Drive<br>Bowbrook Shrewsbury<br>Shropshire SY3 5HP       | Remove the lower branches up<br>to the half height of 1no<br>Sycamore protected by the<br>SABC (Land at and surrounding<br>Bicton Heath South) TPO 2007<br>(Ref: SA/456) | No Objection |
| <b>17.</b> | <b>22/04924/FUL</b> | 11 Oakley Street<br>Shrewsbury Shropshire SY3<br>7JU                    | Erection of rear single storey<br>extension  | No Objection |
| <b>18.</b> | <b>22/04909/FUL</b> | British Telecom Town Walls<br>Shrewsbury Shropshire SY1<br>1TY          | Replace window on west<br>elevation with new double door   | No Objection |
| <b>19.</b> | <b>22/04077/ADV</b> | 36 Ditherington Road<br>Shrewsbury Shropshire SY1<br>4AU                | Erect and display internally<br>illuminated fascia signage   | No Objection |

The Town Council raised no objections to this application and fully supported the comments raised the by SC Regulatory Services.

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| <b>20.</b> | <b>22/04076/FUL</b> | 36 Ditherington Road<br>Shrewsbury Shropshire SY1<br>4AU | Change of use of an existing<br>E(a) Pet Shop to E(b) Restaurant<br>with ancillary Sui Generis<br>takeaway with installation of<br>new signage, new shopfront<br>and extract canopy to rear | No Objection |
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The Town Council raised no objections to this application and fully supported the comments raised the by SC Regulatory Services.

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| <b>21.</b> | <b>22/04572/FUL</b> | 1 Bishop Street Shrewsbury<br>Shropshire SY2 5HA                    | Installation of roof lantern in<br>the flat roof of the existing<br>kitchen extension | No Objection |
| <b>22.</b> | <b>22/04206/FUL</b> | Vicarage Cottage 15 Mount<br>Street Shrewsbury<br>Shropshire SY3 8Q | Alterations to existing dormer<br>and porch   | Deferred     |

The Town Council wished to see comments from the Conservation Officer before making a decision on this application which is located in the Conservation Area.

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| <b>23.</b> | <b>22/04325/LBC</b> | Vicarage Cottage 15 Mount Street Shrewsbury Shropshire SY3 8Q | Alterations to existing dormer and porch affecting a Grade II Listed Building | Deferred |
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The Town Council wished to see comments from the Conservation Officer before making a decision on this application which is located in the Conservation Area.

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| <b>24.</b> | <b>22/04650/FUL</b> | Dorset House Dorset Street Shrewsbury Shropshire SY1 2JB            | Request to fit two fixed skylights to the new single storey vaulted extension roof on the rear aspect of the property  | No Objection  |
| <b>25.</b> | <b>22/04886/TPO</b> | Centurion Park Kendal Road Shrewsbury Shropshire                    | Selective thinning a group of mixed species trees and removal of poor specimens (G1) (as per schedule) protected by the Shrewsbury & Atcham Borough Council (Land at and adjacent to the former MAFF site, Harlescott, No 2) Tree Preservation Order 2003 (Ref. SA/377)  | No Objection  |
| <b>26.</b> | <b>22/04864/TPO</b> | 2 Severn Bank Shrewsbury Shropshire SY1 2JD                         | Reduce crown of 1no. twin-stemmed Silver Birch tree by 30% protected by the Shrewsbury and Atcham Borough Council (Severn Bank, Castlefields) Tree Preservation Order 1990   | No Objection  |
| <b>27.</b> | <b>22/04848/FUL</b> | 8 Cressage Avenue Shrewsbury Shropshire SY1 3DT                     | Re-model of existing porch   | No Objection  |
| <b>28.</b> | <b>22/04804/FUL</b> | 53 Underdale Road Shrewsbury Shropshire SY2 5DX                     | Works to facilitate landscaping to rear to include decking, steps, pergola and replacement brick retaining wall  | No Objection  |
| <b>29.</b> | <b>22/04847/TCA</b> | Swan Hill Court House Swan Hill Court Shrewsbury Shropshire SY1 1NP | Crown thin by 10%-15%, selective end weight reduction by 1-2m and crown lift by 1-2m of 1no London Plane (T1), cut back branches interfering with property behind by 1-2m, crown thin by 10%-15% and crown lift by 1-2m of 1no Hornbeam (T2), cut back crown interfering with wall by 1-2m, crown lift over road by 1-2m and end weight reduction by 1-2m of 1no Holly (T3) & crown lift 4 lowest branches, reduce lower canopy by 1-2m and crown thin by 10% -15% 1no | Permission granted by Shropshire Council prior to the meeting |

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|            |                     |   | Lime (T4) within Shrewsbury Conservation Area  |              |
| <b>30.</b> | <b>22/04823/TPO</b> | 96A London Road<br>Shrewsbury Shropshire SY2<br>6PN   | Maintenance works inc. removing torn branches, removing lowest branch from first tree and cutting back tip of branch from neighbour's garden to Pines along driveway (T1-T8), remove torn upper branch and reduce crown to prevent branch failure of Pine (T9) & prune back two branches by approx. 2m of Pine (T10) (See Schedule for Details) protected by the Shrewsbury and Atcham Borough Council (96 & 96a London Road, Shrewsbury) Tree Preservation Order 1997 (Ref: SA/323) | No Objection |
| <b>31.</b> | <b>22/04602/FUL</b> | 48 Underdale Road<br>Shrewsbury Shropshire SY2<br>5DT | Conversion of existing garage and extension to form a residential annexe to existing house   | Objection    |

The Town Council object to this application. Parking in this location is already an issue and this proposal would be a potential contribution to parking problems. No internal layout has been provided by the applicant to see what is actually being proposed. Members fully support the comments raised by the Conservation Officer especially in regards to concerns over the creation of an independent unit in this location where if it is to be utilised as an annexe it should be controlled appropriately through condition to ensure it is only used in connection with the main house.

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| <b>32.</b> | <b>22/04776/FUL</b> | 2 Broadway Close<br>Shrewsbury Shropshire SY2<br>6HY | Two Storey Side & Rear Extension | Representation |
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Whilst the Town Council does not object to this application per se, Members commented that the plans provided appeared to show the property doubling its footprint leading to possible overdevelopment. Members would like the Case Officer to note that if this application is approved the property must remain as a single unit.

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| <b>33.</b> | <b>22/04747/LBC</b> | Umai Japanese Restaurant 2<br>Golden Cross Passage<br>Shrewsbury Shropshire SY1<br>1SY | Installation of replacement shop front window set affecting a Grade II Listed Building | Deferred |
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Members are surprised to see that the Conservation Officer has not been consulted on this application that is located within a Conservation Area and is a Listed Building and would like to see their comments before making a decision.

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| <b>34.</b> | <b>22/04766/FUL</b> | 95 Meole Rise Shrewsbury Shropshire SY3 9JE                          | Demolition of existing rear extension and construction of new single storey rear/side extension  | No Objection |
| <b>35.</b> | <b>22/04720/VAR</b> | The Stew Frankwell Shrewsbury Shropshire                             | Variation of condition no.s 2 (approved drawings), 11 (details of roof construction), 17 (repointing of brickwork) and 19 (repairs to stonework) attached to planning permission ref: 17/05538/FUL | No Objection |
| <b>36.</b> | <b>22/04712/FUL</b> | Allotments And Recreation Ground Argyll Street Shrewsbury Shropshire | Erection of storage container unit on the allotments site  | No Objection |

Whilst the Committee Members have no objections to this application, it is respectfully requested that the applicant uses plants to screen the container in order to address the concerns of the Conservation Officer.

## **79.2 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 22 October 2022 to 11 November 2022.

### **RESOLVED:**

That the variance of planning decisions between the period 22 October to 11 November 2022 be noted.