

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held in Shrewsbury Room, Shirehall At 6.00pm on Tuesday 13 December 2022

#### PRESENT

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

#### IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Officer) with Eleanor Lovett (Claremont Planning Consultancy) and Chris O'Hanlon (Bellway Homes) for item 82.1.

#### APOLOGIES

Apologies were received from Councillor Lemon.

#### 80/22 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 Davies	<ul style="list-style-type: none"><li>Declared an interest in applications 22/05187/FUL and 22/05113/FUL as the applicants are known to her.</li></ul>
Councillor Moseley	<ul style="list-style-type: none"><li>Declared an interest in application 22/05281/FUL as the applicant is known to her.</li></ul>
Councillor Green	<ul style="list-style-type: none"><li>Declared an interest in application 22/05113/FUL as the applicant is known to him.</li></ul>
Councillor Vasmer	<ul style="list-style-type: none"><li>Declared an interest in application 22/05113/FUL as the application is his own property.</li></ul>

#### 81/22 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 22 November 2022 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 22 November 2022 be approved and signed as a correct record.**

## **82/22 MATTERS ARISING**

### **82.1 22/04331/REM - Proposed Development Land To The South Of, Meole Brace Retail Park.**

Members were advised by the Deputy Town Clerk that the Committee had previously looked at this application on 1 November and had voiced their objection, requesting that a member of the developer's team attend a future Planning Committee meeting to discuss these proposals in relation to the areas of Public Open Space in greater detail.

Eleanor Lovett from Claremont Planning Consultancy and Chris O'Hanlon from Bellway Homes attended the meeting to give a short presentation to the Committee and to answer any questions from Councillors.

They explained that the outline application for the development was granted at appeal last year. Bellway Homes purchased the site, and they were now bringing forward the Reserved Matters. The proposed dwellings would mainly be two storeys but there would be some 2.5 storey dwellings around the site. They confirmed that there would be a traffic signal-controlled junction and a Toucan crossing point on Hereford Road. There would be no vehicle access to the retail park from the North to alleviate traffic going through the retail park. They were currently in talks with Shropshire Council regarding this.

Adjacent to the access road would be open space so when you entered from Herford Road you would see two open spaces which would be visually prominent. They would now be increasing the amount of open space and re-positioning some of the proposed houses.

In regard to ecology, they had been advised that the site had low ecological value. The Shropshire Council ecologist was happy with the proposals and no further information was required.

They had met with the Case Officer and had relocated some of the affordable housing units which were now evenly distributed. The linkages to the North had now been improved. There would be two parking spaces per house, and this complied with Shropshire Council standards. There would also be traffic calming measures around the layout of the site and surface materials would be changed. They had also met with Network Rail and had made the necessary changes to meet their requests.

Councillor Dartnall asked if there would be cycling and walking routes within the site, and it was confirmed that there would be.

Councillor Davies enquired about the infrastructure for the site and the potential inconvenience it would cause to residents of Shrewsbury in an already very congested area of town. It was confirmed that all drainage would be within the road networks. They had been in talks with Shropshire Council Highways in minimising disruption during construction. Once the initial opening to the site had been completed all future works would be contained within the site causing no further disruption.

The Chair requested that measures be put included on the site to protect hedgehogs.

### **RESOLVED:**

Following the updates from the developer, Members were now happy to remove their original objection to this application.

**82.2 Re-consultation – 22/04029/FUL - Proposed Commercial Development Land To The South Of, Oteley Road.**

Members were advised by the Deputy Town Clerk that the Committee previously looked at this application on 11 October and had deferred their decision stating that Members were concerned that there did not appear to be an Active Travel/ cycling provision plan proposed. They also had concerns that the access route proposed would not 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 had submitted additional supporting information. Members also fully supported the comments raised by Bayston Hill Parish Council in that this proposal was an opportunity to use renewable energy and make it a 'green development'. Members had agreed to defer their decision on this application until there had been more comments received from other consultees, including the Active Travel Officer, that had been approached for comment. Comments had now been received from various consultees.

**RESOLVED:**

The Town Council agreed that they raised no objections to this application following consultee comments received, but they did still have concerns with Rights of Way and asked that they were respected, and the correct signage was used to assist residents.

**82.3 Re-consultation – 22/04206/FUL & 22/04325/LBC - Vicarage Cottage, 15 Mount Street, Shrewsbury.**

Members were advised by the Deputy Town Clerk that the Committee previously looked at this application on 22 November and deferred their decision as they wished to see comments from the Conservation Officer.

Comments had now been received from the Conservation Officer and they were reported to the Committee.

**RESOLVED:**

Members were happy with the comments made by the Conservation Officer and raised no objections to this application.

**83/22 HIGHWAY ORDERS**

There were no Highways orders for consideration.

**84/22 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

**85/22 PREMISES LICENCE APPLICATIONS**

There were no Premises Licence Applications for consideration.

## 86/22 PLANNING APPLICATIONS

### 86.1 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 12 November 2022 – 2 December 2022.

#### RESOLVED:

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

1.	<b>22/05374/TCA</b>	Shrewsbury High School Prep Department Old Roman Road Shrewsbury Shropshire SY3 9AH	Works to 2no. Ash and 1no. Silver Maple (See schedule) within Shrewsbury Conservation Area	No Objection
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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.

2.	<b>22/05436/TPO</b>	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	To move 1no. Holm Oak (T107) (planted in 2018) approx. 6 metres protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021 (Ref. SC/00479/21)	No Objection
3.	<b>22/05389/TCA</b>	1 Alton Terrace Belle Vue Road Shrewsbury Shropshire SY3 7LW	To remove 1no. Sumac (T1) and 1no. Cypress (T2) and replace with native fruit trees within Bellevue Conservation Area	No Objection
4.	<b>22/05312/LBC</b>	Apartment 4 Whitehall Mansion Monkmoor Road Shrewsbury Shropshire SY2 5AP	Internal alterations affecting a Grade II* Listed Building	No Objection
5.	<b>22/05090/TCA</b>	6 Quarry Place Shrewsbury Shropshire SY1 1JN	To reduce crown by 20 percent of 1no. Yew (T1) within Shrewsbury Conservation Area	No Objection
6.	<b>22/05423/TCA</b>	The Quarry Shrewsbury Shropshire	Works to a number of trees (in line with Management Plan - see schedule) within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
7.	<b>22/05375/TCA</b>	131 The Mount Shrewsbury Shropshire SY3 8PG	Various works to trees (as per photos and plan) within Shrewsbury Conservation Area	No Objection

<b>8.</b>	<b>22/05317/FUL</b>	65 The Mount Shrewsbury Shropshire SY3 8PL	Erection of replacement garage with room above following demolition of existing garage	No Objection
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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.

*Councillor Mrs Moseley left the meeting.*

<b>9.</b>	<b>22/05281/FUL</b>	Goosehill Barns Bowbrook Shrewsbury Shropshire SY5 8PG	Conversion of agricultural buildings into a single dwelling and annex accommodation (re-submission)	No Objection
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*Councillor Mrs Moseley re-joined the meeting.*

<b>10.</b>	<b>22/05294/FUL</b>	10 Westwood Drive Shrewsbury Shropshire SY3 8YB	Erection of first floor front extension, replacement of single storey conservatory with two storey bedroom extension and change tile hanging cladding to composite cladding	No Objection
<b>11.</b>	<b>22/05266/COU</b>	Golden Cross Hotel 14 Princess Street Shrewsbury Shropshire SY1 1LP	Change of use of first, second, and third floors from Use Class C1 (hotel in association with ground floor restaurant) to C3 dwellinghouse for use in connection with the ground floor restaurant	No Objection
<b>12.</b>	<b>22/05254/FUL</b>	131 The Mount Shrewsbury Shropshire SY3 8PG	Erection of single storey rear extension (revised scheme)	No Objection
<b>13.</b>	<b>22/05260/FUL</b>	142 Ellesmere Road Shrewsbury Shropshire SY1 2QZ	Erection of replacement larger porch following demolition porch and erection of single storey extension to rear following demolition of existing	No Objection
<b>14.</b>	<b>22/05239/FUL</b>	Proposed Commercial Development Land To The South Of Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire	Change of use of Unit 1 only from B1, B2 and B8 to Sui Generis (Car Sales) insertion of additional windows to north and west elevations, replacement of roller shutter with glazed screen and sliding doors	No Objection
<b>15.</b>	<b>22/05192/FUL</b>	23 Tankerville Street Shrewsbury Shropshire SY2 5DJ	Erection of first floor extension over existing kitchen	No Objection

<b>16.</b>	<b>22/05218/FUL</b>	Morris Lubricants New Park Road Castlefields Shrewsbury SY1 2EJ	Extension to temporary permission granted under Planning Application 19/04494/FUL allowing the use of temporary warehouse for 2 years for an additional 5 years (including the period already lapsed of 1 year)	No Objection
<b>17.</b>	<b>22/05223/VAR</b>	10 Bodkin Way Shrewsbury Shropshire SY1 4FD	Removal of Condition No. 3 attached to 22/03577/COU dated 21 October 2022	No Objection
<b>18.</b>	<b>22/05324/TPO</b>	Adjacent To Prairie House 1A Porthill Gardens Shrewsbury Shropshire SY3 8SH	A crown lift to give 4-5m clearance and a reduction in crown volume between 10-20 percent of 1no. Copper Beech protected by the Shropshire Council (Land adj. Porthill Gardens, Shrewsbury) TPO 2015 (Ref. SC/00226/15)	No Objection
<b>19.</b>	<b>22/05322/TCA</b>	Longmeadow 127B Abbey Foregate Shrewsbury Shropshire SY2 6LY	Fell 1no Birch, crown lift by 2-3m and remove unsafe branches of 1no Beech, fell 2no Cherry & crown reduce by approx. 20% 3no Cherry within Shrewsbury Conservation Area	No Objection

The Town Council have no objections to this application, but no replacements have been suggested for any trees that are proposed to be removed.

<b>20.</b>	<b>22/05235/TEL</b>	Proposed Telecommunications Mast West Of Crowmeole Lane Shrewsbury Shropshire	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets	No Objection
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The Town Council raise no objections to this application and fully support the comments raised by the Shropshire Council Tree Officer.

*Councillor Davies left the meeting.*

<b>21.</b>	<b>22/05187/FUL</b>	34 Kennedy Road Shrewsbury Shropshire SY3 7AB	Erection of a self-contained annex ancillary to main dwelling accommodating an integral two-bay garage to replace the existing two-bay garage and formation of vehicular access	Objection
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The Town Council objected to this application as it appeared to be a separate residence being proposed. Members fully supported the comments made by both the Tree Officer and the Conservation Officer in that there does not appear to be any supporting design and access statement or planning statement which sets out the reasons for the application or any justification for the development proposed. The Town Council requested that conditions are established which ensure that the new building remains ancillary to the main property and cannot be sold as a separate residence.

*Councillor Davies re-joined the meeting.*

<b>22.</b>	<b>22/05180/VAR</b>	Copper Beech Kingsland Bridge Shrewsbury Shropshire SY3 7AQ	Variation of Condition No. 2 (approved plans) attached to Planning Permission 22/02247/FUL dated 22 July 2022 Condition 3 (a,b,c) Tree Protection Plan and Arboricultural Method Statement is submitted to discharge the condition	No Objection
<b>23.</b>	<b>22/05146/FUL</b>	283 Monkmoor Road Shrewsbury Shropshire SY2 5TF	Erection of first floor side extension over existing garage and proposed loft conversion	No Objection
<b>24.</b>	<b>22/05119/FUL</b>	27 Darville Shrewsbury Shropshire SY1 2UG	Change of use of a (C3a) dwelling to a childrens home for a maximum of four children, with four carers , of whom two will sleep overnight, working on a rota basis (C2)	No Objection
<b>25.</b>	<b>22/05210/TPO</b>	82 Washford Road Shrewsbury Shropshire SY3 9QA	Crown reduction by 30% of 1no. Weeping Willow protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref. SA/354)	No Objection
<b>26.</b>	<b>22/05190/TCA</b>	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Side reduce branches overhanging building from 1no. Sycamore and side prune by 2 metres 1no. Cherry within Shrewsbury Conservation Area (Amended 01.12.2022)	No Objection
<b>27.</b>	<b>22/05133/FUL</b>	55 Moston Road Shrewsbury Shropshire SY1 4QE	Erection of two storey side extension to the property and retrospective planning permission for a conservatory built more than four years ago	No Objection
<b>28.</b>	<b>22/04986/TCA</b>	84 The Mount Shrewsbury Shropshire SY3 8PN	Fell 1no Purple Plum, 1no Cherry, 1no Conifer, 1no Hazel, 1no Walnut, climber of 1no Box Elder, 1no Birch and 1no Sycamore & coppice to low	Objection

			stump 1no Bay within Shrewsbury Conservation Area	
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The Town Council objected to this application as no reasons were provided for the felling of several trees. There was no mention of the size of the trees and no photographs have been provided. These trees may have an impacted on the visual amenity of the area both in the long and short term.

<b>29.</b>	<b>22/04983/TCA</b>	Oak Lodge 33 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Reduce back previously cut stumps to the next fork down and remove all other branch growth to create a uniform crown of 1no Lime (T1) & remove deadwood, prune any low branches over drive to maintain approx. 5m clearance from ground level and selective end weight reduction on the large eastern branch, with no final cuts greater than 75mm in diameter, of 1no Lime (T2) within Belle Vue Conservation Area	No Objection
<b>30.</b>	<b>22/05100/FUL</b>	21 Queen Street Shrewsbury Shropshire SY1 2JX	Installation of dormer to in rear elevation create additional loft space	Objection

The Town Council objected to this application as the proposed dormer would be highly visible to local residents. Members fully supported the comments made by the Conservation Officer that this proposal may be harmful to the Conservation Area.

<b>31.</b>	<b>22/05226/TPO</b>	1 Park Avenue Shrewsbury Shropshire SY3 8JG	End reduction of 0.5m to lower branch (circled in red in photo) of 1no Silver Birch (T2) of Shrewsbury and Atcham Borough Council (1 Park Avenue, New Street, Shrewsbury) Tree Preservation Order 1997 (Ref: SA/318)	No Objection
<b>32.</b>	<b>22/05183/TCA</b>	1 Park Avenue Shrewsbury Shropshire SY3 8JG	Crown reduce by 1.5m of 1no Yew (T1) within Shrewsbury Conservation Area	No Objection
<b>33.</b>	<b>22/05181/TCA</b>	Greenhill East Cophorne Road Shrewsbury Shropshire SY3 8NS	Crown reduce by up to 30% 2no Plum (T1&T2), remove major deadwood and crown reduce by up to 15% to reshape 1no Red Oak (T7) & crown reduce by up to 20% 1no Magnolia (T8) within Shrewsbury Conservation Area	No Objection



<b>34.</b>	<b>22/05124/TPO</b>	1 Woodbank Drive Shrewsbury Shropshire SY3 8RW	Various works to trees protected by The Borough of Shrewsbury (Woodfield Estate) Tree Preservation Order 1966 (Ref. SA/19)	Objection
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The Town Council objected to this application as there was no clear specification on any of the proposed works. Some of the trees may have a significant impact on the visual amenity value of the area. The Shropshire Council Application Form clearly stated to “provide a full and clear specification of the works you want to carry out”. This was not been adhered to in this application.

<b>35.</b>	<b>22/05118/TPO</b>	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	To pollard 1no. Plane (T001) protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021 (Ref. SC/00479/21)	No Objection
<b>36.</b>	<b>22/04770/FUL</b>	Former Stadco Factory And Premises Site Harlescott Lane Shrewsbury Shropshire SY1 3AS	Change of use of land for the siting of storage containers	No Objection
<b>37.</b>	<b>22/04677/FUL</b>	71 St Michaels Street Shrewsbury Shropshire SY1 2HA	Installation of 3No. replacement timber sash windows to front elevation	No Objection
<b>38.</b>	<b>22/05087/LBC</b>	5 The Armoury Shrewsbury Shropshire SY2 6PA	Extension, alterations and replacement windows	Representation

The Town Council had no objections per se to this application but fully supported the comments made by the Conservation Officer in requesting further information and justification on the potential heritage impact.

<b>39.</b>	<b>22/05086/FUL</b>	5 The Armoury Shrewsbury Shropshire SY2 6PA	Extension, alterations and replacement windows	Representation
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The Town Council had no objections per se to this application but fully supported the comments made by the Conservation Officer in requesting further information and justification on the potential heritage impact.

*Councillors Davies, Green and Vasmer left the meeting. Councillor Halliday took over the role of Chair.*

<b>40.</b>	<b>22/05113/FUL</b>	34 Bynner Street Shrewsbury Shropshire SY3 7NZ	Erection of rear extension and remodelling of existing detached house, to provide fully an accessible house for a disabled applicant (modifications to previously approved 22/02574/FUL)	No Objection
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Councillors Davies, Green and Vasmer re-joined the meeting. Councillor Green took over the role of Chair.

41.	22/05085/VAR	Proposed Dwelling West Of Montpelier House Alton Terrace Belle Vue Road Shrewsbury Shropshire	Variation of Condition No.2 (approved plans) attached to planning permission 18/04964/FUL dated 01/03/2019	Objection
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The Town Council objected to this application due to the clear increase in size and potential over-development of the site. The application prior to this was perfectly reasonable. Members also fully supported the comments raised by the Conservation Officer.

42.	22/04904/LBC	South Park 38 Abbey Foregate Shrewsbury Shropshire SY2 6BL	Works to re-roof (re-tiling and lining) and installation of 4No replacement windows on second floor affecting a Grade II* Listed Building	No Objection
43.	22/05060/VAR	Inchcape Unit 6 Levens Drive Shrewsbury Shropshire SY1 3EG	Variation of Condition No. 2 attached to planning permission 22/02502/FUL dated 18 August 2022	No Objection
44.	22/05051/FUL	Land At Junction Of Station Road And Washford Road Shrewsbury Shropshire SY3 9HR	Erection of a three-bedroomed dwelling and alterations to existing vehicular access	Objection

The Town Council object to this application due to the impact the proposal would have on the visual impact of the street scene. Members also fully supported the comments made by the Conservation Officer.

## 86.2 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 12 November 2022 to 2 December 2022.

### RESOLVED:

**That the variance of planning decisions between the period 12 November to 2 December 2022 be noted.**

## 86.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 12 November to 2 December 2022 for noting:

- a) 22/05099/CPL - Application for a Lawful Development Certificate for Rear extension to semi-detached house and internal alterations - 43 Copthorne Drive, Shrewsbury

- b) 22/05264/CPL - Application for a Lawful Development Certificate for the erection of a single storey side extension - 119 Murrell Way, Shrewsbury, Shropshire, SY2 6FN
- c) 22/05332/CPL – application for a Lawful Development Certificate for the proposed erection of rear roof dormer – 2 Woodbank Drive, Shrewsbury.

**RESOLVED:**

**That the application for Certificates of Lawful Development between 12 November to 2 December be noted.**