

## SHREWSBURY TOWN COUNCIL

Planning Committee  
Meeting held in Council Chamber, Shirehall  
At 6.00pm on Tuesday 10 January 2023.

### PRESENT

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

### IN ATTENDANCE

Helen Ball (Town Clerk), Michelle Farmer (Committee Officer) and two members of the public.

### APOLOGIES

Apologies were received from Amanda Spencer (Deputy Town Clerk).

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

The minutes of the Planning Committee meeting held on 13 December 2022 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 13 December 2022 be approved and signed as a correct record.**

### 82/22 MATTERS ARISING

**82.1 22/04860/FUL - The Anchor Inn, Gloucester Road - Demolition of existing public house and outbuilding and erection of 10no. residential apartments and 6no. three-bedroom houses and associated works.**

Members were advised by the Town Clerk that the Committee had previously looked at this application in November 2022 and had deferred their decision stating that Members noted the lack of public open space and communal open space within the proposal. Members welcomed the application but requested the applicant supplied further information regarding open space and the affordable housing contribution.

The application had now been amended by the applicant to show the proposal as 'demolition of existing public house and outbuilding and erection of six three-bedroom houses and a two-storey building to provide 8 residential apartments and associated works'.

Revised drawings had also been received and were shown to the Committee. Affordable Housing had commented stating that there was a good mixture of apartment/housing types proposed, with the amount of affordable housing going beyond the minimum requirement of 10%. It was considered that 100% of this scheme would be offered back to the Council as affordable housing for rent as there was a shortage of affordable units within the area. It was considered that the scheme complied with the requirements for affordable housing.

Councillor Moseley did raise the comment on affordable housing commenting that if 100% of the scheme would be offered back to Shropshire Council, would it be accepted by them.

**RESOLVED:**

- (i) That Following the update from the applicant, the Committee be happy to support the application and raise no objections.**
- (ii) That Shropshire Council Housing be asked whether there is an intention to accept the affordable housing.**

**82.2 22/05100/FUL – 21 Queen Street, SY1 2JX – Installation of dormer to rear elevation to create additional loft space.**

Members were advised by the Town Clerk that the Committee had previously looked at this application in December 2022 and had objected stating the proposed dormer would be highly visible to local residents. They had also supported the comments initially raised by the Conservation Officer.

The Case Officer had now approached the Town Council requesting that looked at the revised plans received from the applicant. Committee were also informed that the Conservation Officer had also looked at the revised plans and stated that the revised proposal was not harmful to the character and appearance of the Conservation Area and raised no objections.

**RESOLVED:**

**That following revised comments and comments raised by the Conservation Officer, the Committee withdraw the Councils original objection to this application.**

**83/22 CONSULTATION FOR PRE-APP 22/00670 – FRANKWELL QUAY WAREHOUSE**

Notification had been received from Shropshire Council regarding a pre application for Frankwell Quay warehouse. No official comments could be made as it was pre-application stage, but Members were made aware of the proposals for the site.

The Pre-Planning statement provided stated that the proposal at this pre application stage was about context, heights, volume and building block form in principle giving the story of a mixed use scheme that would pay respect to the historic nature of Frankwell, and the refurbishment of the existing fabric and trusses; as carried out at the Severn Theatre at the front with the incorporation of the chapel, as well as creating a landmark building for Shrewsbury and giving voice and vibrancy to the waterfront.

The description of the development proposed herein was; “Redevelopment of The Malthouse Warehouse Frankwell Quay Heritage and Waterfront”. At this stage they had concentrated on modelling and overall concept, not planning detail, for the pre application. In principle the ground floor would be used for letting space to arts and crafts with exhibition spaces to generate. The first floor would be residential. The third floor with the trusses would be food and beverage and if extended to the marine services would give great river frontage for food and beverage or extended gallery space. The fourth and fifth floors would be residential.

They had carried out five models:

- Model 1 with the existing marine services building at the front
- Model 2 where it had been replaced with a landmark waterfront series of buildings including space for the existing marine service building with an attractive rent-free period inducement
- Model 3 The same as model 1 with a less ambitious frame system but still showcased the historic parts of the existing building
- Model 4 encompasses the bigger scheme with a conventional modern approach
- Model 5 Extends the theme of the Maltings to the front of the building in the larger scheme.

In each of the proposals they had three floors of residential, with food and beverage on the third floor to enjoy the King Trusses and then gallery and event space on one floor. There was a river front café on both options. It was bigger and more complex in Model 2. They envisaged keeping the historic front, roof and trusses whilst building a light suspended structure for the additional floors in Model 1 and at the waterfront for Model 2 with a basement and a retail unit for Marine Services.

Their favoured model was Model 5 subject to negotiations with the owners of Marine Services and a favourable rent deal and how they could accommodate temporary accommodation during construction. It was their aim to make this an architectural landmark on this historic site and to retain the heritage whilst improving it in the conservation area. They believe that their approach to the design would improve the conservation area because with dynamic design they could improve the existing heritage fabric and make the building living again for all to see this historic part of Shrewsbury. They would develop a mixed-use scheme that would observe the conservation area whilst bringing life into the area and making the most of the river front. The Committee agreed that this was an application that needed to be closely monitored as it was a prominent building within the town. They believed it looked modern and that it would fit in.

## **RESOLVED**

That the developer be invited to a future Planning meeting to discuss their proposals in more detail at this early stage.

### **84/22 HIGHWAY ORDERS**

There were no Highway Orders for consideration.

### **85/22 TREE PRESERVATION ORDERS**

There were no Tree Preservation Orders for consideration.

## 86/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 87/22 PLANNING APPLICATIONS

### 87.1 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 3 December 2022 – 3 January 2023.

#### RESOLVED:

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

1.	22/05589/OUT	Proposed Dwelling SW Of 51 Ridgebourne Road Off, Radbrook Road,	Outline planning (all matters reserved) for the erection of 1 no. detached dwelling	Objection
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The Town Council has the following concerns regarding Highways. The applicant does not demonstrate safe access to the proposed dwelling. There is known speeding in this area, and it would be difficult to access Radbrook Road safely. Wildlife concerns as Radbrook provides a wildlife corridor between Radbrook Road and Roman Road, and this needed to be protected. The proposal would impact the eco-system further upstream and there is a danger of pollution events from this development. There is also the potential for flooding issues at this location. Trees that are proposed to be removed for this development and respectfully requests that the SC Tree Officer looks at this application to determine if the trees proposed for removal are of no amenity value as stated in the application.

#### ***Members of the public left the meeting.***

2.	22/05575/FUL	Proposed Dwelling on Land to The Rear Of 239 Wenlock Road Shrewsbury Shropshire	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of 1No dwelling with attached garage and formation of vehicular access	No Objection
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Whilst the Town Council raises no objections to the design of the proposed dwelling, concerns are raised regarding its proximity to the pavement and road which is out of character for the area as the whole of London Road estate is quite spacious.

3.	22/05558/FUL	Wyle Blue World 19 Wyle Cop Shrewsbury Shropshire SY1 1XB	Erection of a free-standing timber framed building to house toilet and baby changing facility	No Objection
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The Town Council raise no objections to this application but requests that enquiries are made with Licensing regarding the licensing variation stated in a public objection.

4.	<b>22/05557/VAR</b>	Anatolia 182 Monkmoor Road Shrewsbury Shropshire SY2 5BH	Variation of Condition No. 6 attached to planning permission 18/05121/FUL dated 21 December 2018 to open hours of cafe including takeaway from 8.00am to 11.00pm daily, with delivery service only to operate to 2.00am daily	Objection
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The Town Council objects to this application. Applications at these premises for extended delivery hours have been refused twice before. The location of the premises is within a residential area and the proposals would increase noise pollution generated from the proposed late-night operating. The use of the side door entrance would not resolve this issue. The area is quiet, and the agreement of late-night operations would increase noise levels and cause disturbance for local residents. We request that times of operation continue.

5.	<b>22/05551/FUL</b>	British Telecom Town Walls Shrewsbury Shropshire SY1 1TY	Replace 4no. windows into new acoustic louvres	No Objection
6.	<b>22/05546/FUL</b>	11A Pengwern Road Shrewsbury Shropshire SY3 8JB	Application under Section 73A of the Town And Country Planning Act 1990 for the 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 (re-submission)	Objection

The Town Council objects to this application and the creation of a new driveway as Pengwern Road is a busy location and adding parked cars to the front of the house would cause issues joining/existing on to Pengwern Road. Members fully support the comments raised by the SC Highways Officer. The proposal would also spoil the look of the existing street scene with cars parked in front of the houses.

<b>7.</b>	<b>22/05541/FUL</b>	136 Copthorne Road Shrewsbury Shropshire SY3 8LT	Erection of a single-storey rear extension, two-storey side extension, loft conversion, new bike store and formation of a new basement	No Objection
<b>8.</b>	<b>22/05537/FUL</b>	Proposed Dwelling to The East of Upper Road Shrewsbury Shropshire	Erection of one dwelling; amendments to existing vehicular access; formation of parking area (renewal of planning application 19/05498/FUL granted on the 5th May 2020)	No Objection
<b>9.</b>	<b>22/05592/TCA</b>	Ruthwell Bradford Street Shrewsbury Shropshire SY2 5DP	Works to 1no. Deodar Cedar (T1), 1no. Western Red Cedar (T2) and 1no. Austrian Pine (T3) (see schedule) within Shrewsbury Conservation Area	Permission granted by SC prior to the meeting
<b>10.</b>	<b>22/05534/FUL</b>	Faith Cottage 58A Longden Coleham Shrewsbury Shropshire SY3 7EH	Erection of detached garage	Representation

Whilst the Town Council raises no objections to this application per se, Members would like clarification of works to trees and respectfully requests that SC Tree Officer examines this application. Members also request 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>11.</b>	<b>22/05520/FUL</b>	22 Downfield Road Shrewsbury Shropshire SY3 8YF	Erection of a two-storey extension and associated alterations; Change of single storey part from flat roof to pitched roof construction	No Objection
<b>12.</b>	<b>22/05457/FUL</b>	8 Burton Street Shrewsbury Shropshire SY1 2JW	Erection of single storey rear extension and rear dormer window	No Objection
<b>13.</b>	<b>22/05459/FUL</b>	84 Portland Crescent Shrewsbury Shropshire SY2 5NW	Erection of a single storey front extension and new pitched roof replacing the existing flat roof	No Objection

Whilst the Town Council raises no objections to this application, Members request the Case Officer investigates the objections that have been raised by the neighbour and the allegations that the plans provided are not correct.

<b>14.</b>	<b>22/05564/TCA</b>	St Julians Church, St Alkmunds Square, Shrewsbury. Shropshire SY1 1UH	Prune the branches of 1no. Norway Maple (T1) to provide clearance of approximately 2m from building, and to section fell 1no. Lime (T2), cutting	Permission granted by SC prior to the meeting
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			stump as close to ground level as possible within Shrewsbury Conservation Area	
<b>15.</b>	<b>22/05519/TEL</b>	Stanley Lane Street Works Stanley Lane Shrewsbury Shropshire	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets	Permission granted by SC prior to the meeting

The Town Council is surprised that this application has been granted and no prior approval is required as permitted development rights are needed for telecoms masts.

<b>16.</b>	<b>22/05428/COU</b>	Former Prison The Dana Shrewsbury Shropshire	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use of former prison (Class C2A) to sui genesis, to allow the site to be used as a bespoke visitor and leisure attraction, including ancillary accommodation	No Objection
<b>17.</b>	<b>22/05407/FUL</b>	64 Roman Road Shrewsbury Shropshire SY3 9AW	Erection of two-storey side extension, single storey rear extension with balcony, two new roof lights to front elevation and new gates	Objection

Members object to this application as there is a boundary dispute between the Owner and the Town Council, which has not been resolved.

The Town Clerk appraised the Committee of the ongoing boundary dispute on this land between the applicant and Shrewsbury Town Council. The Town Council had previously met with the applicant to discuss the return of the fencing to the established line of the property boundary and the reinstatement of trees that had been cut down beyond the recently expanded fence line. No progress has been made to date.

This proposed development would possibly encroach further on to disputed land. The applicant, agent and Case Officer have been contacted by the Town Clerk informing of the above and requesting that the application is withdrawn pending the resolution of the boundary dispute.

<b>18.</b>	<b>22/05318/LBC</b>	16A Princess Street Shrewsbury Shropshire SY1 1LP	Replacement of 3No windows to include dormer casement window on fourth floor, facing Princess Street, casement window to third floor toilet, facing neighbouring restaurant's courtyard and hopper window to third floor landing, facing Golden Cross Passage affecting a Grade II Listed Building	No Objection
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19.	22/05372/FUL	7 Woodcote Way Shrewsbury Shropshire SY2 5SQ	Proposed Porch	No Objection
20.	22/05454/TPO	11 Fairlawn Avenue Shrewsbury Shropshire SY3 9QQ	Crown reduction by reducing back new growth by 1.5 to 2.00 metres to previous nodal points and crown lift 3 to 4 no. 2" to 3" diameter lowest branches on West side of tree to provide more balance of 1no. Acer protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref. SA/354)	No Objection
21.	22/05348/FUL	16 Well Meadow Gardens Shrewsbury Shropshire SY3 8UP	Erection of single-storey side extension with internal reconfiguration and demolition of the existing garage.	Permission granted by SC prior to the meeting

## 87.2 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 3 December 2022 to 3 January 2023.

### RESOLVED:

That the variance of planning decisions between the period 3 December 2022 to 3 January 2023 be noted.