

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in Council Chamber, Shirehall At 6.00pm on Tuesday 31 January 2023

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer) and one member of the public.

APOLOGIES

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

88/22 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">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillor M Davies & Councillor D Vasmer	<ul style="list-style-type: none">Declared an interest in application 23/00035/TCA as the applicant was known to them.
All Councillors	<ul style="list-style-type: none">The applicant for 22/05743/FUL was known to all Members but this would have no impact on the decision of the application.

89/22 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 10 January 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 January 2023 be approved and signed as a correct record.

90/22 MATTERS ARISING

There were no Matters Arising for consideration.

91/22 PROPOSED CHANGES TO NATIONAL PLANNING POLICIES

The Town Clerk advised members that correspondence had been received from SALC (Shropshire Association of Local Councils) regarding the proposed changes to the National Planning Policies. Andrea Pellegram Ltd had sent out a briefing note which explained the proposed changes to the National Planning Policy Framework. Government consultation window on changes to national planning policies closed on 2 March 2023 should members wish to make comment. The Town Clerk highlighted some areas of the briefing document which were relevant to specific matters in Shrewsbury.

Councillor Dartnall reported that there was a briefing the following week at Shropshire Council and suggested that this topic be deferred to the next meeting when they would be better informed.

RESOLVED:

That consideration of any formal comment to the Government's consultation on changes to the National Planning Policy Framework be deferred to the next meeting of the Planning Committee

92/22 UPDATE ON PROPOSED CARE COMMUNITY, HENCOTE

It was reported that further to discussions at Full Council on 23 January 2023 as to the process by which the Town Council considered making representations to Planning Appeals, a lengthy debate took place about the recent Unilateral Undertaking which had been agreed between Shropshire Council and Hencote which resulted in the Planning Authority seeking to withdraw any defence to the planning refusal for the proposed Care Community on site at the forthcoming Planning Inquiry. Councillors had noted that this application had been recommended for refusal by the Town Council and had been presented to the Shropshire Council Northern Planning Committee twice and refused by elected members. Recent events however had resulted in Officers being seeming to overturn an elected member decision and in effect support the approval of the application by the Planning Inspector.

Full Council had unanimously agreed a motion which expressed its disappointment in such a process and called for the Planning Committee to consider its position in relation to:

- (i) Any challenge to the process of agreeing the Unilateral Undertaking that resulted in the revised position of the Planning Authority at the Planning Inquiry as well as the final outcome of the planning decisions;
- (ii) Any required revisions to the process by which the Planning Committee going forward would consider any representations to the Planning Inspector on all future appeals.

Councillor Phillips reported that the public inquiry held last week was a thorough investigation. The Planning Inspector was thorough in speaking to all Stakeholders. He advised that the Ellesmere Road Community Group had been represented at the Public Inquiry by Ben Jephcott. It was now a matter of waiting for the Planning Inspector's Report to be published and he suggested that Members waited for the Planning Inspectorate report before suggesting any future action.

While waiting for the Inspector's Report however, Councillor Phillip's suggested a number of actions to be taken:

- (i) He commented that the owner of the site in question had previously gone beyond planning permissions and made reference to fencing being erected which blocked Ramblers' enjoyment of rights of way across the site as well as excessive noise from the glamping huts which was contrary to Planning Conditions. He reported that these matters had been reported to Planning Enforcement but had not been followed through;
- (ii) He wished to see Hencote Lane become an undisputed right of way. It appeared to him that what was promised was 'taken with a pinch of salt.'
- (iii) He believed that Members should submit the motion that was agreed at Full Council and the Inspector would look at these comments along with any further suggestions;
- (iv) Seeking the details of the Unilateral Undertaking and associated correspondence by way of a Freedom of Information Request.

Councillor Halliday supported Councillor Phillips suggestions but commented that the motion would need to be adapted slightly.

The Town Clerk queried the actions requested of Councillor Phillips and asked whether (i) he wished the Council to raise matters with Planning Enforcement; if so more detail would be required; (ii) seek Hencote Lane being added to the Definitive Map; which he would need to provide the necessary evidence to support such a request and (iv) was this just a Freedom of Information Request and not an Environmental Information Request as the former was likely to be refused on client privilege/commercial sensitivity groups; he was happy to expand the request to an EIR.

Councillor Dartnall commented that a Public Right Of Way did already exist on the site, but they did need to protect the site going forward. Councillor Dartnall reported on her attendance at the Inquiry; the barrister for Shropshire Council had offered no evidence against the appeal.

Councillor Dartnall expressed her concerns about the democratic deficit of such a process within the Planning system. It should not be possible to 'buy planning permission' as it appeared in this case. This concern would leave residents not being involved within the planning process. She commented that these concerns should be included in any statement to the Planning Inspector.

Councillor Vasmer agreed that Councillor Dartnall's point should be added to the motion and that a process to consider future conduct needed to be put in place.

Councillor Lemon supported issuing the resolution/motion. As he was only a Town Councillor he had been left out of the process.

Councillor Mrs Moseley also agreed that they should wait for the Inspectorate and complete a Freedom of Information request.

Councillor Halliday suggested that Shropshire Council planning Officers should be invited to meet and understand how this process came about, and to consider the next steps.

RESOLVED:

That

- (i) Council delays any further discussions on action until the outcome of the Planning Inquiry is known;**
- (ii) That a Working Group be set up to consider future policy on Town Council involvement in a Planning Inquiry as a third party and a member of the Planning Authority be invited to the meeting;**
- (iii) That details of planning enforcement matters be sent to the Planning Authority upon Councillor Phillips providing the necessary information;**
- (iv) That an application for Hencote Lane be added to the Definitive Map upon Councillor Phillips providing the necessary information to support an application;**
- (v) That a letter be sent to the Planning Inspector regarding Council's concern about process and the democratic deficit of such a process;**
- (vi) That a FOI/EIR request be set to Shropshire Council seeking a copy of the Unilateral Undertaking and any associated correspondence between the Council and applicant.**

Councillor Phillips left the meeting.

93/22 PRE-PLANNING CONSULTATIONS

Members were advised by the Town Clerk that correspondence had been received from CEP Telecoms regarding two pre-application consultations regarding proposed radio base station installations at Shorncliffe Drive and Coleham Head. The purpose of the letter was to consult with Members and seek their views on the proposals before any planning applications were submitted. The proposal related to the installation of a 15m high phase 8 street pole, supporting six antennas, one GPS module, one wraparound equipment cabinet at the base of the street pole, two equipment cabinets, one electric meter cabinet and ancillary developments.

RESOLVED

- i) That whilst having no objections to Shorncliffe Drive proposals, concerns be raised regarding proposals at Coleham Head as the location proposed for the base station appears to be positioned in an area that floods and that there also appears to be a lack of knowledge locally of such proposals given the proximity to local residents;**
- ii) That CEP Telecoms be contacted regarding such concerns**

94/22 HIGHWAY ORDERS

There were no Highways orders for consideration.

95/22 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

96/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

97/22 PLANNING APPLICATIONS

97.1 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 4 January 2023 – 20 January 2023.

RESOLVED:

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

1.	23/00272/TPO	71 Washford Road Shrewsbury Shropshire SY3 9HW	Crown reduce by 25%, to include end weight reduction of 1-3m & thin canopy by 10% of 1no Robinia protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection
2.	23/00179/TCA	2 Linden Gardens Shrewsbury Shropshire SY3 7PH	Crown reduce by approx. 1-3m & crown lift by approx. 3m, removing secondary branches only, of 1no Beech within Belle Vue Conservation Area	No Objection
3.	23/00178/TCA	10 Belle Vue Gardens Shrewsbury Shropshire SY3 7JG	Crown reduce by up to 2-3m 1no Birch and reduce by approx. 1.5m 1no Rowan within Belle Vue Conservation Area	No Objection
4.	23/00248/TPO	Shropshire Council Overspill Car Park Shrewsbury Shropshire SY2 6NP	To fell 1no. Beech (T1) and to reduce crown by 20 percent on the side overhanging property of 1no. Beech (T2) protected by the Shropshire Council (Land at Overflow Carpark, London Road, Shrewsbury) TPO 2014 (Ref. SC/00184/14)	No Objection
5.	23/00171/TPO	61 Carlton Close Shrewsbury Shropshire SY3 5JA	Crown reduction of 30 percent of 1no. Ash protected by the SABC (Land at and surrounding Bowbrook) TPO 2008 (Ref. SA/462)	No Objection

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.

6.	23/00165/TPO	2 Hexham Way Shrewsbury Shropshire SY2 6QX	Fell 2no. Sycamore (T1 and T2) protected by The Borough of Shrewsbury (Sutton House Farm) Tree Preservation Order 1950	No Objection
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Whilst Shrewsbury Town Council does not object to this Planning application, Members respectfully request that the applicant plants replacement trees.

7.	23/00245/TCA	21 Burton Street Shrewsbury Shropshire SY1 2JW	Reduce by a third 1no Tulip Tree & fell 1no Beech within Shrewsbury Conservation Area	No Objection
8.	23/00126/LBC	1 English Bridge Court Wyle Cop Shrewsbury Shropshire SY1 1XH	Replacement wooden sash window in upstairs room to include double glazing, replacement wooden casement window on ground floor next to back door and alteration to cellar hatch affecting a Grade II Listed Building	No Objection
9.	22/05749/FUL	7 Coolock Close Shrewsbury Shropshire SY3 9QD	Erection of extension and refurbishment to an existing garage	No Objection
10.	23/00104/FUL	12 Oak Street Shrewsbury Shropshire SY3 7RH	Erection of part two storey/part single storey extension and 1000 mm high brick wall to form new boundary	No Objection
11.	23/00060/FUL	Hillcrest 27 Ridgebourne Road Shrewsbury Shropshire SY3 9AA	Erection of single storey rear extension, associated changes and alterations to fenestration	No Objection
12.	22/05629/FUL	Shelton Water Treatment Works Welshpool Road Shelton Shrewsbury Shropshire	Installation of 1No. phosphate dosing kiosk	No Objection
13.	23/00075/TPO	4 Mayland Court Gains Park Way Bicton Heath Shrewsbury Shropshire SY3 8DB	Crown reduce by 6-8 feet 1no. Oak protected by the SABC (Land at and surrounding Bowbrook Grange) TPO 2008 (Ref. SA/463)	No Objection

14.	23/00033/FUL	11 Broadhaven Close Shrewsbury Shropshire SY1 3XF	Erection of single storey rear extension	No Objection
15.	22/00067/TEL	Proposed Telecommunications Installation Off Racecourse Crescent Shrewsbury Shropshire	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Objection

The Town Council object to this application as the proposed street pole is too close to the boundary of residential properties, and in particular No 22 Racecourse Crescent. The applicant needs to consider other locations which are not adjacent to housing, Monkmoor Recreation Ground would be a better location. It was also disappointing that the applicant had not directly consulted residents on this proposal given the proximity to their property. Members understand the need for connectivity but not in the location proposed.

Member of the public left the meeting.

16.	22/00013/FUL	124 Hereford Road Belle Vue Shrewsbury Shropshire SY3 7RA	Erection of single storey rear extension, construction of 3No dormers and detached garage with home office (revised scheme)	No Objection
17.	22/00008/FUL	Proposed Dwelling to The West Of 30 Havelock Road Shrewsbury Shropshire	Erection of detached dwelling and associated infrastructure	Objection

The Town Council object to this application. Whilst it is appreciated the applicant has attempted to address issues raised from previous applications, it is sited very close to number 30 Havelock Road and at two storeys, has the potential to be overbearing to this property as well as blocking light and impacting on privacy. The property will be visible from the road and will have a negative impact on the street scene within the conservation area, will reduce the site's openness, and will not contribute to the character and appearance of the area.

18.	22/00068/TEL	Proposed Telecommunications Installation To The North Of Berwick Road Shrewsbury Shropshire	Proposed 5G telecoms installation: H3G 17m street pole and additional equipment cabinets	Objection
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The Town Council objects to this application as the proposed street pole is too close to the boundary of residential properties. The applicant needs to consider other locations which is not adjacent to housing. It was also disappointing that the applicant had not directly consulted residents on this proposal. Members understand the need for connectivity but not in the location proposed.

19.	22/05609/FUL	Mercedes Benz Of Shrewsbury Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire SY1 3TG	Erection of 4 bay Cosmetic Repair Centre	No Objection
20.	22/05743/FUL	133 Lancaster Road Shrewsbury Shropshire SY1 3NA	New Living unit to be created from a converted container to be sited in the rear garden and ancillary to the main dwelling	Deferred

The Town Council notes that the proposal does appear to take up a large portion of the garden and respectfully requests that plans for this proposal are clarified as there appears to be some discrepancies between the elevations provided and the design statement, in terms of materials being used and pitch of roof. Council seeks clarification before making a decision on this application.

21.	22/05739/VAR	3 Quarry Place Shrewsbury Shropshire SY1 1JN	Removal of conditions 5 (TPP) and 6 (Tree Completion Statement) attached to planning permission 22/03289/FUL	No Objection
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It has been agreed between the applicant and Shrewsbury Town Council, by way of unilateral undertaking, that three replacement trees (Liquidambar) will be planted in the Quarry to mitigate against the proposed loss of the tree within the grounds of this property. Proposals would result in a net gain of significant trees to this area.

22.	22/05641/FUL	Former Stadco Factory And Premises Site Harlescott Lane Shrewsbury Shropshire SY1 3AS	Change of use from Class B (industrial) to use Class E(d) commercial business and services to be fitted out to provide a trampoline and gymnastics indoor sports facility	No Objection
23.	23/00084/TPO	48 Washford Road Shrewsbury Shropshire SY3 9HP	Crown reduction by 1metre of 1no. Beech protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
24.	23/00048/TPO	Weir Hill Farm Weir Hill Preston Street Shrewsbury Shropshire SY2 5PP	Reduce to monolith at approximately 8 meters 1no. Ash (Tree 734) and removal of deadwood/dead trees along footpath (Trees 728-730, 732- 734) protected by The Shrewsbury Borough Council (Belvidere Coppice) Tree Preservation Order 1967 (Ref. SA/27)	Permission granted by Shropshire Council prior to the meeting

25.	22/05705/LBC	3 Quarry Place Shrewsbury Shropshire SY1 1JN	Various internal modifications to layout relating to approved application no. 22/03290/LBC	No Objection
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Councillors Davies and Vasmer left the meeting. Councillor Halliday took over the role of Chair.

26.	23/00035/TCA	81 Belle Vue Road Shrewsbury Shropshire SY3 7LY	Shorten branches by a maximum of 2 metres and reduce height by a maximum of 2 metres of 2no. Yew (T1 and T2) within Belle Vue Conservation Area	No Objection
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Councillor Davies & Vasmer re-joined the meeting. Councillor Davies took over the role as Chair.

27.	22/05485/FUL	2 Carnforth Close Shrewsbury Shropshire SY3 9QW	Erection of single storey extension to the North elevation to provide wet room, construction of paths and decking and alterations to internal layout to provide wheelchair accessible accommodation	No Objection
28.	22/05473/TPO	81 Underdale Road Shrewsbury Shropshire SY2 5EF	Crown reduction by 30 percent of 1no. Acacia protected by the Shrewsbury and Atcham Borough Council (St. Winefrides, Underdale Road) Tree Preservation Order 1989 (Ref. SA/173)	Permission granted by Shropshire Council prior to the meeting
29.	22/05674/FUL	9 Hardwick Drive Shrewsbury Shropshire SY3 8UZ	Erection of a front porch	No Objection
30.	22/05645/FUL	14 Berkeley Fields Shrewsbury Shropshire SY3 8EJ	Extension to the existing terraced garden area and the erection of a pergola in the rear garden	No Objection
31.	22/05657/FUL	Abbey Veterinary Centre Observer House 16 Holywell Street Shrewsbury Shropshire SY2 5DB	Installation of 6no External Air Conditioning Units	No Objection
32.	22/05668/FUL	18 Kingswood Crescent Shrewsbury Shropshire SY3 8UU	Erection of two storey and single storey rear extension, enlarge front porch and replace its flat roof with pitched roof,	No Objection

			remove garage doors and replace with windows	
33.	22/05639/FUL	35 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Erection of single storey extension to front elevation, removal of existing chimney and existing conservatory and internal and external alterations	Representation

Whilst the Town Council has no objections to this application per se, Members fully support the comments made by the Conservation Officer regarding clarification of materials and measures to be put in place for boundary treatments, so as to preserve and enhance the Conservation Area.

34.	22/05603/FUL	17 Honeysuckle Row Shrewsbury Shropshire SY3 7TW	Erection of new detached dwelling following demolition of existing garages	Objection
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The Town Council objects to this application on the grounds of overdevelopment. The plot appears too small for a detached dwelling and the gap between the proposed and existing properties would lead to potential terracing effect on the street scene which would be out of character and detrimental to the local area.

97.2 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 4 January 2023 to 20 January 2023.

RESOLVED:

That the variance of planning decisions between the period 4 January to 20 January 2023 be noted.