

SHREWSBURY TOWN COUNCIL

Planning Committee
Meeting held in Council Chamber, Shirehall
At 6.00pm on Tuesday 21 February 2023.

PRESENT

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

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Michelle Farmer (Committee Officer) and Craig Cooke (West Midlands Ambulance Service).

APOLOGIES

No apologies were received.

98/22 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.
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99/22 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 31 January 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 31 January 2023 be approved and signed as a correct record.

100/22 MATTERS ARISING

100.1 Re-consultation – 22/05743/FUL – 133 Lancaster Road, Shrewsbury.

Members were advised by the Deputy Town Clerk that the Committee had looked at this application on 31 January 2023 and had deferred their decision as it was noted that the proposal appeared to take up a large portion of the garden and Members requested that the plans provided for this

proposal were clarified as there appeared to be some discrepancies between the elevations provided and the Design Statement, in terms of materials being used and the pitch of the roof.

Notification had now been received from Shropshire Council regarding amendments for this application. The agent had now confirmed that the Design Statement was attached by mistake, and it was the original statement that was submitted with the pre-application advice service. This had now been removed from the application. The agent apologised for the confusion that had arisen.

All the correct details had now been provided and shown to Members to decide on this application.

RESOLVED:

Whilst Members raised no objections to this application per se, concerns were raised regarding visual amenity. It was also commented that a Construction Management Plan should be compiled to show how the container would be put in position.

101/22 WEST MIDLANDS AMBULANCE STATION, MERICAN CLOSE, SHREWSBURY.

Craig Cooke, Operational Support Services Director at West Midlands Ambulance Service, attended the meeting to address concerns raised by Councillors previously, regarding their current Station on Mercian Close, Shrewsbury.

Mr Cooke discussed the outline plans for a replacement Operational Base in Shrewsbury and asked how the Council could assist the West Midlands Ambulance Service in this development for the future. The Committee were informed that the current base/property was held under medium term lease which ends in 2027. The Trust does not intend to renew this lease because it has commenced the work to replace the Longden Road site with a new purpose-built facility within Shrewsbury. They hope to deliver a new building by 2026.

In regard to replacing the Ambulance Hub in Shrewsbury, having completed and finished other projects within the Trust, this was now the priority estate change to achieve, and the Board were committed to that requirement. The facility would be a bespoke new build with a +30year life. It would be the master hub for Shropshire and would have growth designed in for the future. The right location was key; to meet the balance of the operational needs and the community impact whilst taking into consideration issues such as congestion and the proximity to the hospital.

The project would take about 3-4 years to complete once the final documents were prepared and signed off by the Trust. Funding was required to meet the requirement – which would require some ICS involvement and support to gain capital allocations under the new system.

Mr Cooke was very keen to work with the Local Council and Councillors on this project to see what was appropriate.

Councillor Lemon enquired if they could be told of the proposed locations for the new ambulance hub. Mr Cooke replied to say that some locations were being considered but nothing was yet finalised as they needed to ensure that the hub was located close enough to be able to respond to calls, close to the hospital and to not cause a nuisance to residential areas, so they needed to get the balance right.

Councillor Lemon was pleased with the progress that was being made and the reassurances from the Ambulance Service and would be happy to discuss locations with them if required to.

The Chairman thanked Mr Cooke for attending the meeting and addressing concerns that Councillors had raised and that the situation would be resolved. On behalf of the planning Committee, the Chairman wished West Midlands Ambulance Service all the best in this project.

102/22 PROPOSED CHANGES TO NATIONAL PLANNING POLICIES

Members were advised by the Deputy Town Clerk that the Committee had looked at the proposed changes on 31 January 2023, when the Town Clerk had advised Members that correspondence had been received from SALC (Shropshire Association of Local Councils) regarding the proposed changes to the National Planning Policies. The Government consultation on changes to the policies would close on 2 March 2023.

Members agreed at the previous meeting to defer any comments to this meeting, following a briefing that was to be held at Shropshire Council.

Members raised some concerns which included a reduction in housing targets which did not help the national crisis. There was also a concern that the protections they have in place (Greenbelt / Conservation areas) would be lost.

RESOLVED:

The Deputy Town Clerk suggested that following further information from NALC (National Association of Local Councils), she would prepare a brief response which would be circulated to all Members for approval and once agreed, submit before the closure date of 3 March 2023. This was agreed by all Members.

103/22 PRE-PLANNING CONSULTATIONS – PROPOSED RADIO BASE STATION INSTALLATIONS

103.1 Grass Verge of Meadow Farm Drive, Shrewsbury

Members were advised by the Deputy Town Clerk that correspondence had been received from Clarke Telecom Ltd regarding a pre application consultation regarding a proposed radio base station installation on a grass verge on Meadow Farm Drive, Shrewsbury. The purpose of the letter received was to consult the Town Council and seek the views on the proposal before any planning application was made. The proposal related to the installation of up to a 20m high slim-line monopole, supporting six antennas, two equipment cabinets, one electric meter cabinet and ancillary development thereto. The proposed height of up to 20m was essential in order to ensure the latest 4G and new 5G technologies were provided in the Sundorne Area.

RESOLVED:

- i) That Members raised no objections to the proposed location of this radio base station.**
- ii) That Clarke Telecom Ltd be contacted and advised of the Committee decision.**

103.2 Sutton Farm Butchers, Tilstock Crescent, Sutton Farm, Shrewsbury.

Members were advised by the Deputy Town Clerk that correspondence had been received from Clarke Telecom Ltd regarding a pre application consultation regarding a proposed radio base station installation at Sutton Farm Butchers, Tilstock Crescent, Sutton Farm, Shrewsbury. The purpose of the letter received was to consult the Town Council and seek the views on the proposal before any planning application was made. The proposal related to the installation of up to a 20m high slim-line

monopole, supporting six antennas, two equipment cabinets, one electric meter cabinet and ancillary development thereto. The proposed height of up to 20m was essential in order to ensure the latest 4G and new 5G technologies were provided in the Sundorne Area.

Members did raise concerns regarding this location due to the impact on visual amenity and the close proximity to residential properties. It was also noted that in the letter from Clarke Telecoms Ltd it stated this location was within the urban area of Bayston Hill which was incorrect, and they needed to be informed of this.

Members did provide some alternative locations that the station could be placed without disturbing the street scene or residential properties. Possible alternatives could be between Pritchards Way and Oteley Road or a verge on Whitecroft Road and Pritchards Way.

RESOLVED:

That the concerns raised by Committee for this location and alternative location suggestions be sent to Clarke Telecoms Ltd.

104/22 HIGHWAY ORDERS

104.1 Proposed prohibition of U-turns at the Battlefield Rd/Arlington Way traffic signals.

The Deputy Town Clerk informed Committee that notification had been received from Shropshire Council regarding the proposed prohibition of U-Turns at the Battlefield Road/Arlington Way traffic signals. Any comments regarding the proposal would need to be submitted to Shropshire Council by 23 February 2023.

RESOLVED:

No comments were made by the Committee.

105/22 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

106/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

107/22 PLANNING APPLICATIONS

107.1 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 21 January – 10 February 2023.

RESOLVED:

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

1.	23/00471/LBC	45 High Street Shrewsbury Shropshire SY1 1ST	Internal alterations of upper floors to facilitate the change of use to 4No apartments affecting a Grade II Listed Building	No Objection
2.	23/00470/FUL	45 High Street Shrewsbury Shropshire SY1 1ST	Change of use of upper floors to 4No apartments and internal alterations	No Objection
3.	23/00501/TEL	Proposed Telecommunications Installation to The North of Welshpool Road Bicton Heath Shrewsbury Shropshire	The installation of 17m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto	Representation

Whilst the Town Council do not object to this application per se, the proposed location does appear to incorporate the pedestrian crossing point, potentially building across the pedestrian crossing. Members respectfully request the Case Officer investigates this further to confirm the location plan shown is correct.

4.	23/00454/FUL	68 Larkhill Road Shrewsbury Shropshire SY3 8XJ	Erection of front and side first floor extension and rear single storey extension	No Objection
5.	23/00421/TPO	137 Wenlock Road Shrewsbury Shropshire SY2 6JZ	Crown reduce by approx. 6-9ft canopy of 1no Beech protected by the Shrewsbury and Atcham Borough Council (London Road and Wenlock Road, Shrewsbury) Tree Preservation Order 1997 (Ref: SA/320)	No Objection
6.	23/00014/FUL	29 King Street Shrewsbury Shropshire SY2 5ER	Erection of single storey extension following demolition of existing lean-to utility and storage extension	Representation

Whilst the Town Council raise no objections to the application per se, Members respectfully request the Case Officer investigates the removal of the Pear Tree that is stated on photographs. There is no mention of this tree removal on the application form.

7.	23/00426/COU	30F Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire SY1 3TG	Change of use to dog training academy	No Objection
8.	23/00397/TPO	Hardwick House 6 Ridgebourne Road Shrewsbury Shropshire SY3 9AB	To section fell 1no. Sweet Chestnut (T1) and to crown lift 1no. Copper Beech (T2) over parking area by approximately 3m, removing secondary	No Objection

			branches only to enable vehicle parking and access, protected by the Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (ref. SA/37)	
9.	23/00361/TCA	21 Underdale Road Shrewsbury Shropshire SY2 5DW	Dismantle to ground level 1no. Horse Chestnut (T1) and thin out overcrowded stems from 1no. Hazel (T2) within Shrewsbury Conservation Area	Objection

The Town Council object to this application as no reasons have been provided to dismantle the Horse Chestnut tree located within a Conservation Area.

10.	23/00384/FUL	40 Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FT	Erection of a single storey extension to rear to provide new office and enlarged kitchen, dining and day living area	Representation
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Whilst the Town Council do not object to this application per se, the proposal does appear quite large, and Members are concerned with the potential of overdevelopment of the site.

11.	23/00335/VAR	Nixons Pet And Animal Feeds Ltd Harlescott Barns Harlescott Lane Shrewsbury Shropshire SY1 3SZ	Variation of Condition 2 (approved plans) of Application Reference Number: 22/00947/FUL Date of Decision: 25/04/2022	No Objection
12.	23/00283/FUL	52 Sutton Road Shrewsbury Shropshire SY2 6DS	Erection of single storey extension	No Objection
13.	23/00302/FUL	29 South Hermitage Shrewsbury Shropshire SY3 7JS	Erection of part two storey/part single storey rear extension and front porch, new windows and doors, installation of photovoltaic roof panels, air source heat pump and external wall insulation	Representation

Whilst the Town Council raise no objections to this application per se and welcome proposals of this nature, Members fully support the comments raised by the Conservation Officer.

14.	23/00367/TCA	59 The Mount Shrewsbury Shropshire SY3 8PL	Fell 1no Lime within Shrewsbury Conservation Area	Objection
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The Town Council object to this application as it would have been useful to have the evidence of the threats stated. The removal may lead to a loss of amenity value in the area and the reasons provided by the applicant do not justify the felling of the Lime Tree located within Shrewsbury Conservation Area.

15.	23/00300/TCA	24 Mount Street Shrewsbury Shropshire SY3 8QJ	Crown reduce by 50% 1no Magnolia (T1), fell 1no Laurel (T2) & crown reduce by 50% 1no Laurel (T3) within Shrewsbury Conservation Area	No Objection
16.	23/00258/TCA	1 Roman Road Shrewsbury Shropshire SY3 9AZ	Fell 1no Cherry & 1no Goat Willow within Shrewsbury Conservation Area	Objection

The Town Council object to this application as no reasons have been provided for the felling of both trees located within the Shrewsbury Conservation Area.

17.	23/00263/FUL	35 Pendle Way Shrewsbury Shropshire SY3 9QS	Removal of existing brick wall and installation of fencing to extend rear garden area (re-submission)	No Objection
18.	23/00238/FUL	38 Cleveland Street Shrewsbury Shropshire SY2 5DN	Formation of dropped kerb for new access to dwelling	Objection

The Town Council object to this application as parking in this location is already a major issue. Members agree with the public comments raised regarding the parking concerns as this proposal would add to the issues already in place. There was also a concern for visual amenity if this application was granted as the street scene looks better with walls and hedges in place, and not parking spaces.

19.	23/00200/FUL	1 Kennedy Road Shrewsbury Shropshire SY3 7AD	Internal layout alterations within the extension including first floor to garage, 3 No rooflights added to extension roofscape, Changes to the fenestration and garage door treatment, removal of external staircase leading to an access on the south side. (Revision to consent reference 22/00372/FUL)	No Objection
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The Town Council raise no objections to this application and Members fully support the comments raised by the Conservation Officer regarding the proposed rooflights.

20.	23/00183/FUL	1 Porthill Close Shrewsbury Shropshire SY3 8RR	Erection of part two storey and single storey extension and single storey extension following removal of existing conservatory (revised scheme)	No Objection
21.	22/05742/LBC	Coach House Murivance Shrewsbury Shropshire SY1 1JF	Alterations to the existing property	Representation

Whilst the Town Council raise no objections to this application per se, Members do have a concern that the loss of the garage could push parking out to the access road. Members respectfully request that SC Highways consider this and confirm the proposal would be suitable.

22.	22/05577/FUL	Coach House Murivance Shrewsbury Shropshire SY1 1JF	Alterations to the existing property	Representation
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Whilst the Town Council raise no objections to this application per se, Members do have a concern that the loss of the garage could push parking out to the access road. Members respectfully request that SC Highways consider this and confirm the proposal would be suitable.

23.	23/00251/FUL	Benbow Business Park Furrows Limited Harlescott Lane Shrewsbury Shropshire SY1 3EQ	Proposed new vehicular access	No Objection
24.	23/00192/FUL	55 Westbury Road Shrewsbury Shropshire SY1 3HT	Erection of single storey side and rear extensions (amendment to 22/04938/FUL)	No Objection
25.	23/00202/LBC	Meole Brace Hall Church Road Shrewsbury Shropshire SY3 9HF	Erection of car port extension to dwelling and erection of detached garage	No Objection

The Town Council raise no objections to this application and Members fully support the comments raised by the Conservation Officer.

26.	23/00201/FUL	Meole Brace Hall Church Road Shrewsbury Shropshire SY3 9HF	Erection of car port extension to dwelling and erection of detached garage	No Objection
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The Town Council raise no objections to this application and Members fully support the comments raised by the Conservation Officer.

27.	23/00217/FUL	20 Armoury Gardens Shrewsbury Shropshire SY2 6PH	Erection of part two storey and part single storey extension and associated works to side and rear (revised scheme)	Objection
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The Town Council object to this application as the applicant does not appear to have addressed the original concerns raised by Shropshire Council when the previous application was refused. The proposed amendments are minimal.

28.	23/00186/FUL	County Goldsmiths Ltd 32 High Street Shrewsbury Shropshire SY1 1SF	Reinstatement of ground floor window in front elevation	Objection
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The Town Council object to this application and fully support the Conservation Officer comments in that further consideration and investigation is required for the proposed window.

29.	23/00176/LBC	22 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	Internal re-ordering throughout the six storeys of the house and conversion of vaulted garden stores, located under terrace, into reading room and boot room, adjoining to dwelling through new lobby and glazed passageway: and provision of two additional windows on the eastern elevation affecting a Grade II Listed Building	No Objection
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The Town Council raise no objections to this application and Members fully support the comments raised by the Conservation Officer.

30.	23/00175/FUL	22 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	Internal re-ordering throughout the six storeys of the house and conversion of vaulted garden stores, located under terrace, into reading room and boot room, adjoining to dwelling through new lobby and glazed passageway: and provision of two additional windows on the eastern elevation	No Objection
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The Town Council raise no objections to this application and Members fully support the comments raised by the Conservation Officer.

31.	23/00274/TCA	Sunny Bank Nealors Lane Shrewsbury Shropshire SY3 8NF	Crown reduction of 1no. Copper Beech within Shrewsbury Conservation Area	No Objection
32.	23/00197/TCA	2 Alexandra Avenue Shrewsbury Shropshire SY3 9HT	Reduce branches extending towards houses by 1-2m & clear phone lines by 0.5m of 1no Contorted Willow within Meole Brace Conservation Area	No Objection
33.	23/00155/FUL	69 Larkhill Road Shrewsbury Shropshire SY3 8XJ	Erection of first floor side extension and alterations including changing part of the remaining flat roof to form a pitched roof; front porch extension and rear garden room extension	Representation

Whilst the Town Council does not object to this application per se, members respectfully request the Case Officer investigates the issue raised by neighbouring properties in relation to potential overlooking issues.

34.	23/00143/LBC	Upper Floors 12 And 13 Mardol Head Shrewsbury Shropshire SY1 1HD	Listed Building consent to facilitate the change of use from commercial storage to	Representation
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			residential use as 7No. apartments together with the creation of an upper storey extension and internal remodelling	
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Whilst the Town Council does not object to the principle of the design, Members do feel the applicant has taken the proposals too far and object to the design that has been proposed. Members fully support the comments raised by the Conservation Officer.

35.	23/00142/FUL	Upper Floors 12 And 13 Mardol Head Shrewsbury Shropshire SY1 1HD	Change of use from commercial storage to residential use as 7No. apartments together with the creation of an upper storey extension and internal remodelling	Representation
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Whilst the Town Council does not object to the principle of the design, Members do feel the applicant has taken the proposals too far and object to the design that has been proposed. Members fully support the comments raised by the Conservation Officer.

107.2 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 21 January to 10 February 2023.

RESOLVED:

That the variance of planning decisions between the period 21 January to 10 February 2023 be noted.

107.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 21 January to 10 February 2023 for noting:

- 1) 23/00387/CPL - Application for Lawful Development Certificate for a single storey rear extension – 10 Sunnyfields, Bell Lane, Shrewsbury, Shropshire, SY2 5EW.
- 2) 23/00508/CPL - Proposed Loft conversion to provide one additional bedroom, plus converting an existing void to form a first floor en-suite - Burnham, Oteley Road, Shrewsbury, Shropshire, SY2 6QH.

RESOLVED:

That the application for Certificates of Lawful Development between 21 January to 10 February 2023 be noted.