

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in Council Chamber, Shirehall At 6.00pm on Tuesday 14 March 2023

PRESENT

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

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Officer).

APOLOGIES

Apologies were received from Councillor Wall.

108/22 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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109/22 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 21 February 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 21 February 2023 be approved and signed as a correct record.

110/22 MATTERS ARISING

The Deputy Town Clerk informed the Committee that it had been requested to discuss 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.

It had now come to light that the Planning Inspector had allowed the appeal and it was requested that this matter be brought back to this Committee for further discussion.

The Deputy Town Clerk reminded the Committee that, as the matter was not on the agenda, no decisions could be made. The next opportunity to discuss the item in full would be at Full Council on 27 March.

After a number of points had been raised, it was suggested that Councillor Phillips submits a motion to the Town Clerk, ready to take to Full Council on the 27 March. Members also asked if the Deputy Town Clerk would investigate what legal support would be available to them and what the possible cost of a judicial review would be.

111/22 HIGHWAY ORDERS

There were no Highways orders for consideration.

112/22 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

113/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

114/22 PLANNING APPLICATIONS

114.1 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 11 February 2023 – 3 March 2023.

RESOLVED:

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

1.	23/00761/FUL	86 Whitemere Road Shrewsbury Shropshire SY1 3DD	Erection of extension to existing dwelling, erection of a new dwelling and formation of vehicular accesses	No Objection
2.	23/00759/FUL	3, 4, 5, 7, 9, 10, 11, 12, 13, 15, 17, 23 Ragleth Gardens Shrewsbury Shropshire SY2 5RB	Application under Section 73A of the Town and Country Planning Act 1990 for addition of external cladding to front, side and rear elevations	No Objection
3.	23/00635/FUL	HSBC 33 - 36 High Street Shrewsbury Shropshire SY1 1SL	Installation of two new CCTV cameras	No Objection
4.	23/00813/LBC	3 Quarry Place Shrewsbury Shropshire SY1 1JN	Replacement of existing sashes and installing new double-glazed heritage sashes into the	No Objection

			existing frames to the front and rear of the property	
5.	23/00782/ADV	Roundabout A5112/Hereford Road Meole Brace Shrewsbury Shropshire	Erect and display three sponsorship signs placed on the roundabout	Objection

The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

6.	23/00781/ADV	Roundabout At Reabrook/Bage Way/Old Potts Way Shrewsbury Shropshire	Erect and display four sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

7.	23/00780/ADV	Roundabout At Crowmere Road/A5112/Robertson Way/Bage Way, Shrewsbury.	Erect and display four sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

8.	23/00777/ADV	Roundabout At A5112/Robertson Way/ Woodcote Way/Telford Way Shrewsbury Shropshire	Erect and display four sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

9.	23/00776/ADV	Roundabout At A5112 Hazeldine Way/Sutton Lane/Pritchard Way Shrewsbury Shropshire	Erect and display four sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

10.	23/00774/ADV	Roundabout For Meole Brace/A5112/ Hereford Road/Hazeldne Way/B4380/Oteley Road Shrewsbury Shropshire	Erect and display eight sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

11.	23/00773/ADV	Roundabout B4386 Mytton Oak Road/Toronto Avenue Shrewsbury Shropshire	Erect and display four sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

12.	23/00772/ADV	Roundabout/A5112 Whitchurch Road/National Cycle Route 81/B5062 Heathgates Shrewsbury Shropshire	Erect and display four sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

13.	23/00770/ADV	Roundabout Junction Of A49/A53A5124/A5112 Battlefield Shrewsbury Shropshire	Erect and display five sponsorship signs placed on the roundabout	Objection
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The Town Council object to this application on the basis that the new signs proposed are considerably larger than the existing ones given that when Shrewsbury Town Council originally applied for planning permission in 2011, they were told that this was the original signs were largest they could be. There were also objections to the considerable increase in the number of signs at each site and the potential distraction this could create to drivers. Finally, concerns were raised about the combination of larger and an increased number of signs on the visual amenity of the roundabout given the conservation status of the town.

14.	23/00567/FUL	Proposed Development Land NE Of Ellesmere Road Roundabout Shrewsbury Shropshire	Change of use of land which is currently used for grazing purposes to provide a temporary Transit Site for a period of up to five years on land to include a stone or grasscrete base, portable toilet block unit, CCTV, Perimeter Fencing and height restriction barriers on the entrance to the site	No Objection
15.	23/00868/TPO	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	To fell and replace 1no. Horse Chestnut (within G21) protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021 (Ref. SC/00479/21)	No Objection
16.	23/00736/FUL	Hope Cottage Shepherds Lane Bicton Heath Shrewsbury Shropshire SY3 5EH	Erection of single storey rear extension and associated alterations including formation of new chimney	No Objection
17.	23/00728/LBC	Unitarian Church High Street Shrewsbury Shropshire	Relocation and alterations of four pews to create fellowship area and associated works affecting a Grade II Listed Building	No Objection
18.	23/00801/TEL	Thieves Lane Shrewsbury Business Park Shrewsbury Shropshire	Application for prior approval under Schedule 2, Part 16, Class A of the Town and Country	Objection

			Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of 18m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto	
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The Town Council object to this application on the basis that there has been no public consultation or notices erected to advise residents of the installation. The addition of these masts would impact visual amenity and the close proximity to residential/business properties raised considerable concerns. Alternative locations away from properties should be considered.

19.	23/00800/TEL	Land At Tilstock Crescent Shrewsbury Shropshire	Application for prior approval under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of 17m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto	Objection
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The Town Council object to this application on the basis that there has been no public consultation or notices erected to advise residents of the installation. The addition of these masts would impact visual amenity and the close proximity to residential/business properties raised considerable concerns. Alternative locations away from properties should be considered.

20.	23/00725/TCA	25A Underdale Road Shrewsbury Shropshire SY2 5DW	Selectively reduce overlong side branches by approx. 1m of 5no Birch within Shrewsbury Conservation Area	No Objection
21.	23/00583/TPO	6 Willow Cottages Hereford Road Belle Vue Shrewsbury Shropshire SY3 7QL	Selectively crown reduce, removing no greater than approx. 20% foliage and remove ivy & deadwood (See sketch plan for details) of 1no Scots Pine protected by the Shrewsbury & Atcham Borough Council (Oakley Grange) Tree Preservation Order 2002 (Ref: SA/364)	No Objection
22.	23/00683/TCA	15 Underdale Road Shrewsbury Shropshire SY2 5DL	Crown reduce by 10% 1no Beech & crown reduce by 15% 1no Crab Apple and 1no Apple	No Objection

			within Shrewsbury Conservation Area	
23.	23/00667/VAR	41 Torrin Drive Shrewsbury Shropshire SY3 6AW	Variation of Condition No. 2 attached to planning permission 21/04923/FUL dated 17 February 2022	Objection

The Town Council object to this application as when permission was originally granted there was no permission for these proposed windows granted. The windows should therefore not be in place. There are overlooking and noise issues which would impact on neighbouring properties.

24.	23/00652/LBC	4 Church Row Shrewsbury Shropshire SY3 9EY	Alterations and refurbishment to include replacement windows, double doors to rear and internal alterations affecting a Grade II Listed Building	No Objection
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The Town Council raise no objections to this application and fully support the Conservation Officer comments.

25.	23/00638/FUL	Unit 15 Sundorne Trade Park Henley Way Shrewsbury Shropshire SY1 4YQ	Installation of a nitrogen storage tank and a carbon dioxide tank, associated infrastructure and ancillary works	No Objection
26.	23/00529/TCA	4 Meole Hall Gardens Church Lane Meole Brace Shrewsbury Shropshire SY3 9JS	Crown reduction by approx. 20 percent of 1no. Magnolia within Meole Brace Conservation Area	No Objection

Whilst the Town Council do not object to this application, Members respectfully request that the case officer looks into the percentage of reduction proposed as there is no mention of this in the application form.

27.	23/00522/TCA	Shrewsbury Sixth Form College Priory Road Shrewsbury Shropshire SY1 1RX	Crown reduce 6no. Birch by approx. 1-2m over entire canopies, remove deadwood and rubbing branches; and Crown reduce 1no. Walnut by 1-2m over entire canopy, remove deadwood and rubbing branches and crown lift by approx. 1-2m within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
28.	23/00455/FUL	39 - 40 Castle Street Shrewsbury Shropshire SY1 2BW	Conversion and extension of existing two storey warehouse building to provide four storey dwelling and associated works	No Objection

29.	23/00629/OUT	125 Wenlock Road Shrewsbury Shropshire SY2 6JX	Outline application for the erection of a detached two storey dwelling with attached double garage to include access and scale	Objection
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The Town Council object to this application. Trees would need to be removed to accommodate this proposal. There are large concerns regarding access and loss of privacy for neighbouring properties, biodiversity, the impact on wildlife and potential noise and traffic increase.

30.	23/00557/TPO	21 Alan Gutridge Drive Shrewsbury Shropshire SY3 9BG	Reduce crown by up to 3m, remove deadwood & cut back stub resulting from recent branch failure, back to branch bark ridge collar of 1no Oak (T1) Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	Objection
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The Town Council object to this application as the previous application that this application refers to (22/04093/TPO) specifically stated on the permission from Shropshire Council that the works shall not include any reduction in the height of the tree. It would appear that this application is for a 3m crown reduction amongst other items with no reason stated for the reduction.

31.	23/00637/LBC	4 - 5 Wyle Cop Shrewsbury Shropshire SY1 1UT	Internal and external alterations including re-arrangements of internal space, with new kitchen, toilets and alterations to existing shop front in association with change of use of ground floor from Class E (retail shop) to Class E (cafe restaurant) and Sui Generis (drinking establishment) as approved under reference 21/04246/LBC dated 25 October 2021 affecting a Grade II Listed Building	Objection
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The Town Council object to this application on the grounds of the proposed visual changes and fully support the comments raised by the Conservation Officer and Regulatory Services.

32.	23/00636/FUL	4 - 5 Wyle Cop Shrewsbury Shropshire SY1 1UT	Internal and external alterations including re-arrangements of internal space, with new kitchen, toilets and alterations to existing shop front in association with change of use of ground floor from Class E (retail shop) to Class E (cafe restaurant) and Sui Generis (drinking establishment) as approved	Objection
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			under reference 21/04245/FUL dated 25 October 2021	
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The Town Council object to this application on the grounds of the proposed visual changes and fully support the comments raised by the Conservation Officer and Regulatory Services.

33.	23/00595/ADV	Red Lion 29 Battlefield Road Shrewsbury Shropshire SY1 4AB	Erect and display 2No externally illuminated replacement hand written signs, 2No non illuminated replacement hand written signs, refurbish 1No existing internally illuminated totem sign and 1No non illuminated sign	No Objection
34.	23/00519/TCA	2 Mount Street Shrewsbury Shropshire SY3 8QP	Removal of 1no. Cherry (T2) within Shrewsbury Conservation Area	No Objection

Whilst the Town Council raise no objections to the application with the reasons provided, Members would like to see a replacement tree planted.

35.	23/00581/LBC	5 The Armoury Wenlock Road Shrewsbury Shropshire SY2 6PA	Demolition of existing garage. Formation of extension to form utility room with loft storage over. Replacement of 2 No. sash windows to south east elevation. Internal alterations	No Objection
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The Town Council raise no objections to this application and fully support the comments made by the Conservation Officer.

36.	23/00580/FUL	5 The Armoury Wenlock Road Shrewsbury Shropshire SY2 6PA	Demolition of existing garage. Formation of extension to form utility room with loft storage over. Replacement of 2 No. sash windows to south east elevation. Internal alterations	No Objection
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The Town Council raise no objections to this application and fully support the comments made by the Conservation Officer.

37.	23/00573/FUL	Boat House Water Lane Shrewsbury Shropshire	Erection of replacement two storey boat house following demolition	Objection
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The Town Council object to this application on the grounds of overdevelopment. The proposed building appears larger than the current footprint. It is also questioned why it needs to be a two storey building as this would have a significant visual impact and dominate the scene. Parking for this facility would be a major

issue in this location. The applicant had also failed to mention the trees that would need to be removed to accommodate this proposed building. There has not been much change to the plans since the recently withdrawn application. A question is also raised as the applicant states the building will be used for personal recreational use only, but the plans show it as 'semi commercial' with plans for several lockers, showers and changing rooms. Members respectfully request that Shropshire Highways revisit this application and their decision and the impact it would have on the highways.

38.	23/00568/FUL	34 Underdale Road Shrewsbury Shropshire SY2 5DW	Proposed 2 storey side extension, single storey extension. external wall insulation and render to side and rear elevations, photovoltaic panels to rear south elevation roof and new renewable heating system	No Objection
39.	23/00559/FUL	80 Redwing Fields Shrewsbury Shropshire SY2 5SZ	Erection of a two storey side extension	Objection

The Town Council object to this application and fully support the comments raised by SC Highways in the result in loss of parking on the site.

40.	23/00533/TEL	Coleham Head Shrewsbury Shropshire	Application to determine whether prior approval is required under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of 15m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module	Objection
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The Town Council object to this application as the location proposed for the base station appears to be positioned in an area that floods. The height of the proposal would be harmful to the street scene and impact the visual amenity. Alternative locations outside of the Conservation Area should be considered. Members fully support the comments raised by the Conservation Officer.

41.	23/00532/TEL	Proposed Telecommunications Installation To The South Of Shorncliffe Drive Shrewsbury Shropshire	Application for prior approval under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) relates to the installation of 15m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module	Objection
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The Town Council object to this application due to the visual impact the proposal would have on the street scene. The proposal is too close to residential properties and the proposed mast is taller than surrounding trees. There would be limited visibility when entering and leaving Shorncliffe Drive which is a danger to cyclists, pedestrians and drivers. A location away from residential properties should be considered.

42.	23/00489/FUL	Longmeadow 127B Abbey Foregate Shrewsbury Shropshire SY2 6LY	Replacement of existing rear wooden garden boundary fence with new 1.93m high close boarded wooden garden boundary fence and erection of a wooden garden shed for storage of garden furniture and gardening equipment	No Objection
43.	23/00464/TPO	30 Sutton Road Shrewsbury Shropshire SY2 6DG	Reduce crown by 30% of 1no Horse Chestnut protected by The Borough of Shrewsbury (Stonehurst School, Sutton Road, Shrewsbury) Tree Preservation Order 1965 No. 1 (Ref: SA/17)	No comment made as permission granted by Shropshire Council prior to the meeting

114.2 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 11 February 2023 to 3 March 2023.

RESOLVED:

That the variance of planning decisions between the period 11 February 2023 to 3 March 2023 be noted.