

SHREWSBURY TOWN COUNCIL

**Planning Committee
Meeting held in Council Chamber, Shirehall
At 6.00pm on Tuesday 4 April 2023**

PRESENT

Councillors N Green (Chairman), M Davies, K Halliday, C Lemon, P Moseley, E Roberts (substitute for Councillor Dartnall) and D Vasmer.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Dartnall & Wall.

115/22 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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116/22 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 14 March 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 14 March 2023 be approved and signed as a correct record.

117/22 MATTERS ARISING

There were no matters arising for consideration.

118/22 DESIGN CODES

The Deputy Town Clerk explained to Committee that there had been a Design Code Consultation for the town recently which some of the Councillors had been involved in. The Project Manager had

provided the Town Council with a brief update on the draft code and the Deputy Town Clerk explained to Committee how things were moving forward.

In January 2023, the final stakeholder workshops were held which was the end of the eight week consultation period and the drafting of the code took place. In February, an initial draft of the code was created. In March, the initial draft was subjected to Independent Design Review chaired by the Design Council on behalf of DLUHC, as well as core advisory team, with further work being advised requiring the Project Programme to be amended to allow for additional revision and refinement.

In April 2023 there would be further refinement and an agreement of the Code content by the core advisory group prior to reports being prepared ready for committee, with a view to a formal six week consultation in June/July.

In May 2023, the Code document was to be submitted and assessed by DLUHC prior to the end of the formal Pathfinder programme.

In June/July, there would be a formal consultation and any subsequent updates. In the Autumn of 2023, there would be amendments to finalise the Code which would be presented to Committee for formal adoption.

The Project Manager had asked if Members of this Committee would consider how they may support the process to maintain high standards going forward, i.e a possible design review or setting up a local forum.

The Committee Members agreed with the setting up of a local forum and drawing in other interested individuals i.e the Civic Society. Engagement with developers would also be required. This could then be fed into the Planning meetings – a consolidation version of what was considered. It was also suggested that training would be useful and a ‘top tips’ guide would be very helpful and that the guide must be useable.

RESOLVED:

The Deputy Town Clerk agreed to feedback the comments raised by the Committee.

119/22 HIGHWAY ORDERS

There were no Highways orders for consideration.

120/22 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

121/22 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

122/22 PLANNING APPLICATIONS

122.1 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 March 2023 – 24 March 2023.

RESOLVED:

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

1.	23/01247/TCA	Ashleigh 12 Hawthorn Road Shrewsbury Shropshire SY3 7LZ	Crown reduction by 2.5metres and crown thin by 10 percent 1no. Willow (T1) within Belle Vue Conservation Area	No Objection
2.	23/01185/FUL	14 Copthorne Gardens Shrewsbury Shropshire SY3 8TQ	Rear single storey extension and front porch	No Objection
3.	23/01035/TCA	22 Havelock Road Shrewsbury Shropshire SY3 7NE	Fell 1no Apple & 1no Victoria Plum within Belle Vue Conservation Area	No Objection
4.	23/00957/TCA	28 Lime Street Shrewsbury Shropshire SY3 7EB	Remove 1no. Sycamore within Belle Vue Conservation Area	No Objection

Whilst the Town Council has no objections to this application Members would like it confirmed that no trees are felled during the nesting season.

5.	23/01159/LBC	County Goldsmiths Ltd 32 High Street Shrewsbury Shropshire SY1 1SF	Installation of 1No ground floor window and associated works affecting a Grade II Listed Building	No Objection
6.	23/01139/FUL	3 Canon Street Shrewsbury Shropshire SY2 5HG	Erection of single storey rear extension	No Objection
7.	23/01130/ADV	Plot 5B Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire	Erect and display 1No freestanding totem type sign and building applied letters	No Objection
8.	23/01003/FUL	129 Monkmoor Road Shrewsbury Shropshire SY2 5BB	Works to drop the existing kerb to form vehicular access onto the public highway	No Objection
9.	23/01131/FUL	13 Shelton Road Shrewsbury Shropshire SY3 8ST	Erection of single storey side extension and associated alterations to ground floor accommodation; bay window extension and garage conversion works to provide further living accommodation	No Objection

10.	23/01110/FUL	46 Queen Street Shrewsbury Shropshire SY1 2JU	Erection of new dormer window to rear roof slope	No Objection
11.	23/00996/FUL	29 Freshfields Shrewsbury Shropshire SY1 3JB	Conversion of a garage into a room to be used to work in doing beauty treatments and extra habitable space out of working hours	No Objection
12.	23/01088/FUL	106 Wenlock Road Shrewsbury Shropshire SY2 6JT	Extension to side of existing house to create garage and master bedroom	No Objection
13.	23/01195/TCA	Hilda Harding Field South Of Roman Road Shrewsbury Shropshire SY3 9AR	Fell 1no Sycamore, 1no Ash & reduce lapsed hedgerow to original height within Shrewsbury Conservation Area	No Objection
14.	23/01188/TPO	5 Mayfield Drive Shrewsbury Shropshire SY2 6PB	Crown reduction of (25%) 5 metres of 1no. Silver Birch (T1) protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (Ref. SA/47)	Objection

The Town Council object to this application as no explanation has been given for the proposed work as a Tree Preservation Order. There are other large trees in this area.

15.	23/01085/FUL	Spar Store Store And Filling Station Battlefield Services Robert Jones Way Battlefield Shrewsbury Shropshire SY4 3EQ	Proposed side extension	No Objection
16.	23/01082/COU	15 Shorncliffe Drive Shrewsbury Shropshire SY3 8TE	Change of use from temporary accommodation to the provision of a Parenting Hub for the purposes of working with families in a home setting	No Objection
17.	23/01062/LBC	116 Abbey Foregate Shrewsbury Shropshire SY2 6AZ	Proposal for the replacement of the front second floor dormer window, the replacement sashes in the front ground and	No Objection

			first floor windows and the replacement windows and kitchen door at the rear of the property	
18.	23/01030/LBC	58 Leighton Park Bickton Heath Shrewsbury Shropshire SY3 5FT	Replacement of 3No windows with UPVC cream coloured frames affecting a Grade II Listed Building	Application withdrawn by applicant
19.	23/00763/FUL	31 Bynner Street Shrewsbury Shropshire SY3 7PB	Installation of replacement windows and door to front elevation (Article 4)	Deferred

The Town Council would like further information from the applicant before making a decision on this application in regards to what materials will be used as the location is within the Conservation Area.

20.	23/01155/TCA	Allotments And Recreation Ground Argyll Street Shrewsbury Shropshire	Fell 1no Damson within Shrewsbury Conservation Area	No Objection
21.	23/01170/TCA	29 Oak Street Shrewsbury Shropshire SY3 7RQ	Fell 1no Leyland Cypress within Belle Vue Conservation Area	No Objection
22.	23/01169/TCA	6 Alma Street Shrewsbury Shropshire SY3 8QL	Fell 1no Pine within Shrewsbury Conservation Area	No Objection

Councillor Vasmer joined the meeting.

23.	23/00889/FUL	26 Montague Place Shrewsbury Shropshire SY3 7NF	Replacement windows to front elevation (Article 4)	Deferred
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The Town Council would like further information from the applicant before making a decision on this application in regards to what materials will be used as the location is within the Conservation Area.

24.	23/00657/FUL	6 Bluebell Place Shrewsbury Shropshire SY3 9FH	Erection of front porch	No Objection
25.	23/01050/FUL	20 Woodfield Avenue Shrewsbury Shropshire SY3 8HT	Single storey wrap around extension and ancillary accommodation	No Objection

26.	23/01001/FUL	43 Longden Road Shrewsbury Shropshire SY3 7HD	Erection of a single storey side extension	No Objection
27.	23/01008/TCA	18 St Johns Hill Shrewsbury Shropshire SY1 1JJ	To fell 2no. Holly within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
28.	23/00948/FUL	24 Whitehall Street Shrewsbury Shropshire SY2 5AD	Installation of 5 NO solar Panels to existing roof	No Objection
29.	23/00701/FUL	72 Trinity Street Shrewsbury Shropshire SY3 7PD	Removal of chimney to rear of building down to roof level	No Objection
30.	23/00937/FUL	5 Shepherds Lane Bicton Heath Shrewsbury Shropshire SY3 5EH	Remove existing conservatory. Replace with single storey and part 2 storey extension to provide larger living space, entrance porch and storage at first floor	No Objection
31.	23/00765/FUL	Bicton Heath House Knowsley Drive Bicton Heath Shrewsbury Shropshire SY3 5DH	Proposed demolition of existing care home wing and proposed new build care home wing	Objection

The Town Council object to this application. The proposal would demolish most of the existing building and upgrading the existing building has not been considered by the applicant. We would encourage the applicant to use what they have more efficiently instead of removal. Members fully support the comments raised by the Conservation Officer in that a heritage impact assessment should be provided.

32.	23/00830/FUL	35 - 37 Castle Foregate Shrewsbury Shropshire SY1 2EH	Change of use of ground floor retail unit (A1) to 2 bedroom apartment (C3)	Objection
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The Town Council object to this application due to the loss of retail space. If this property is changed it would be lost permanently. Members fully support the comments raised by the Civic Society.

33.	23/00846/FUL	23 Tankerville Street Shrewsbury Shropshire SY2 5DJ	Erection of first floor extension over existing kitchen - flat roof revision	No Objection
34.	23/00927/TCA	4 Bakewell Close Shrewsbury Shropshire SY1 3RL	Crown lift lower branches up to 2m, crown reduce by 25% & crown thin up to 25% 1no Oak protected by the Shropshire Council (Land at 2 Bakewell Close, Shrewsbury) TPO 2013 (Ref: SC/00148/13)	Permission granted by Shropshire Council prior to the meeting
35.	23/00902/TCA	Caradoc House 155 Abbey Foregate Shrewsbury Shropshire SY2 6AP	Removal of 1no. Hazel (T3), 1no. Alder (T4), 1no. Holly (T5), 1no. Damson (T6) and 2no. Sycamore (T7 and 8) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
36.	23/00764/TCA	24 Benyon Street Shrewsbury Shropshire SY1 2JQ	Fell 1no Sycamore within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
37.	23/00747/FUL	43 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Erection of dormer roof extension	Objection

The Town Council object to this application and fully support the comments raised by the Conservation Officer in that the flat roofed dormer would appear as a large addition to the rear elevation and the recommendation that the proposal is reduced in terms of size and fenestration.

38.	23/00743/FUL	43 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Erection of single storey rear extension and replacement of timber sash windows	No Objection
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The Town Council raise no objections to this application but fully support the comments raised by the Conservation Officer.

39.	23/00268/FUL	41 Roseway Shrewsbury Shropshire SY1 4HW	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a two storey side extension	Deferred
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The Town Council would like to see further comments from Shropshire Officers before making a decision on this application.

The Deputy Town Clerk informed committee that they had been contacted by Shropshire Council regarding planning application 23/00518/FUL – 6 Weston Drive, Shrewsbury. SY1 3BU – Erection of a two-storey extension.

When validating the application, the Case Officer at Shropshire Council had noticed that the Town Council had not been consulted about this application when they should have been. As the application had not been advertised on the agenda for this meeting, the Deputy Town Clerk asked Members if they would be happy to consider this application at this meeting. All Members agreed to consider the application, and no objections were raised by Committee.

122.2 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 March 2023 to 24 March 2023.

RESOLVED:

That the variance of planning decisions between the period 4 March 2023 to 24 March 2023 be noted.

122.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 4 March to 24 March 2023 for noting:

- a) 23/00945/CPL - Application for Lawful Development Certificate to extend and re roof single storey extension to rear - 70 Oakfield Road, Shrewsbury, Shropshire, SY3 8AE.
- b) 23/01093/CPL - Application for a Lawful Development Certificate for the proposed erection of rear sun room - 26 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AP

RESOLVED:

That the application for Certificates of Lawful Development between 4 March to 24 March 2023 be noted.