

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held in Council Chamber, Shirehall At 6.00pm on Tuesday 16 May 2023

PRESENT

Councillors P Moseley (Chairman), M Davies, N Green, K Halliday, C Lemon and R Wilson (substitute for D Vasmer).

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) and Michelle Farmer (Committee Officer), Lisa Richards (Design Code Project Manager) and Claire Evans (Shrewsbury Project Manager).

APOLOGIES

Apologies were received from Councillors Dartnall, Vasmer & Wall.

01/23 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 Green	<ul style="list-style-type: none">Declared an interest in application 23/01545/LBC & 23/01544/FUL as he is a trustee of The Hive and would not take part in any discussion

02/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 25 April 2023 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 25 April 2023 be approved and signed as a correct record.

03/23 MATTERS ARISING

There were no matters arising for consideration.

04/23 DESIGN CODES

The Chairman introduced Claire Evans and Lisa Richards from Shropshire Council and explained they were there to provide Members with an update on the Design Code.

A presentation was made to the Committee as follows:

- Volume 1 of the Design Code focussed primarily on Frankwell, The West End and Riverside as these presented development opportunities for the town, providing enough flexibility to attract investment. Volumes 2 and 3 which focussed on other areas of the town centre would follow.
- The Design Code was linked specifically to the NPPF and other key planning policies such as SP1 and SP5.
- The Design Code was to be sent to DLUHC by 31 May 2023. They would then assess it and provide feedback.
- The Design Code focussed on Shrewsbury's special qualities and characteristics. Developers would need to demonstrate they had considered each of these when making an application. The twelve characteristics were:
 - Landform & Topography
 - Relationship to the River Severn
 - Fine Urban Grain
 - A Network of public spaces
 - A Green Town
 - Human Scale
 - Celebration of Landmarks
 - Variety and Contrast
 - Verticality
 - Varies Roofscape
 - Definition of Base, Middle & Top
 - Intricate Pattern & Detailing
- Next steps would be that, once DLUHC feedback had been received, the Design Code would be taken to Cabinet. From there a statutory period of six weeks consultation would commence and both Commonplace and public sessions would be set up to maximise public engagement. Claire and Lisa explained that champions would be needed to help deliver the vision and that the Town Council had a key role to play in this. They were proposing that a local forum be set up which would include membership from a wide variety of local stakeholders.

Councillor Halliday thanked Claire & Lisa for attending the meeting and commented that the Design Code looked interesting, and it would be a tool that would help support planning applications. She also agreed that a Forum would be a good idea.

Councillor Wilson asked when the code would be published as a draft. It was confirmed that once the code was at consultant stage it would then be in the public domain. Councillor Wilson also commented that the outskirts of the town would also benefit from this code.

Councillor Davies asked when the Design Code would be delivered. Claire explained that it wasn't possible to put a date on it at the moment, but it was hoped that this would be by the end of the year.

The Chair thanked Claire and Lisa for their presentation.

05/23 HIGHWAY ORDERS

There were no Highways orders for consideration.

06/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

07/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

08/23 PLANNING APPLICATIONS

08.1 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 15 April 2023 – 5 May 2023.

RESOLVED:

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

1.	23/01723/TCA	26 Oak Street Shrewsbury Shropshire SY3 7RQ	Fell 1no Leylandii, reduce back to growth points by 40% of 1no Elder & fell 1no Cherry within Belle Vue Conservation Area	No Objection
2.	23/01799/FUL	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 (re-submission)	No Objection
3.	23/01792/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, landscaping and scale (re-submission)	Objection

The Town Council object to this application as the size of the property proposed was still substantial. Trees would need to be removed to accommodate this proposal and this issue has not been addressed by the applicant. There are still large concerns regarding access and loss of privacy for neighbouring properties, biodiversity, the impact on wildlife and potential noise and traffic increase. From the plans submitted it would also appear that the proposed driveway would impact the existing property.

4.	23/01878/TCA	35 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Works to 1no. Beech (T1) and 3no. Limes (T2-4) (see schedule) within Belle Vue Conservation Area	No Objection
5.	23/01879/TCA	Oak Lodge 33 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Works to a number of trees (see schedule) within Belle Vue Conservation Area	No Objection
6.	23/01916/TCA	31 Underdale Road Shrewsbury Shropshire SY2 5DW	Side prune 3no. Ash (G1) by 2 metres, re-pollard 1no. Maple (T1) and remove lower limb overhanging garden from 1no. Silver Birch (T2) within Shrewsbury Conservation Area	No Objection

7.	23/01918/TCA	Carline Crescent Longden Coleham Shrewsbury Shropshire	Crown lift to approx. 0.5metres 1no Alder (T15) within Shrewsbury Conservation Area	No Objection
8.	23/01884/TPO	Carline Crescent Longden Coleham Shrewsbury Shropshire	Works to a number of trees (see schedule) protected by the Shrewsbury & Atcham Borough Council (Carline Fields) Tree Preservation Order 2002 (Ref. SA/369)	No Objection
9.	23/01780/FUL	South View Mytton Oak Road Shrewsbury Shropshire SY3 5BS	Erection of new car port at the front of the property	No Objection
10.	23/01578/FUL	115 Underdale Road Shrewsbury Shropshire SY2 5EG	Erection of rear extension at lower ground floor and ground floor including enlargement of existing balcony	No Objection
11.	23/01738/FUL	25 Corsten Drive Shrewsbury Shropshire SY2 5TJ	Erection of side and rear extensions, garage conversion and new front porch	No Objection
12.	23/01654/LBC	22 Whitehall Street Shrewsbury Shropshire SY2 5AD	Erection of glazed roof and supporting wall to create a covered area at the rear of the property	No Objection
13.	23/01540/FUL	48 Underdale Road Shrewsbury Shropshire SY2 5DT	Existing garage to be converted and extended to form an Annexe to No. 48 Underdale Road, as a retirement flat	Objection

Councillor Moseley informed Committee that she knew the applicant as they had contacted her as Local Councillor, but they had been informed that she would not discuss the application with him as she was on the Planning Committee.

The Town Council object to this application as it still appears an over-development of the site and is not in-keeping with the area. There is not much difference in this application to the previous one and parking is still an issue in this location. There are also potential issues for neighbouring properties. No internal layout has been provided by the applicant to see what is actually being proposed.

14.	23/01704/LBC	Park Cottage Horsefair Abbey Foregate Shrewsbury Shropshire SY2 6BL	Revisions to previously approved application 21/02896/LBC Revise approved French doors on the south facing elevation of the extension, to a single glazed 1.5m door	No Objection
15.	23/01690/FUL	70 Oakfield Road Shrewsbury Shropshire SY3 8AE	Extend to rear to enlarge kitchen and replace roof over existing kitchen and extension	No Objection
16.	23/01681/FUL	2 Hermitage Drive Shrewsbury Shropshire SY2 5NZ	To extend to the rear and side to create further living space and bedroom	No Objection
17.	23/01661/FUL	18 Porthill Road Shrewsbury Shropshire SY3 8SE	Erection of extension and remodelling of an existing dwelling	No Objection

The Town Council raised no objections to this application and supported the comments of the Tree Officer in replanting to compensate for the loss of trees.

18.	23/01612/FUL	49 The Mount Shrewsbury Shropshire SY3 8PP	Works to increase width and visibility splay of drive and fit new garden gates	Objection
------------	---------------------	---	--	-----------

The Town Council object to this application as Members are concerned re the loss of height on the wall. They said there are similar wall heights along this road, and we should try and keep uniformity. Members wished to see that comments from the Conservation Officer be considered in relation to this application as this is located within the Conservation Area.

19.	23/01665/FUL	8 Newport Drive Shrewsbury Shropshire SY2 6HZ	Erection of single storey front extension with pitched roof to provide entrance porch and extended living room	No Objection
20.	23/00955/FUL	Opportunity Pre School Kempsfield Primrose Drive Shrewsbury Shropshire SY3 7TP	Retention of 4 bay demountable unit used as a pre-school as at present previously approved under planning permissions 05/0608/REW (3 bay) and 12/04985/FUL (1 bay)	No Objection
21.	23/01633/FUL	34 Reabrook Avenue Shrewsbury Shropshire SY3 7QA	Ground floor extension to rear and first floor extension to front	No Objection
22.	23/01724/TPO	37 Ryelands Shrewsbury Shropshire SY3 9BZ	Reduce back lower limbs extending towards neighbouring properties by	No Objection

			1.5m and remove deadwood from 1no Turkey Oak protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	
23.	23/01656/TPO	1 Burnham Avenue Shrewsbury Shropshire SY2 5LL	Remove deadwood and rubbing branches & reduce overlong side branches by approx. 1-2m to balance crown shape of 1no Cedar tree (T1) protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (Ref: SA/411)	Permission granted by Shropshire Council prior to the meeting
24.	23/01597/FUL	10 Westwood Drive Shrewsbury Shropshire SY3 8YB	Revised and reduced scheme to provide first floor front extension, replacement of single storey conservatory with two storey bedroom extension and change tile hanging cladding to composite cladding	No Objection
25.	23/01561/FUL	Land South Beehive Lane Shrewsbury Shropshire	Proposed 2 storey detached dwelling	Objection

The Town Council strongly object to this application as the scale of the building is excessive and would have dominance in the local area. They also raised concerns about the precedent this application could have for future development in a green corridor. They also had strong concerns about the adverse effect the development would have on the environment and wildlife in the area. It was agreed that the green corridor should remain fully open and the impact this application would have on the Shropshire Way. There were also concerns regarding the impact of construction and vehicle access on a large pedestrian route. The proposal would significantly impact the character and appearance of the area.

26.	23/01559/ADV	Unit 7 Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6FG	Erect and display 2x signs to display business name	No Objection
27.	23/01567/FUL	Monkmoor Trading Estate Monkmoor Road Shrewsbury Shropshire	Creation of 8no residential apartments on first floor	Representation

Whilst the Town Council did not object to the application per se, Members wanted more clarity on several details such as what the proposed apartments would look like. There was no proposed open space. Comments raised by the Civic Society were supported in that it would be preferable to have the trusses visible. Members fully support the comments raised by the Conservation Officer.

28.	23/01553/FUL	East Ridge Racecourse Lane Shrewsbury Shropshire SY3 5BJ	Single storey extension to the side that will replace the conservatory and new porch/hall to the front that will replace the existing porch and new roof to the front bay window	No Objection
------------	---------------------	--	--	--------------

Councillor Green left the meeting

29.	23/01545/LBC	Belmont Bank House Belmont Bank Shrewsbury Shropshire SY1 1UB	Adapt kitchen opening and construct single storey extension and enclosed courtyard with garden access, erection of triple garage accessed from existing forecourt, provision of gated enclosure for future air source heat pumps all following demolition of existing single storey lean-to and removal of external steps affecting a Grade II Listed Building	Representation
------------	---------------------	---	--	----------------

Whilst the Town Council did not object to the application, Members fully supported the Conservation Officer regarding further explanation on the size and extent proposed.

30.	23/01544/FUL	Belmont Bank House Belmont Bank Shrewsbury Shropshire SY1 1UB	Adapt kitchen opening and construct single storey extension and enclosed courtyard with garden access, erection of triple garage accessed from existing forecourt, provision of gated enclosure for future air source heat pumps all following demolition of existing single storey lean-to and removal of external steps	Representation
------------	---------------------	---	---	----------------

Whilst the Town Council did not object to the application, Members fully supported the Conservation Officer regarding further explanation on the size and extent proposed.

Councillor Green re-joined the meeting.

31.	23/01536/LBC	TSB Bank Plc 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	Objection
------------	---------------------	---	---	-----------

The Town Council object to part of this application as the upper floor level roof proposal was not suitable within the Conservation Area. They do not, however, object to the change of use and conversion to residential apartments. Comments raised by the Conservation Officer are fully supported.

32.	23/01535/FUL	TSB Bank Plc 45 High Street Shrewsbury Shropshire SY1 1ST	Change of use of upper floors to 4No apartments and internal alterations	Objection
------------	---------------------	---	--	-----------

The Town Council object to part of this application as the upper floor level roof proposal was not suitable within the Conservation Area. They do not, however, object to the change of use and conversion to residential apartments. Comments raised by the Conservation Officer are fully supported.

33.	23/01534/FUL	Red Lodge Shelton Park Shrewsbury Shropshire SY3 8BH	Application for proposed drop kerb access to existing dwelling, 4.8m wide	Objection
------------	---------------------	--	---	-----------

The Town Council object to this application as this is a busy pedestrian route to and from the town and there is only one footpath on the northern side. A drop kerb in this location would make using the footway difficult for a number of users. As the Mount is already a busy road, the proposed access could create danger for road users.

34.	23/01520/ADV	Ground Floor Unit 2 Block B And Unit 1 Block C Tannery East Barker Street Shrewsbury Shropshire SY1 1QJ	Overhead fascia signage, entrance signage and exterior notice	No Objection
35.	23/01519/FUL	Ground Floors Unit 2 Block B And Unit 1 Block C Tannery East Barker Street Shrewsbury Shropshire SY1 1QJ	Full planning and advertisement consent application for the use of ground floors as an Office, minor external alterations to the existing building and associated works and the erection of associated signage at Unit 2 Block B and Unit 1 Block C.	No Objection
36.	23/01655/TPO	1 Mayfield Gardens Shrewsbury Shropshire SY2 6PZ	Works to a number of trees (see schedule) protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (Ref. SA/47)	No Objection

37.	23/01648/TEL	Stanley Lane Street Works Stanley Lane Shrewsbury Shropshire	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets	Objection
------------	---------------------	--	---	-----------

The Town Council object to this application as the proposed street pole is in a prominent location and would impact greatly on the street scene. Members understand the need for connectivity but not in the location proposed.

38.	23/01619/TEL	Proposed Telecommunications Installation to The East of Meadow Farm Drive	Telecommunications mast and equipment cabs	Objection
------------	---------------------	--	---	-----------

The Town Council object to this application as the proposed street pole is close to residential properties and is in a prominent location and would impact greatly on the street scene. Members understand the need for connectivity but not in the location proposed.

39.	23/01510/FUL	1 Mynd Close Shrewsbury Shropshire SY2 5RA	Erection of a garden shed with a flat roof	No Objection
40.	23/01493/LBC	House Of Grain 59A Wyle Cop Shrewsbury Shropshire SY1 1XJ	Erection of awnings and 3 no. heaters	No Objection
41.	23/01480/FUL	148 Sutton Road Shrewsbury Shropshire SY2 6QT	148 Sutton Road Shrewsbury Shropshire SY2 6QT	No Objection
42.	23/01422/FUL	Car Park Barker Street Shrewsbury Shropshire	Proposed mixed use development to include 83 Bed Hotel and 3 No. Retail Units with associated Car Parking and Landscaping	Objection

The Town Council object to this application. The scale of the proposed building is still too large compared with Rowley's House and this proposal defers away from Rowley's House and ruins the sightline. Specifically, the Committee believe the proposal was one storey too high for the location. They also felt that the development still fails to be in-keeping with the character of the area and dwarfs the adjacent church.

43.	23/01406/FUL	9 Belvidere Avenue Shrewsbury Shropshire SY2 5PF	Erection of flat roof rear extension	No Objection
44.	23/01282/FUL	100 Battlefield Road Shrewsbury Shropshire SY1 4AQ	Formation of extension to dropped kerb	No Objection

08.2 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 15 April 2023 to 5 May 2023.

RESOLVED:

That the variance of planning decisions between the period 15 April 2023 to 5 May 2023 be noted.

08.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 15 April to 5 May 2023 for noting:

- a) 23/01641/CPL- Application for Lawful Development Certificate for A new air quality monitoring station- Land At, Clive Green, Shrewsbury, Shropshire,
- b) 23/01686/CPL- Application for Lawful Development Certificate for Proposed loft conversion to create additional bedroom- 8 Grangefields Road, Shrewsbury, Shropshire, SY3 9DB

RESOLVED:

That the application for Certificates of Lawful Development between 15 April to 5 May 2023 be noted.