

SHREWSBURY TOWN COUNCIL

Planning Committee

**Meeting held in Committee Room, Livesey House, St Johns Hill
At 6.00pm on Tuesday 27 June 2023**

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor Green.

16/23 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.
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17/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 6 June 2023 were submitted as circulated and read.

RESOLVED:

- (i) **That the minutes of the Planning Committee meeting held on 6 June 2023 be approved and signed as a correct record.**

18/23 MATTERS ARISING

There were no matters arising for consideration.

19/23 HIGHWAY ORDERS

There were no Highways Orders for consideration.

20/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

21/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

22/23 PLANNING APPLICATIONS

22.1 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 27 May 2023 – 16 June 2023.

RESOLVED:

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

1.	23/02386/FUL	1 Sutton Grove Shrewsbury Shropshire SY2 6DN	Proposed replacement of existing conservatory with a single-storey rear extension, and internal alterations	No Objection
2.	23/02381/FUL	7 Keble Way Shrewsbury Shropshire SY3 6AT	Erection of a single storey rear extension	No Objection
3.	23/02348/ADV	B4386 Copthorne Road/Mytton Oak Road/National Cycle Route 81 Roundabout Shrewsbury Shropshire	Erect and display four 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.

4.	23/02347/ADV	Traffic Island A5191 Hereford Road / B4380 Roman Road / Belle Vue Road Shrewsbury Shropshire	Erect and display three 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists.

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.

5.	23/02346/ADV	Roundabout Junction B4386 Mytton Oak Road / Squinter Pip Way / Racecourse Lane Bowbrook 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02345/ADV	Roundabout Junction Thieves Lane B4380 / Sitka Drive Shrewsbury Business Park 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02344/ADV	B4380 Oteley Road/Wenlock Road/A458 Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02343/ADV	B4380 Roman Road/Longden Road Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02340/ADV	Roundabout Junction Abbey Foregate / Preston Street / London Road / Wenlock Road / Haycock Way 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02237/ADV	Co Operative Group Limited Unit 4 Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6FG	Application for new internally illuminated CO-OP logo	No Objection
11.	23/02358/ADV	Enterprise Roundabout/A5124/Battlefield Way Roundabout Shrewsbury SY1 3FE	Erect and display four 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02357/ADV	Battlefield Way/Vanguard Way/Knights Way Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02356/ADV	Knights Way/Hussey Road/Stafford Drive Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.	23/02355/ADV	Yeomanry Road/Knights Way/Archers Way Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

15.	23/02354/ADV	Ellesmere Rd Roundabout/A5124/A528/Knights Way Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

16.	23/02353/ADV	Arlington Way Roundabout Shrewsbury	Erect and display three 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

17.	23/02352/ADV	A458 The Mount/Frankwell/Copthorne Road Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

18.	23/02351/ADV	Welshpool Road/Somerby Drive/Clayton Way Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed

for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

19.	23/02350/ADV	The Mount/National Cycle Route 81/A458 Roundabout Shrewsbury Shropshire	Erect and display three 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

20.	23/02349/ADV	Welshpool Road/National Cycle Route 81/A458 Roundabout Shelton Road Shrewsbury Shropshire	Erect and display three 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

21.	23/02339/ADV	Roundabout Junction Woodcote Way / Monkmoor Road Roundabout 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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

22.	23/02338/ADV	Roundabout Junction A5191 / Yew Tree Close Ditherington Shrewsbury Shropshire	Erect and display three 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 and there appears to be a large amount of traffic islands around the town proposed for signage. There were also objections on the potential distraction this could create to drivers and cyclists. 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.

23.	23/02330/LBC	Signal Box Chester Street Shrewsbury Shropshire SY1 1NX	Installation of replacement windows affecting a Grade II Listed Building	Deferred
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Whilst the Town Council do not object to this application per se and support that the Historic signal box should be maintained, careful consideration is needed so as not to ruin the appearance of the signal box which is in a public place/view. Members would like to see comments from the Conservation Officer for this application.

24.	23/02299/FUL	4 Haughmond View Longner Street Shrewsbury Shropshire SY3 8RG	Conversion of existing loft space to study, forming single dormer to rear elevation. Proposed dormer is partly incorporated into the existing roof of the rear kitchen/bathroom extension. Addition of conservation style roof lights as show on attached drawings. Dormer cladding will use hanging slates to match existing the existing roof. New window will match the conservation style and colour (white) as the bathroom window below	Deferred
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Whilst the Town Council do not object to this application per se, Members would like to see comments from the Conservation Officer regarding this proposal.

25.	23/02541/TCA	28 Oak Street Shrewsbury Shropshire SY3 7RQ	To remove 2no. Sycamore within Belle Vue Conservation Area	Objection
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The Town Council object to this application as we don't feel that felling is the answer to two significant trees located within the Conservation Area. Could crown reduction be considered instead of felling. The trees may have amenity value for the area.

26.	23/02539/TCA	The Gateway Education And Arts Centre Chester Street Shrewsbury Shropshire SY1 1NB	Works to a number of trees (see schedule - ref. 2646) within Shrewsbury Conservation Area	No Objection
27.	23/02489/TEL	Proposed Telecommunications Installation To The East Of Harlescott 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 a proposed 15m 5G telecoms installation: H3G	Objection

			street pole and additional equipment cabinets	
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The Town Council strongly object to this application and the location chosen for the proposed mast. The area is a conservation area and the proposed mast is out of scale and would be situated too close to residential properties. As there is an industrial estate in very close proximity to the proposed site, the mast would be better suited in that location instead of a residential area.

28.	23/02309/FUL	14 Alverley Close Shrewsbury Shropshire SY3 8LS	First floor side extension over existing garage	No Objection
29.	23/02307/FUL	5 King Street Shrewsbury Shropshire SY2 5ER	Removal of existing lean-to Utility Room and replacement with new single storey extension to include Utility Room and WC	No Objection
30.	23/02304/FUL	Harlescott House Residential Home Harlescott Lane Shrewsbury Shropshire SY1 3BA	Use of the house in the children's home for an additional 8 young people (total 14) with 8 additional carers	No Objection
31.	23/02291/FUL	9 Monkmoor Crescent Shrewsbury Shropshire SY2 5EA	Conversion of single storey detached garage into bedroom accommodation, erection of infill link extension between house and garage, new flat roof to cover both structures with garage roof raised to same height as extension and associated works	No Objection
32.	23/02288/FUL	31 Havelock Road Shrewsbury Shropshire SY3 7ND	Remove bay window, remove front garden wall and replace with railings to match original, replacement windows and doors, internal reconfiguring and dormer on front and rear elevations	Representation

Whilst the Town Council do not object to this application per se, Members fully support the comments made by the Conservation Officer with regards to matching existing materials and further information regarding the proposed garden wall.

33.	23/02443/TCA	108 Abbey Foregate Shrewsbury Shropshire SY2 6BA	Fell 2no Sycamores (T1&T2), crown lift to approx 3m 1no Maple (T3), reduce whole crown by approx 30% and re-shape 1no Goat Willow (T4), reduce and re-shape by approx 20% 1no Yew (T5) & prune back 20% overhang onto property and remove lower limb on end tree of group of Birch (T6) (Owned by neighbour at 109 Abbey Foregate) within Shrewsbury Conservation Area	No Objection
34.	23/02440/TCA	1 Quarry Place Shrewsbury Shropshire SY1 1JN	Reduce main crown by 20%, pruning back from building, tidy & remove dead wood of 1no Yew within Shrewsbury Conservation Area	No Objection
35.	23/02284/FUL	81 The Mount Shrewsbury Shropshire SY3 8PL	Erection of part single part two storey rear extension, following removal of existing single storey structures	No Objection
36.	23/02272/FUL	9 Raby Crescent Shrewsbury Shropshire SY3 7JN	Alterations and improvements to front single storey part including change of flat roof to pitched roof	No Objection
37.	23/02242/FUL	117 Sundorne Crescent Shrewsbury Shropshire SY1 4JH	Erection of single storey rear extension, conversion of the existing roof space into a habitable room and alterations	No Objection

Councillor Roberts left the meeting.

38.	23/02235/FUL	86 Whitemere Road Shrewsbury Shropshire SY1 3DD	Minor amendments to existing dwelling and erection of 1No Dwelling and formation of vehicular access (Re-submission of application ref 23/00761/FUL)	No Objection
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39.	23/02228/FUL	39 Sunnybank Road Shrewsbury Shropshire SY2 6RG	Erection of detached single garage	No Objection
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The Town Council has no objections to this application, but requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

40.	23/02201/FUL	108 The Mount Shrewsbury Shropshire SY3 8PH	Widening of the dropped kerb onto the public highway outside of the property, including widening of the existing driveway	Representation
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Whilst the Town Council do not raise any objections to the application per se, Members fully support the comments raised by the Tree Officer in requesting an Arboricultural Assessment for the significant tree on site.

41.	23/02177/FUL	6 Larkhill Road Shrewsbury Shropshire SY3 8XS	Extension of existing bathroom dormer	No Objection
42.	23/02385/TCA	1 Kennedy Road Shrewsbury Shropshire SY3 7AD	Fell 1no Leylandii (T1), reduce to current hedge height 1no Leylandii (T2), crown reduce by a max. 3m 2no Red Oak (T3&T4), crown lift minor growth by 2-3m of 1no Walnut, crown lift over garden by 3-4m 1no Sycamore and crown lift over lane by 2-3m 1no Cherry (T6), reduce height by 4-5m Holly and Lawson Cypress group (G1), crown lift by 4-5m (to hedge height) 1no Beech (T7), crown lift to approx. 4m 2no Larch (T8), remove one low branch of 1no Spruce (T9), crown lift to hedge height at approx. 4-5m 1no Birch (T10), remove smaller stems originating from layered limbs and low dead branches on main stem of 1no Western Red Cedar (T11), fell stem leaning from	No Objection

			the hedge over the footpath of 1no Holly (T12) within Shrewsbury Conservation Area	
43.	23/02359/TCA	16 Canon Street Shrewsbury Shropshire SY2 5HG	Fell 1no Conifer within Shrewsbury Conservation Area	No Objection
44.	23/02148/FUL	6 Rowan Close Shrewsbury Shropshire SY1 2BT	Installation of 2no. outdoor air source heat pumps to provide air conditioning, air filtration and supplemental heating	No Objection
45.	23/02366/TEL	Proposed Telecommunications Mast West Of Crowmeole Lane Shrewsbury Shropshire	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets	Objection

The Town Council object to this application as it is not a suitable location. 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. It is also noted that this mast is proposed at 20m which is higher than previous applications.

46.	23/02164/LBC	45 High Street Shrewsbury Shropshire SY1 1ST	Alteration to shop front affecting a Grade II Listed Building	No Objection
47.	23/02163/FUL	45 High Street Shrewsbury Shropshire SY1 1ST	Alteration to shop front and change of use of ground floor to Class E (A) - Display or retail sale of goods	No Objection
48.	23/02368/TPO	18 The Knolls Bicton Heath Shrewsbury Shropshire SY3 5DR	Crown reduce by a maximum of 3 metres and crown thin by 10 percent 1no. Sycamore protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (Ref. SA/457)	No Objection

49.	23/02274/TCA	Severn Lodge 58 New Street Shrewsbury Shropshire SY3 8JQ	Crown reduction by 30 percent of 1no. Horse Chestnut within Shrewsbury Conservation Area	No Objection
50.	23/02169/TCA	96 Underdale Road Shrewsbury Shropshire SY2 5EE	To fell to ground level approx. 8no. conifers within Shrewsbury Conservation Area	No Objection
51.	23/02138/FUL	80 Redwing Fields Shrewsbury Shropshire SY2 5SZ	Erection of a two storey side extension (resubmission)	No Objection
52.	23/02118/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	No Objection
53.	23/02065/FUL	7 Washford Road Shrewsbury Shropshire SY3 9HR	First floor extension over existing side and rear garage. Aim to modernize the property	No Objection

The Town Council raise no objections to this application and fully support the comments made by the Conservation Officer in relation to the zinc roof finish and potential visual impact.

54.	23/02038/FUL	1 Barkstone Drive Shrewsbury Shropshire SY1 3XT	Single Storey front kitchen and porch extension to aid with disability access	No Objection
55.	23/01958/FUL	Greenhouse Vauxhall Old Potts Way Shrewsbury Shropshire SY3 7ET	Alterations to the existing building and the change of use from a motor dealership to a builders merchant (storage, distribution, trade counter, offices, tool hire and ancillary retail) with associated external storage, erection of 2.4m high fence	Representation

Whilst the Town Council have no objections per se, concerns are raised regarding the solid looking fence that is proposed for the site and the potential traffic increase the site may bring. This location is very busy with cyclists and walkers.

22.2 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 27 May 2023 to 16 June 2023.

RESOLVED:

That the variance of planning decisions between the period 27 May 2023 to 16 June 2023 be noted.

22.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 27 May to 16 June 2023 for noting:

- a) 23/02230/CPE - Lawful Development Certificate to enable the continued use as offices rather than as a library - 1A Castle Gates, Shrewsbury, Shropshire, SY1 2AQ

RESOLVED:

That the application for Certificates of Lawful Development between 27 May to 16 June 2023 be noted.