

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 29 August 2023

#### PRESENT

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

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillor Davies.

#### 39/23 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"><li>Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.</li></ul>
------------------------	--

#### 40/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 8 August 2023 were submitted as circulated and read.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 8 August 2023 be approved and signed as a correct record.**

#### 41/23 MATTERS ARISING

There were no matters arising for consideration.

#### 42/23 HIGHWAY ORDERS

There were no Highways Orders for consideration.

#### 43/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

## 44/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 45/23 PLANNING APPLICATIONS

### 45.1 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 29 July 2023 – 18 August 2023.

#### RESOLVED:

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

1.	<b>23/03538/FUL</b>	Glenthorne Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Rear extension to provide addition bedrooms	No Objection
2.	<b>23/03503/FUL</b>	Former HSS Hire Shop St Michaels Street Shrewsbury Shropshire SY1 2ES	Change of use of the existing building from commercial (Class E) to residential (Class C3) to create 8No. flats, following an upward extension with associated landscaping, cycle parking and refuse storage	Representation

Whilst the Town Council do not object to this application per se, there are concerns raised about the parking arrangements. There is no guarantee on the amount of cars that could be used by potential residents and with only one parking space available this would lead to added pressure on Derfald Street and the potential of access issues for the Fire Service. The committee request that any concerns from the Fire Service are taken in to account in the consideration of this application.

3.	<b>23/03488/FUL</b>	2 Kenwood Drive Shrewsbury Shropshire SY3 8TA	Single storey rear extension	No Objection
4.	<b>23/03486/LBC</b>	Halon Menswear Shrewsbury Ltd 46 - 47 High Street Shrewsbury Shropshire SY1 1ST	Installation of a shop front security screen	Representation

The Town Council fully support the need for a security screen at these premises but feel the design of the gate is not appropriate and would be too intrusive to the visible street scene. The colour needs to be changed to fit into the area. They had a similar concern as to the prominence of the gate posts during the day.

5.	<b>23/03484/FUL</b>	49 The Mount Shrewsbury Shropshire SY3 8PP	Works to increase width and visibility splay of drive and fit new garden gates (resubmission)	No Objection
----	---------------------	---	--	--------------

6.	<b>23/03482/FUL</b>	11 Hardwick Drive Shrewsbury Shropshire SY3 8UZ	Alterations to single storey part including new flat roof over with rooflight, Single storey extension and associated alterations to form enlarged living room home office space	No Objection
7.	<b>23/03469/FUL</b>	7 Aysgarth Road Shrewsbury Shropshire SY3 8TW	Erection of rear/side and front ground floor extension and widen existing crossover kerb to Aysgarth Road	No Objection
8.	<b>23/03463/FUL</b>	58A Longden Road Shrewsbury Shropshire SY3 7HG	Erection of two storey extension to replace existing rear conservatory	No Objection
9.	<b>23/03416/FUL</b>	106 Longden Coleham Shrewsbury Shropshire SY3 7DX	Alterations to existing conservatory, installation of juliet balcony and double doors at first floor, internal alterations and new patio and terrace	No Objection
10.	<b>23/03545/TCA</b>	The Abbey Church Abbey Foregate Shrewsbury Shropshire SY2 6BS	To fell to ground level 1no. Ash (T1) and to remove 1no. dead stem from 1no. Lawson Cypress (T2) within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
11.	<b>23/03543/TCA</b>	Abbey Gardens Adj. To The English Bridge Shrewsbury Shropshire	To reduce back to previous pollard points branches over the public open space and to cut back up to approx. 5metres 4no. stems over the river from 1no. Poplar (T1) within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
12.	<b>23/03525/TCA</b>	17 Berwick Road Shrewsbury Shropshire SY1 2LL	Crown reduce by 1.5m of 1no Magnolia within Shrewsbury Conservation Area	No Objection
13.	<b>23/03520/TCA</b>	17 Berwick Road Shrewsbury Shropshire SY1 2LL	Fell 1no Holly (T1), 1no Hawthorn (T2) and 1no Amelanchier (T4) & cut back to previous pruning points and shape 1no Hawthorn (T3) within Shrewsbury Conservation Area	No Objection
14.	<b>23/03512/TCA</b>	17 South Hermitage Shrewsbury Shropshire SY3 7JS	Crown thin by 10-15%, end weight reduction of 10-15% (or 1-2 metres), crown lift by 1m & crown reduce by 1m of 1no	No Objection

			Magnolia within Belle Vue Conservation Area	
<b>15.</b>	<b>23/03426/TCA</b>	32 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Cut to ground level 1no Sycamore within Belle Vue Conservation Area	No Objection
<b>16.</b>	<b>23/03423/LBC</b>	Park Cottage Horsefair Abbey Foregate Shrewsbury Shropshire SY2 6BL	Works to facilitate revisions to previously approved applications including Extension roof height increased. 2 paned first floor window on the north elevation. Revise approved French doors on the south facing elevation of the extension, to a single glazed 1.5m door. Front terrace /garden walls and parking area paving materials	No Objection
<b>17.</b>	<b>23/03401/TEL</b>	Proposed Telecommunications Land At Roman Road 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 a 16m monopole comprising 6 no antennas, together with the addition of 2no. cabinets and 1no. meter cabinet together with ancillary development thereto	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 and visual amenity. The location is on a stretch of highway that is in urgent need of repair and if the mast were placed here repair work could not commence. Members understand the need for connectivity but not in the location proposed.

<b>18.</b>	<b>23/03396/LBC</b>	59 Abbey Foregate Shrewsbury Shropshire SY2 6BQ	Refurbishment & alterations to Listed Building and erection of car port following demolition of existing garage	No Objection
<b>19.</b>	<b>23/03395/FUL</b>	59 Abbey Foregate Shrewsbury Shropshire SY2 6BQ	Refurbishment & alterations to Listed Building and erection of car port following demolition of existing garage	No Objection
<b>20.</b>	<b>23/03158/FUL</b>	Centurion Park Kendal Road Shrewsbury Shropshire	Demolish all existing buildings, save for sub station and pump unit to construct 24 light industrial units with associated	No Objection

			landscape, mirroring the vernacular previously approved and completed known as Centurion Park south. New buildings are a mix of E(g),[i][ii][iii] Suis Generis, & B8 uses	
<b>21.</b>	<b>23/03381/FUL</b>	5 West Edge Bicton Heath Shrewsbury Shropshire SY3 5EZ	Single storey, pitched roof extension to rear and side of existing property to create kitchen-dining utility	No Objection
<b>22.</b>	<b>23/03415/TPO</b>	58 Oakley Street Shrewsbury Shropshire SY3 7JY	To fell to ground level 1no. Yew (T1) protected by the Shrewsbury and Atcham Borough Council (58 Oakley Street, Shrewsbury) Tree Preservation Order 1988 (Ref. SA/154)	Objection

The Town Council object to this application. The form of the tree may be able to be corrected, but this will take time. The photos provided do not appear to show “poor form”. The impression from street view is that this tree may have a significant amenity value for the area and do not agree with the proposal to fell the Yew tree.

<b>23.</b>	<b>23/03410/TCA</b>	59 Porthill Road Shrewsbury Shropshire SY3 8RN	To reduce foliage by approx. 50 percent of 1no. Mulberry within Shrewsbury Conservation Area	No Objection
<b>24.</b>	<b>23/03357/FUL</b>	27 Canon Street Shrewsbury Shropshire SY2 5HQ	Application under Section 73a of the Town and Country Planning Act 1990 for loft conversion with dormers and single storey side and rear extensions (resubmission)	Objection

The Town Council object to this application. The resubmitted proposal still makes the property look very bulky and overdeveloped. This would not preserve the character and appearance of the conservation area.

<b>25.</b>	<b>23/03349/LBC</b>	The Bull Inn Butcher Row Shrewsbury Shropshire SY1 1UW	Installation of fire curtain at the base of the rolling way affecting a Grade II Listed Building	No Objection
<b>26.</b>	<b>23/03468/TPO</b>	Hare House 82 Upper Road Shrewsbury Shropshire SY3 9JP	To section fell 2no. American Holly (T3 and T4) protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (Ref. SA/70)	No Objection

<b>27.</b>	<b>23/03397/TCA</b>	Hare House 82 Upper Road Shrewsbury Shropshire SY3 9JP	Work to 1no. White Pine (T1), 1no. Sweet Chestnut (T2) and 1no. Yew (T5) (see schedule) within Meole Brace Conservation Area	No Objection
<b>28.</b>	<b>23/03375/TPO</b>	2 Leeswood Court Bicton Heath Shrewsbury Shropshire SY3 5HQ	To remove 3no. Ash (T8, T9, T10) protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (SA/456)	No Objection

Members would wish to be assured that in light of Government Guidance on the treatment of Ash Trees, any removal and disposal will be dealt with in accordance with such guidelines.

<b>29.</b>	<b>23/03330/FUL</b>	The Manor 2 Mousecroft Grange Mousecroft Lane Shrewsbury Shropshire SY3 9DU	Creation of a side extension to accommodate a new utility and widened kitchen space	No Objection
<b>30.</b>	<b>23/03321/FUL</b>	99 Oakfield Road Shrewsbury Shropshire SY3 8AN	Erection of single storey rear extension and associated alterations and improvements, roof alterations from hipped roof to gable end roof, formation of new dormer in rear roof slope, new rooflights in front roof slope and alterations to provide additional living accommodation in roof space	No Objection
<b>31.</b>	<b>23/03316/FUL</b>	Sutton Hall Farm Oteley Road Shrewsbury Shropshire	Demolition of 5No. buildings	Objection

The Town Council object to the demolition of the five outbuildings and consideration should be given to re-use them rather than demolish them. Members fully support the comments made by the Conservation Officer.

<b>32.</b>	<b>23/03289/LBC</b>	2 Severn Street Shrewsbury Shropshire SY1 2JA	Erection of a new picket fence and gate to the front and new close boarded fencing to the rear affecting a Grade II Listed Building	No Objection
<b>33.</b>	<b>23/03288/FUL</b>	2 Severn Street Shrewsbury Shropshire SY1 2JA	Erection of a new picket fence and gate to the front and new close boarded fencing to the rear	No Objection

<b>34.</b>	<b>23/03352/TPO</b>	Land To The East Of 96 Murrell Way Shrewsbury Shropshire SY2 6FL	Fell 2no Ash protected by The Borough of Shrewsbury (Sutton House Farm) Tree Preservation Order 1950 (Ref: SA/16)	Objection
------------	---------------------	--	---	-----------

The Town Council object to this application. The application form states Ash-dieback, but there is no evidence attached to support this (eg. a photograph). The tree would also be home to wildlife and there is no mention of re-planting if the trees were felled.

<b>35.</b>	<b>23/03440/TPO</b>	The Coppice Kingsland Bridge Shrewsbury Shropshire SY3 7AQ	Reduce main leader by 3m of 1no Poplar & crown reduce by 30% 5no Sycamore covered by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	Objection
------------	---------------------	--	---	-----------

The Town Council object to this application as no valid reasons have been stated for the majority of the works presented.

<b>36.</b>	<b>23/03373/TCA</b>	The Coppice Kingsland Bridge Shrewsbury Shropshire SY3 7AQ	Reduce to 2m in height 3no Portuguese Laurel & fell 2no Conifers within Shrewsbury Conservation Area	Objection
------------	---------------------	--	--	-----------

The Town Council object to this application as no reasons have been stated for the majority of the works presented. There is also no mention of any proposed re-planting if the trees were felled.

<b>37.</b>	<b>23/03438/TCA</b>	Land At Apartment 2 The Woodlands Abbey Foregate Shrewsbury Shropshire SY2 6LT	To remove 1no. Ash within Shrewsbury Conservation Area	Objection
------------	---------------------	--	--	-----------

The Town Council object to this application. The ash tree should not be felled because it may become infected with ash dieback. Ash dieback has not been confirmed for this tree. Also, if the tree was removed there are no plans for re-planting.

<b>38.</b>	<b>23/03266/FUL</b>	3 Linden Gardens Shrewsbury Shropshire SY3 7PH	Partial reinstatement of original canopy and balcony structure at ground and first floor levels respectively with new glazed enclosure to balcony	No Objection
<b>39.</b>	<b>23/03282/TCA</b>	Watergate House St Marys Water Lane Shrewsbury Shropshire SY1 2BX	Fell 3no Ash Trees (AT1, AT2 & AT3) within Shrewsbury Conservation Area	No Objection
<b>40.</b>	<b>23/03272/TPO</b>	8 Beaufort Ridge Shrewsbury Shropshire SY3 8BQ	Crown reduce by 30% and remove branches away from street lights of 1no Sycamore (T1) & crown reduce by 15% 1no Cherry (T2) covered by the Shrewsbury & Atcham Borough Council (Gordana House, Shelton) Tree Preservation Order 2007 (Ref:SA/451)	No Objection

41.	23/03430/TCA	55 Queen Street Shrewsbury Shropshire SY1 2JR	Crown reduce by 25% and remove epicormic growth of 1no Ash within Shrewsbury Conservation Area	No Objection
42.	23/03203/LBC	The Armoury Victoria Quay Shrewsbury Shropshire SY1 1HH	Application under section 73a of Town and Country Planning Act 1990 for proposed installation of a new transom panel to replace vent above a rear elevation door (retrospective)	No Objection
43.	23/03202/FUL	The Armoury Victoria Quay Shrewsbury Shropshire SY1 1HH	Application under section 73a of Town and Country Planning Act 1990 for proposed installation of a new transom panel to replace vent above a rear elevation door (retrospective)	No Objection
44.	23/03220/FUL	1 St James Road Shrewsbury Shropshire SY2 5YH	Remove box window with bay window. Continue porch roof line over	No Objection
45.	23/03218/LBC	Brome Cottage Church Lane Meole Brace Shrewsbury Shropshire SY3 9JR	Repairs to existing greenhouse including rooflight in the curtilage of a Grade 2 listed building	No Objection
46.	23/03157/FUL	Quarry Veterinary Group Brassey Road Shrewsbury Shropshire SY3 7FA	Erection of single-storey side extension to existing veterinary practice	No Objection
47.	23/03172/FUL	106 Wenlock Road Shrewsbury Shropshire SY2 6JT	Erection of part two storey and single storey side extension (revised scheme)	No Objection

#### 45.2 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 29 July 2023 to 18 August 2023.

#### RESOLVED:

**That the variance of planning decisions between the period 29 July 2023 to 18 August 2023 be noted.**



### **45.3 Certificate of Lawful Development**

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 29 July to 18 August 2023 for noting:

- a) 23/03621/CPL - Application for a lawful development certificate for the erection of a garden room to replace a conservatory - 5 Deepfields, Shrewsbury.

**RESOLVED:**

**That the application for Certificates of Lawful Development between 29 July to 18 August 2023 be noted.**