

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 30 January 2024

#### PRESENT

Councillors P Moseley (Chairman), R Dartnall, M Davies, J Dean (substitute for C Lemon), K Halliday, A Wagner and R Wilson (substitute for N Green).

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillor C Lemon, N Green and B Wall.

#### 95/23 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>
Councillor R Wilson	<ul style="list-style-type: none"><li>Declared an interest in applications 23/05515/LBC &amp; 23/05514/FUL and would not take part in any discussion on these applications</li></ul>

#### 96/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 9 January 2024 were submitted as circulated and read.

##### RESOLVED:

**That the minutes of the Planning Committee meeting held on 9 January 2024 be approved and signed as a correct record.**

#### 97/23 MATTERS ARISING

There were no matters arising for consideration.

#### 98/23 HIGHWAY ORDERS

##### 98.1 New No U-Turns order on Battlefield Rd/Arlington Way junction

The Deputy Town Clerk informed Committee that this item was for noting. On 5 January 2024, Shropshire Council made an order to prohibit U-Turns at the traffic signals on Battlefield Road and Arlington Way. These changes came into effect on 12 January 2024.

## 99/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

## 100/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 101/23 PLANNING APPLICATIONS

### 101.1 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 23 December 2023 – 19 January 2024.

#### RESOLVED:

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

1.	23/00083/FUL	26 Belle Vue Road Shrewsbury Shropshire SY3 7LL	Replacement of a door and 2 windows (article 4 directive)	No Objection
2.	24/00042/LBC	Tanners Wines Ltd 26 Wyle Cop Shrewsbury Shropshire SY1 1XD	Installation of roof mounted solar photovoltaic panel arrays to the roof slopes of an adjacent warehouse building	No Objection
3.	24/00041/FUL	Tanners Wines Ltd 26 Wyle Cop Shrewsbury Shropshire SY1 1XD	Installation of roof mounted solar photovoltaic panel arrays to the roof slopes of an adjacent warehouse building	No Objection
4.	24/00103/TCA	103 Underdale Road Shrewsbury Shropshire SY2 5EG	To remove 1no. Beech (T1) (and replace with a Rowan within 4m of the original tree) within Shrewsbury Conservation Area	Objection

The Town Council object to this application and the removal of the Beech tree. The tree is one of the more significant trees fronting along the road. The tree has amenity value and Members suggested possible crown reduction or thinning as an alternative solution.

*Councillor Wilson left the meeting.*

5.	23/05515/LBC	The School House Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7AS	Erection of entrance foyer	No Objection
6.	23/05514/FUL	The School House Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7AS	Erection of entrance foyer	No Objection

Councillor Wilson re-joined the meeting.

<b>7.</b>	<b>24/05461/TPO</b>	11 Squirrel Walk Bicton Heath Shrewsbury Shropshire SY3 5DU	Crown reduction by 3pprox.1-2m over entire canopy and removal of deadwood and rubbing branches from 1no. Oak protected by Shrewsbury and Atcham Borough Council (Squirrel Walk and West Edge, Bicton Heath) Tree Preservation Order 1985 (SA/121)	No Objection
<b>8.</b>	<b>24/00052/TCA</b>	37 Trinity Street Shrewsbury Shropshire SY3 7PF	A crown reduction to previous pruning points (3pprox. 1.5 metres) of 1no. Sycamore within Belle Vue Conservation Area	No Objection
<b>9.</b>	<b>24/00048/TCA</b>	32 Canon Street Shrewsbury Shropshire SY2 5HQ	Fell 1no Sycamore within Shrewsbury Conservation Area	No Objection
<b>10.</b>	<b>24/00031/LBC</b>	1 Claremont Bank Shrewsbury Shropshire SY1 1RW	Change of use from offices to a residential dwelling	No Objection
<b>11.</b>	<b>24/00030/FUL</b>	1 Claremont Bank Shrewsbury Shropshire SY1 1RW	Change of use from offices to a residential dwelling	No Objection
<b>12.</b>	<b>24/00006/FUL</b>	2 Red Barn Lane Shrewsbury Shropshire SY3 7HR	Single storey extension and interior re-configuring	No Objection
<b>13.</b>	<b>24/00003/FUL</b>	9 Darwin Gardens Shrewsbury Shropshire SY3 8QB	Alterations and extensions to existing dwelling, erection of solar panels to roof and formation of terrace	No Objection
<b>14.</b>	<b>24/00001/FUL</b>	63 Crowmere Road Shrewsbury Shropshire SY2 5HT	Erection of single storey rear extension	No Objection
<b>15.</b>	<b>23/05501/OUT</b>	Proposed Dwelling South Of The Old Farm House Goldcrest Drive Shrewsbury Shropshire	Outline application for the erection of a single dwelling (to include access)	Objection

The Town Council object to this application on the grounds of overdevelopment of the area. They commented that the side of the road in question is currently completely undeveloped, and this development would ruin that and result in a loss of green amenity.

<b>16.</b>	<b>23/05329/FUL</b>	Oxon Church Of England School Racecourse Lane Shrewsbury Shropshire SY3 5BJ	Construction of a new hall extension	No Objection
<b>17.</b>	<b>23/05530/FUL</b>	6 Besford Square Belle Vue Road Shrewsbury Shropshire SY3 7PG	Replacement of 6No. windows and 2No. doors to existing dwelling subject to Article 4 Directive	No Objection
<b>18.</b>	<b>23/05511/ADV</b>	Beaver Bridges 55 Cartmel Drive Shrewsbury Shropshire SY1 3TB	Application under Section 73a of the Town and Country Planning Act 1990 Non illuminated letter signage to north west and south west corner of building (retrospective)	No Objection
<b>19.</b>	<b>23/05509/FUL</b>	Beaver Bridges 55 Cartmel Drive Shrewsbury Shropshire SY1 3TB	Application under Section 73A of the Town and Country Planning Act 1990 for the Installation of 6no. air conditioning units to exterior of building (retrospective)	No Objection
<b>20.</b>	<b>23/05502/FUL</b>	First And Second Floor 32 High Street Shrewsbury Shropshire SY1 1S	Proposed conversion and change of use of the first and second floors from general storage and office space to 2no. apartments to include installation of lift and replacement windows	Representation

Whilst the Town Council raise no objections to this application, Members fully support the comments raised by the Conservation Officer.

<b>21.</b>	<b>23/05503/LBC</b>	First And Second Floor 32 High Street Shrewsbury Shropshire SY1 1S	Proposed conversion and change of use of the first and second floors from general storage and office space to 2no. apartments to include installation of lift and replacement windows	Representation
------------	---------------------	--	---	----------------

Whilst the Town Council raise no objections to this application, Members fully support the comments raised by the Conservation Officer.

<b>22.</b>	<b>23/05494/ADV</b>	Furrows Limited Benbow Business Park Harlescott Lane Shrewsbury Shropshire SY1 3EQ	Erect and display various illuminated and non-illuminated signage	No Objection
<b>23.</b>	<b>23/05474/COU</b>	Second Floor 2 - 3 Wyle Cop Shrewsbury Shropshire SY1 1UT	Change of use of second floor to Suis Generis for use as a tattoo studio	No Objection

<b>24.</b>	<b>23/05418/FUL</b>	84 Sutton Way Shrewsbury Shropshire SY2 6EH	Erection of Single storey flat roof extension to the rear elevation	No Objection
<b>25.</b>	<b>23/05472/FUL</b>	Shelton Raw Water Intake Site Shelton Lane Shrewsbury Shropshire	New Kiosk	No Objection
<b>26.</b>	<b>23/05462/FUL</b>	4 Queen Street Shrewsbury Shropshire SY1 2JT	Replacement single storey rear extension and rear roof dormers (amended re-submission of application 23/04546/FUL)	No Objection
<b>27.</b>	<b>23/00036/TPO</b>	Ivy Cottage 3 Mill Court Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Prune back branches overhanging house by approx. 2m of 1no Sycamore protected by the Shrewsbury and Atcham Borough Council (Mill Lane, Meole Brace) Tree Preservation Order 1985 (Ref: SA/125)	No Objection
<b>28.</b>	<b>23/05554/TCA</b>	Ivy Cottage 3 Mill Court Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Crown reduce by approx. 3m 1no Ash within Meole Brace Conservation Area	No Objection
<b>29.</b>	<b>23/05456/FUL</b>	5 Abbey Foregate Shrewsbury Shropshire SY2 6AD	Conversion of garage to form Holiday Let and installation of dormer window	Representation

Whilst the Town Council raise no objections to this application per se, Members did raise concerns over parking and the fact that any agreement might not be in place in perpetuity. The area is already a problem for parking and ask that residents are fully considered regarding parking and construction works.

<b>30.</b>	<b>23/05436/FUL</b>	Tilley House 13 Woodfield Road Shrewsbury Shropshire SY3 8HZ	Single storey extension to provide kitchen diner and first floor extension to provide ensuite bathroom	No comment made as permission granted by Shropshire Council prior to the meeting
<b>31.</b>	<b>23/05412/FUL</b>	3 Greenacre Road Shrewsbury Shropshire SY3 8LR	Erection of a two-storey extension at the side and rear together with a single storey extension at the rear after demolition of the existing garage and outbuilding and store	Objection

The Town Council object to this application. The proposal is inappropriate and would disrupt the current street scene. No other garages in this location have been redeveloped. Members fully supported the public objections that have been raised in respect of the proposals being visually obtrusive, of a significant mass and being harmful to the surrounding setting.

<b>32.</b>	<b>23/05414/FUL</b>	Coton Grange Corporation Lane Shrewsbury Shropshire SY1 2PD	Proposed insulated garage building	No Objection
<b>33.</b>	<b>23/05477/TCA</b>	8-10 Red Barn Lane Shrewsbury Shropshire SY3 7H	To prune back from the property creating at least 2m clearance and crown lift to 1-2 meters 1no. Magnolia, to fell and remove 2no. Lilacs and to remove 1no. trunk overhanging the drive from 1no. Grey Willow within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
<b>34.</b>	<b>23/05345/COU</b>	13 Castle Foregate Shrewsbury Shropshire SY1 2DJ	Application under Section 73A of the Town and Country Planning Act 1990 for Part Change of use from Sui Generis (bar/nightclub) to Class E d for indoor sport recreation (miniature golf centre)	No Objection

The Town Council raise no objections to the application but do ask if this is retrospective and the work already appears to have been completed.

<b>35.</b>	<b>23/05398/FUL</b>	15 Sunfield Park Shrewsbury Shropshire SY2 6PF	Single storey rear extension	No Objection
<b>36.</b>	<b>23/05394/FUL</b>	2 Mytton Oak Road Shrewsbury Shropshire SY3 8UB	Two storey extension to provide enlarged kitchen/diner, single storey extension to provide utility room and garage	No comment made as permission granted by Shropshire Council prior to the meeting
<b>37.</b>	<b>23/05382/FUL</b>	48 Woodfield Road Shrewsbury Shropshire SY3 8HY	Loft extension	No comment made as application refused by Shropshire Council prior to the meeting
<b>38.</b>	<b>23/05354/FUL</b>	21 Flagwall Shrewsbury Shropshire SY2 5JR	Construction of a single storey flat roof extension to the rear elevation	No Objection
<b>39.</b>	<b>23/05263/FUL</b>	32 - 33 Castle Street Shrewsbury Shropshire SY1 2BQ	Conversion of 6 existing residential apartments to create 9 residential apartments	No Objection
<b>40.</b>	<b>23/05360/FUL</b>	54 Bridgeford Way Shrewsbury Shropshire SY2 5XX	Rear Single Storey Extension to Provide Ground Floor Bedroom and WC Room.	No Objection

41.	23/05352/FUL	7 Clemson Way Shrewsbury Shropshire SY2 5WJ	Proposed single storey rear extension	No Objection
42.	23/05531/TCA	The Quarry Claremont Bank Shrewsbury Shropshire SY1 1RN	To remove (and replace) 1no. Cherry within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
43.	23/05525/TCA	Lane House Quarry Place Shrewsbury Shropshire SY1 1JN	To fell 1no. Lawson Cypress (T1) and 3no. Leylandii (T2-4) within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting

### 101.2 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 23 December 2023 – 19 January 2024.

**RESOLVED:**

**That the variance of planning decisions between the period 23 December 2023 – 19 January 2024 be noted.**