

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 20 February 2024

PRESENT

Councillors P Moseley (Chairman), R Dartnall, M Davies, N Green, K Halliday.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor C Lemon, A Wagner and B Wall.

102/23 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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103/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 30 January 2024 were submitted as circulated and read.

Councillor Green voted to abstain as he was not present at the meeting on 30 January 2024.

RESOLVED:

That the minutes of the Planning Committee meeting held on 30 January 2024 be approved and signed as a correct record.

104/23 MATTERS ARISING

There were no matters arising for consideration.

105/23 HIGHWAY ORDERS

There were no Highways Orders for consideration.

106/23 TREE PRESERVATION ORDERS

106.1 Shropshire Council (Land North of Dove Close/Hexham Way, Shrewsbury) TPO 2024 Tree Preservation Order: SC/00516/24.

The Deputy Town Clerk reported to Committee that Shropshire Council had recently made the above Tree Preservation Order under the provisions of the Town and Country Planning Act 1990 in respect of land of which the Town Council were the owner/occupier, or were the owner/occupier of adjoining or nearby land which may be affected by the tree(s).

The Town Council Tree Officer & Countryside Manager had seen the order stating that the land in question was currently under the ownership of Taylor Wimpey, but would hopefully be conveyed to themselves later this year. There were no objections to the placing on these TPO's by Shrewsbury Town Council.

Councillor Dartnall fully agreed with this Tree Preservation Order and thanked all concerned for implementing this TPO.

RESOLVED:

That the Town Council support this Tree Preservation Order.

107/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

108/23 PLANNING APPLICATIONS

108.1 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 20 January 2024 – 9 February 2024.

RESOLVED:

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

1.	24/00337/TPO	Land To The North Of Darwin Gardens Shrewsbury Shropshire	Fell 7no trees including 4no Sycamore, 1no Holly, 1no Ash & 1no Sweet Chestnut protected by the Shrewsbury & Atcham Borough Council (Mountfields Shrewsbury) Tree Preservation Order 2007 (Variation of 2002) Ref: SA/35 (442)	Representation
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Whilst the Town Council did not object to this application with the reasons stated on the application, they commented that it would have helped if photographs could have been provided to show the extent of lean on the trees. There were no proposals within the application for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant which are required for a TPO application.

2.	24/00499/TCA	49 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Reduce back to previous pruning points by approx. 0.5-1m Silver Birch, Walnut, Hazelnut and Fruit Trees (See	No Objection
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			Site Plan) within Belle Vue Conservation Area	
3.	24/00500/TPO	24 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	Work to 1no. Beech and 1no. Yew (see schedule) protected by the Shropshire Council (The Crescent, Town Walls) TPO 2015 (SC/00218/15)	No Objection
4.	24/00498/TCA	23 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	To crown reduce by 30 percent, crown thin by 10 percent and crown lift by 2 metres 1no. Cherry tree within Shrewsbury Conservation Area	Objection

The Town Council objected to this application as a reduction this large is significant. The tree had not been identified specifically. The Town Council's tree officer had commented that some cherry trees you carry out pruning after flowering in the spring and other varieties you prune in July or August when the trees are less susceptible to the airborne diseases.

5.	24/00440/FUL	48 Canon Street Shrewsbury Shropshire SY2 5HQ	Replacement of a door and 5no windows to existing house subject to Article 4 Directive	No Objection
6.	24/00423/FUL	Midcounties Co-Operative Ltd Bicton Heath Shopping Centre Welshpool Road Bicton Heath Shrewsbury Shropshire SY3 5AD	Installation of six rapid electric vehicle charging stations and ancillary equipment within the car park	No Objection
7.	24/00335/TCA	6 London Road Shrewsbury Shropshire SY2 6NS	To fell 1no. small Pine and to remove 1 stem from 1no. large Pine within Shrewsbury Conservation Area	No Objection
8.	24/00388/OUT	3 Loxdale Shrewsbury Shropshire SY3 6AE	Outline application for the erection of 2no. dwellings (all matters reserved)	No Objection
9.	24/00381/ADV	Tesco Extra Battlefield Road Shrewsbury Shropshire SY1 4AB	Erect and display two 1250mm x 700mm flagpole signs on poles 3350mm in height	No Objection
10.	24/00374/FUL	27 Alma Street Shrewsbury Shropshire SY3 8QL	Replacement of two first floor windows on the front of the property (Article 4 Direction)	No Objection
11.	24/00413/TCA	37 New Park Street Shrewsbury Shropshire SY1 2JY	To fell 1no. Fig tree (and replace with alternative species) within Shrewsbury Conservation Area	No Objection

12.	24/00345/TCA	3 Oakley Manor Gardens South Hermitage Shrewsbury Shropshire SY3 7NT	Selective reduction of overlong side limbs by up to 1metre from 1no. Robinia tree (T1) within Belle Vue Conservation Area	No Objection
13.	24/00266/FUL	The Roy Fletcher Centre 12 - 17 Cross Hill Shrewsbury Shropshire SY1 1JE	Installation of guardrail around northeast and northwest roof edges	No Objection
14.	24/00283/FUL	Talbot House Market Street Shrewsbury Shropshire SY1 1LG	Installation of doors and Juliet balconies in place of existing windows	No Objection
15.	24/00393/TPO	Meole Brace Hall Church Road Shrewsbury Shropshire SY3 9HF	Crown reduction of 15 percent and removal of dead and damaged branches from 1no. Beech protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (SA/70)	No Objection
16.	24/00255/FUL	11 Brook Street Shrewsbury Shropshire SY3 7QR	Rear extension and loft conversion including dormer	Objection

The Town Council objected to this application on the grounds of overdevelopment. The proposal was out of keeping with properties in the area and a better block plan should be provided to show the extent of the proposal in relation to neighbouring properties.

17.	24/00241/TPO	Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7BA	Pollard to 8m 1no Lime protected by The Shrewsbury Borough Council (Kingsland No 3) Tree Preservation Order 1969 (Ref: SA/50)	No Objection
18.	24/00147/TCA	The Villa Red Barn Lane Shrewsbury Shropshire SY3 7HR	Crown reduction to height 8- 10m & spread 4-6m and work to tidy up uneven growth caused by surrounding trees of 1no Copper Beech (T1) & 1no Beech (T2) within Shrewsbury Conservation Area	No Objection
19.	24/00351/TCA	The Garden Cottage Greyfriars Road Shrewsbury Shropshire SY3 7EP	To remove vertical 'whips' and dead wood from 1no. Apple tree within Belle Vue Conservation Area	No Objection
20.	24/00269/TPO	4 Carrington Close Shrewsbury Shropshire SY3 8DE	Crown reduction/cut back to knuckles as pollard (see schedule) of 1no. Lime (T1) protected by The Shrewsbury	No Objection

			Borough Council (Shelton Road) Tree Preservation Order 1971 (Ref. SA/59)	
21.	24/00226/FUL	Meadowcroft 43 Westlands Road Shrewsbury Shropshire SY3 8UT	Alterations and extensions including single storey rear, first floor rear, front porch and rendering external wall	No Objection
22.	24/00349/TPO	Cyngfeld 39 Kennedy Road Shrewsbury Shropshire SY3 7AA	To fell 10no. trees (see schedule) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (SA/34)	Objection

The Town Council objected to this application and recommended a site visit by SC Tree Officer. The Committee commented that there seemed to be a consistent thread through the application of “may cause damage”, but no evidence had been provided. There was no description of any of the planned height reduction of the tree works which is required in a TPO application. There were no proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant as required for a TPO application.

23.	24/00332/TPO	5 Fairlawn Gardens Shrewsbury Shropshire SY3 9QT	Crown reduce by approx. 2m & thin canopy, shape and balance 1no Cedar protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	Objection
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The Town Council objected to this application as there is no description of the amount of thinning of the tree works which is required in a TPO application. The Committee commented that the applicant had not explained how they planned to carry out the reshaping or balancing of the tree as no measurements have been given.

24.	24/00312/TCA	1 The Carriage Works Dogpole Shrewsbury Shropshire SY1 1EZ	To reduce long limb by 20 percent (max. 2 metres) to 2014 pruning points from 1no. Common Lime (T2), and to deadwood 3 Limes (T1-T3) within Shrewsbury Conservation Area	Permission granted by SC prior to the meeting
25.	24/00200/LBC	30 Castle Street Shrewsbury Shropshire SY1 2BQ	Installation of retractable external awnings	No Objection
26.	24/00199/FUL	30 Castle Street Shrewsbury Shropshire SY1 2BQ	Installation of retractable external awnings	No Objection
27.	24/00191/FUL	Prestfelde Preparatory School London Road	Creation of an Artificial Grass Pitch (AGP) with perimeter fencing, adjacent hardstanding area, directional sports lighting,	Objection

		Shrewsbury Shropshire SY2 6NZ	access footpaths including low level bollard lighting, timber maintenance store and landscaped topsoil bund	
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The Town Council objected to this application. The location of the pitch is not suitable which is a large concern to local residents when there is room elsewhere that the pitch could be located. There would be a loss of privacy to neighbouring properties. No toilet or changing room facilities have been proposed for this application. If approved there would be considerably more noise and light pollution and the traffic to the area would increase considerably and Preston Street already suffers with this issue. There are large concerns on the height of the earth bund as this would overlook back gardens of properties and the proposed height of the fences are also a concern. The operating times proposed are unacceptable and if approved should not go beyond 7.00pm to be considerate to neighbours.

28.	24/00244/LBC	17A Swan Hill Shrewsbury Shropshire SY1 1NL	Alterations in association with conversion to dwelling	No Objection
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The Town Council raised no objections to the application and fully supported the comment raised by the Conservation Officer

29.	24/00243/FUL	17A Swan Hill Shrewsbury Shropshire SY1 1NL	Change of Use from Offices A2 to a new Dwelling C3	No Objection
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The Town Council raised no objections to the application and fully supported the comment raised by the Conservation Officer

30.	24/00180/FUL	32 St Michaels Gate Shrewsbury Shropshire SY1 2HL	Erection of single storey rear extension and shed	No Objection
31.	24/00165/LBC	St Alkmunds School House 14 St Alkmunds Square Shrewsbury Shropshire	To replace existing main entrance reception external door to apartment block comprising of flats A,B,C & D	No Objection
32.	24/00074/FUL	4 Longden Avenue Shrewsbury Shropshire SY3 7RL	Construction of a dormer window to give access to an attic bedroom and construction of an external porch over main access door to front elevation	Representation

Whilst the Town Council do not object to this application per se, there were concerns over the position of the dormer window which has the potential for loss of privacy for neighbouring properties. The Committee asked if there was possibility the window could be obscured or moved to another position to avoid privacy issues.

33.	24/00163/FUL	Nationwide Building Society 28 Pride Hill Shrewsbury Shropshire SY1 1DP	Installation of an external door to shop front	No Objection
34.	24/00146/FUL	283 Monkmoor Road Shrewsbury Shropshire SY2 5TF	Single storey extension to create kitchen/diner	Objection

The Town Council objected to this application on the grounds of overdevelopment. The proposed extension seems quite large and there are concerns for the neighbouring properties and their potential views.

35.	24/00118/FUL	Rose Cottage Nobold Shrewsbury Shropshire SY5 8NJ	Proposed Single storey extension	No Objection
36.	24/00069/TCA	26 Monkmoor Road Shrewsbury Shropshire SY2 5AP	To fell 4no. Leyland Cypress within Shrewsbury Conservation Area	Permission granted by SC prior to the meeting

108.2 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 20 January 2024 – 9 February 2024.

RESOLVED:

That the variance of planning decisions between the period 20 January 2024 – 9 February 2024 be noted.

108.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 20 January 2024 – 9 February 2024 for noting:

1. 24/00309/CPL - Application for a Lawful Development Certificate for the proposed installation of a new single window replacing two-bedroom windows - 19 Springfield Way.
2. 24/00321/CPL - Lawful development certificate for Change of use from C3 to C4 and erection of 4 metre rear extension - 6 Leyburn Avenue, Shrewsbury.
3. 24/00419/CPL - Replacement of hipped roof with dual pitched roof, loft conversion with installation of rooflights and internal modifications to first floor - 11 Grangefields, Shrewsbury

RESOLVED:

That the applications for certificates of Lawful Development between 20 January to 9 February 2024 be noted.