

## SHREWSBURY TOWN COUNCIL

### Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 12 March 2024

#### PRESENT

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

#### IN ATTENDANCE

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

#### APOLOGIES

Apologies were received from Councillor Wagner.

#### 109/23 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 Halliday	<ul style="list-style-type: none"><li>Declared an interest in application 24/00754/FUL as the applicant is known to her.</li></ul>

#### 110/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 20 February 2024 were submitted as circulated and read.

Councillor Lemon voted to abstain as he was not present at the meeting on 20 February 2024.

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 20 February 2024 be approved and signed as a correct record.**

#### 111/23 MATTERS ARISING

There were no matters arising for consideration.

#### 112/23 HIGHWAY ORDERS

There were no matters arising for consideration.

## 113/23 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

## 114/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

## 115/23 PLANNING APPLICATIONS

### 115.1 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 10 February – 1 March 2024.

#### RESOLVED:

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

1.	24/00773/TCA	26 Primrose Terrace St Michaels Street Shrewsbury Shropshire SY1 2EY	Fell 1no Silver Birch (T1) & reduce crown by 30% (0.5-1m) of 1no Sorbus (T2) within Shrewsbury Conservation Area	No Objection
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*Councillor Dartnall joined the meeting.*

2.	24/00774/FUL	233 Wenlock Road Shrewsbury Shropshire SY2 6LD	New side extension and garden home office at rear of garden	No Objection
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*Councillor Halliday left the meeting.*

3.	24/00754/FUL	38 Belle Vue Road Shrewsbury Shropshire SY3 7LL	Erection of part single and part two storey rear extension following demolition of single storey lean to	No Objection
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*Councillor Halliday re-joined the meeting.*

4.	24/00780/FUL	5 Grope Lane Shrewsbury Shropshire SY1 1XS	Proposals at first floor level include: the removal of modern timber platform, replacing an existing window with a new maintenance door and steps and, a new stove and flue in the living room. At second floor level the proposals are to replace existing and inserting new rooflights, inserting a cast iron railing to create a juliet balcony from an existing opening and, the repositioning of structural Purlin.	No Objection
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<b>5.</b>	<b>24/00741/FUL</b>	9 South Hermitage Shrewsbury Shropshire SY3 7JR	Works to square off existing rear extension, first floor extension, enlarge existing rear dormer, interior reconfiguring, erection of garden room	Objection
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The Town Council object to this application as the proposals do not appear to be in keeping with the area. Members also support the comments raised by archaeology and their recommendations for this application.

<b>6.</b>	<b>24/00729/FUL</b>	34 Bynner Street Shrewsbury Shropshire SY3 7NZ	Division and internal reconfiguration of the existing dwelling into 2No. separate units and first floor extension	No Objection
<b>7.</b>	<b>24/00602/FUL</b>	166 Conway Drive Shrewsbury Shropshire SY2 5UG	Proposed conversion of existing garage to provide bedroom and ensuite shower	No Objection
<b>8.</b>	<b>24/00784/TPO</b>	12 Huxley Close Shrewsbury Shropshire SY2 6JQ	To crown lift, reduce and thin 2no. Copper Beech (as per schedule) protected by the Shrewsbury and Atcham Borough Council (Springfield Hotel, Wenlock Road, Shrewsbury) Tree Preservation Order 1993 (Ref. SA/251)	Objection

The Town Council object to this application and respectfully request that the SC Tree Officer visits the site. Both trees appear to have a significant amenity value for the area. The suggested works may be considered excessive and there is no mention of any works to balance the crown of the one tree.

<b>9.</b>	<b>24/00695/ADV</b>	Greenhous Vauxhall Old Potts Way Shrewsbury Shropshire SY3 7ET	Erect and display 1No internally Illuminated and 1No non illuminated fascia signs	No Objection
<b>10.</b>	<b>24/00757/TPO</b>	White Lodge Field House Drive Shrewsbury Shropshire SY3 9HJ	Fell 1no Cypress protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref. SA/354)	No Objection
<b>11.</b>	<b>24/00734/TPO</b>	5 Mayfield Park Shrewsbury Shropshire SY2 6PD	Various works to trees (see schedule) protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (SA/47)	Objection

The Town Council object to this application as there is not enough detail of the work to be undertaken as required for a TPO Application. The specified works are too vague for some of the trees listed. There are no measurement or percentage reductions as required for the following numbered trees in the application: 1, 2, 4, 7, 11. The applicant should be able to provide the relevant information to enable a decision to be made.

<b>12.</b>	<b>24/00677/FUL</b>	26 Ashfields Road Shrewsbury Shropshire SY1 3SB	Proposed sunroom	No Objection
<b>13.</b>	<b>24/00672/FUL</b>	Sabrina House 49 Longden Road Shrewsbury Shropshire SY3 7HW	Single storey extension to create a storage area	No Objection
<b>14.</b>	<b>24/00470/FUL</b>	Upper Floors To 12 And 13 Mardol Head Shrewsbury Shropshire SY1 1HD	Conversion of upper floors of a commercial building to create a fourteen-bedroom House of Multiple Occupation	Objection

The Town Council object to this application on the grounds of overdevelopment. There are too many proposed rooms for the one property and the communal areas appear very cramped. The proposal could work but with fewer units allowing the occupants more space.

<b>15.</b>	<b>24/00666/FUL</b>	14 Copthorne Park Shrewsbury Shropshire SY3 8TL	First floor extension over garage, porch with extended bathroom above and interior reconfiguring	No Objection
<b>16.</b>	<b>24/00638/FUL</b>	32 Belvidere Avenue Shrewsbury Shropshire SY2 5PA	Detached garage to the side of the property, new permeable drive and insertion of three rooflights on the roof slopes of the single storey part of the property	Representation

Whilst the Town Council do not object to this application per se, Members support the SC Highways comments as the site is close to a dangerous junction. Members respectfully request that the SC Tree Officer looks at this application as there are concerns about the root protection area as the plans indicate the proposed garage would be going into this area.

<b>17.</b>	<b>24/00622/TPO</b>	25 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	Crown lift by 2-3m 1no Yew protected by the Shrewsbury and Atcham Borough Council (25 The Crescent, Town Walls, Shrewsbury) Tree Preservation Order 1995 (Ref: SA/292)	No Objection
<b>18.</b>	<b>24/00621/TCA</b>	25 The Crescent Town Walls Shrewsbury Shropshire SY1 1TH	Reduce lateral branches by approx. 2m of 1no Lilac, fell 1no Pear, crown reduce by 1m 1no Maple & crown lift by 1m 1no Magnolia within Shrewsbury Conservation Area	No comment made as permission granted by Shropshire Council prior to the meeting
<b>19.</b>	<b>24/00595/FUL</b>	Hillcrest Ditherington Road Shrewsbury Shropshire SY1 4BA	Removal of existing rear single storey outbuilding. Modifications, refurbishment and rear extension to existing detached dwelling. Remove	No Objection

			existing garage and replace with proposed double garage	
<b>20.</b>	<b>24/00185/FUL</b>	35 Trinity Street Shrewsbury Shropshire SY3 7PF	Repairs to existing front boundary wall and minor works to frontage (Article 4 Direction)	No Objection
<b>21.</b>	<b>24/00580/FUL</b>	27 Moreton Crescent Shrewsbury Shropshire SY3 7BY	Replacement of 3No. windows to existing dwelling subject to Article 4 Directive	No Objection
<b>22.</b>	<b>24/00550/FUL</b>	61 Winterton Way Shrewsbury Shropshire SY3 5PA	Erection of single storey extension to side and rear	No Objection
<b>23.</b>	<b>24/00566/LBC</b>	5 Grope Lane Shrewsbury Shropshire SY1 1XS	Proposals at first floor level include: the removal of modern timber platform, replacing an existing window with a new maintenance door and steps and, a new stove and flue in the living room At second floor level the proposals are to replace existing and inserting new rooflights, inserting a cast iron railing to create a juliet balcony from an existing opening and, the repositioning of structural Purlin	No Objection
<b>24.</b>	<b>24/00501/FUL</b>	The Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Erection of a new two-storey hospital building and associated wider works including landscaping	No Objection
<b>25.</b>	<b>24/00363/FUL</b>	34 Kennedy Road Shrewsbury Shropshire SY3 7AB	The erection of a two-storey annexe and garage to replace the existing garage along with an additional entrance	Objection

The Town Council object to this application and fully support the comments raised by SC Tree Officer. Members also requested that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

<b>26.</b>	<b>24/00620/TCA</b>	53 Porthill Road Shrewsbury Shropshire SY3 8RN	Various works to 6no. trees (A-F) (see schedule) within Shrewsbury Conservation Area	Representation
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Whilst the Town Council do not object to this application per se, the three trees to the front of the property may have a significant amenity value for that side of the road. Most of the height of the pine tree has lateral branches, but the application does not state if all the lateral branches are to be reduced or just to a certain height and no mention is made of keeping the shape of the tree or why the work is required.

27.	24/00424/FUL	96 Conway Drive Shrewsbury Shropshire SY2 5UR	Side extension and internal adaptations, over existing single storey section to provide disabled access lift, and bathing facilities	No Objection
28.	24/00425/FUL	Leaps And Bounds 22 Hawthorn Road Shrewsbury Shropshire SY3 7NB	Erection of a two-storey side extension and internal reconfiguration	Representation

Whilst the Town Council do not object to this application per se, Members fully support the comment raised by the Conservation Officer and the Civic Society regarding the fenestration and lintels not being balanced.

29.	24/00492/FUL	Farr And Harris Brassey Road Shrewsbury Shropshire SY3 7FA	Construction and operation of a micro energy storage facility	No Objection
30.	24/00532/TPO	48 Carlton Close Shrewsbury Shropshire SY3 5JA	To reduce crown by 25 percent (reducing overhang and roof clearance - see schedule) of 1no. Oak protected by SABC (Land at and surrounding Bowbrook) TPO 2008 (SA/462)	No Objection
31.	24/00529/TCA	Canonbury House 10 Canonbury Shrewsbury Shropshire SY3 7AH	To crown reduce 2no. Silver Birch by 20 percent and to fell 1no. Ash and 1no. Holly within Shrewsbury Conservation Area	No Objection
32.	24/00528/TPO	Canonbury House 10 Canonbury Shrewsbury Shropshire SY3 7AH	To reduce crown by 20 percent and lift 2no. of the lower branches from 1no. Beech (T1) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (SA/34)	No Objection

## 115.2 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 10 February – 1 March 2024.

### RESOLVED:

**That the variance of planning decisions between the period 10 February – 1 March 2024 be noted.**