

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 2 April 2024

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer).

APOLOGIES

Apologies were received from Councillors R Dartnall and B Wall. Apologies also received from Amanda Spencer (Deputy Town Clerk).

116/23 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.
Councillor Lemon	<ul style="list-style-type: none">Declared an interest in application 24/01059/TPO as he is a volunteer for the applicant and would not take part in any discussion

117/23 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 12 March 2024 were submitted as circulated and read.

Councillor Pardy voted to abstain as he was not present at the meeting on 12 March 2024.

RESOLVED:

That the minutes of the Planning Committee meeting held on 12 March 2024 be approved and signed as a correct record.

118/23 MATTERS ARISING

There were no matters arising for consideration.

119/23 HIGHWAY ORDERS

There were no Highways Orders for consideration.

120/23 TREE PRESERVATION ORDERS

120.1 Notice and Provisional Order for the Shropshire Council (130 Ellesmere Road, Shrewsbury) TPO 2024 (Ref. SC/00518/24).

The Town Clerk reported to Committee that Shropshire Council had recently made the above Tree Preservation Order which was created on 20th March 2024. Councillors were invited to make any comments or representations in accordance with the requirements specified in the Notice.

RESOLVED:

That the Town Council support this Tree Preservation Order.

121/23 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

122/23 PLANNING APPLICATIONS

122.1 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 2 March 2024 – 22 March 2024.

RESOLVED:

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

1.	24/01036/FUL	Wyle Blue World 19 Wyle Cop Shrewsbury Shropshire SY1 1XB	Erection of a single storey rear extension to provide extended kitchen and additional toilets	No Objection
2.	24/00978/TPO	Apartment 2 The Woodlands Abbey Foregate Shrewsbury Shropshire SY2 6LT	Fell 2no Holly, 1no Sycamore & 1no Elm protected by The Shrewsbury Borough Council (Woodlands Park) Tree Preservation Order 1969 (Ref: SA/49)	No Objection
3.	24/01043/FUL	66 Belvidere Road Shrewsbury Shropshire SY2 5LY	Erection of rear single storey extension with part first floor extension above, replacement porch, new infill between garage and house to enlarge garage, new garage doors to front and garage rendered, remodel of front elevation with new render and new window to stair well and replacement of all windows	No Objection

4.	24/01011/LBC	Pengwern Boat Club Porthill Road Shrewsbury Shropshire SY3 7BD	Internal alterations to improve facilities at Pengwern Boat Club	No Objection
5.	24/01013/FUL	First, Second & Third Floor 32 - 33 Castle Street Shrewsbury Shropshire SY1 2BQ	Conversion from 6No apartments to 9No apartments	No Objection
6.	24/01017/FUL	22 Sutton Grove Shrewsbury Shropshire SY2 6DN	Proposed construction of a two-storey side and single storey rear extension, with accompanying loft conversion with rear dormer	Objection

The Town Council object to the proposed dormer as it is overdevelopment, adding bulk to the property. There are no objections to the proposed side and ground floor extensions.

7.	24/01022/REM	Proposed Dwelling To The East Of Tythe House Welshpool Road Bicton Heath Shrewsbury Shropshire	Application for approval of reserved matters (appearance, access, layout, scale and landscaping) pursuant of 21/00370/OUT for the erection of one dwelling	No Objection
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Councillor Lemon left the meeting

8.	24/01059/TPO	Coleham Pumping Station Longden Coleham Shrewsbury Shropshire SY3 7DN	Whole crown reduction by approx. 50 percent including reduction of primary branches over neighbouring building and removal of dead and dying branches from 1no. Ash (T21) protected by the Shrewsbury & Atcham Borough Council (Carline Fields) Tree Preservation Order 2002 (Ref. SA/369)	No Objection
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Councillor Lemon re-joined the meeting

9.	24/00922/FUL	68 Monkmoor Road Shrewsbury Shropshire SY2 5AX	Erection of a detached garage after demolition of existing detached garage and erection of a front porch	No Objection
10.	24/00959/FUL	Land Adjacent To 42 Old Coleham Shrewsbury Shropshire SY3 7BU	Change of use to provide 1 bedroom apartment, insertion of entrance door to replace existing window, separation of entrance lobby from garage accommodation	No Objection

11.	24/00968/FUL	19 Porthill Drive Shrewsbury Shropshire SY3 8RS	Proposed single storey side extension	Objection
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The Town Council object to this application as the proposed extension is not in keeping with the street scene in terms of materials and roofscape.

12.	24/00954/FUL	107 Underdale Road Shrewsbury Shropshire SY2 5EG	Demolition of existing single storey extension to be replaced by new single storey rear extension. Demolition of existing lower ground level single storey garden room to be replaced by new single storey garden room. Demolition of existing roof and dormer to existing side extension. Erection of extension to existing two storey side extension and new roof over whole of side extension	No Objection
13.	24/00921/FUL	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 maintain their original objection to this proposal. The proposal is inappropriate and would disrupt the current street scene. No other garages in this location have been redeveloped and proposals would be visually obtrusive, of a significant mass and harmful to the surrounding setting.

14.	24/01009/TCA	39 North Street Shrewsbury Shropshire SY1 2JJ	To fell to ground level 1no. Silver Birch (T1) within Shrewsbury Conservation Area	Representation
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Whilst the Town Council has no objections to this application per se, Members would like to see the tree being replaced.

15.	24/00856/LBC	Jessops 67 Mardol Shrewsbury Shropshire SY1 1PZ	Repairs to existing wooden shop front, repair/replacement of flat roof to side, new render to side of building, insertion of stone window ledges and lintels to 4No. existing windows of side elevation, redecorate entire building in similar colours to existing	No Objection
16.	24/00846/FUL	Maesbrook Lodge Church Road Shrewsbury Shropshire SY3 9HQ	Erection of a two-storey rear extension (amendments to	No Objection

			approved scheme 21/01915/FUL)	
17.	24/00946/TPO	24 Woodside Drive Shrewsbury Shropshire SY3 9BW	Remove deadwood and reduce the side canopy overhanging garden by 1-2m to growth points of 1no Oak protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection
18.	24/00979/TCA	49 The Mount Shrewsbury Shropshire SY3 8PP	Various works to trees (see schedule) within Shrewsbury Conservation Area	Objection

The Town Council object to this application as the loss of trees in such close proximity may have an effect on the amenity value in this area as some of the trees listed in the application are at the front of the property. The loss of trees would also impact on the street scene,

19.	24/00898/TPO	6 Carrington Close Shrewsbury Shropshire SY3 8DE	Crown reduce by approx. 2m to previous pruning points of 1no Lime protected by The Shrewsbury Borough Council (Shelton Road) Tree Preservation Order 1971 (Ref: SA/59)	Representation
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Whilst the Town Council does not object to this application per se, insufficient information has been provided for this TPO application and members question whether the applicant has authority to prune the tree given that the location shows outside of the boundary of the property.

20.	24/00897/FUL	28 Oak Street Shrewsbury Shropshire SY3 7RQ	Extension to rear of property	Representation
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Whilst the Town Council do not object to this application per se, Members fully support the Conservation Officer in that there are no principle objections to the contemporary flat roof addition to the rear where it will be largely concealed in this location and will be small in scale. Further information regarding the roof eaves would be appropriate.

21.	24/00911/FUL	11 Ridgebourne Road Shrewsbury Shropshire SY3 9AA	Garden room with deck	Objection
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The Town Council object to this application and respectfully request that the Shropshire Council Tree Officer visits the site to confirm the tree site survey undertaken as there are a number of protected trees. Members would also like clarification on the scale of the property. This is located in an important wildlife corridor and a precedent must not be set in cumulatively eradicating this important corridor.

22.	24/00896/LBC	82 To 84 Frankwell Shrewsbury Shropshire SY3 8JR	Internal alterations to 82 and 83/84 Frankwell	No Objection
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23.	24/00891/FUL	2 St Catherines Drive Shrewsbury Shropshire SY3 6AR	Erection of a single storey side extension	No Objection
24.	24/00834/ADV	Meole Brace Retail Park Shrewsbury Shropshire	Replacement signage	No Objection
25.	24/00814/FUL	1 Drawwell Street Shrewsbury Shropshire SY3 7RF	Replace existing lean-to garage, store & studio with a new side extension, demolish existing store/laundry rear extension, replace pitched roofs to remaining rear building and with flat roof and parapet, alterations to windows and new patio door added and southwest boundary wall to be re-built as a cavity wall	Objection

The Town Council object to this application as the proposed extensions are of a contrasting and dominant form which would detract from the original form and character of the dwelling. As the property is a distinctive building on the street, the proposed design would not preserve or enhance the appearance of the Conservation Area.

26.	24/00883/TCA	17 Hunter Street Shrewsbury Shropshire SY3 8QN	Crown reduce by approx. 30% and thin canopy of 1no Beech within Shrewsbury Conservation Area	No Objection
27.	24/00818/FUL	41 Torrin Drive Shrewsbury Shropshire SY3 6AW	First Floor Extension over existing garage	Objection

The Town Council object to this application on the grounds of overdevelopment of the site. The applicant appears to be building on every inch of the property looking at previous applications submitted.

28.	24/00797/FUL	108 Battlefield Road Shrewsbury Shropshire SY1 4AQ	Replacement of existing rear dilapidated lean to extension and porch with flat roof rear extension and replacement porch	No Objection
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122.2 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 2 March 2024 – 22 March 2024.

RESOLVED:

That the variance of planning decisions between the period 2 March 2024 – 22 March 2024 be noted.

122.3 Certificate of Lawful Development

The Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 2 March 2024 – 22 March 2024 for noting:

1. 24/00880/CPL - 25 Corndon Road - Lawful Development Certificate for single storey side extension.
2. 24/00974/CPL - 10 Wood Close - Lawful Development Certificate Part conversion of garage to indoor gymnasium

RESOLVED:

That the applications for certificates of Lawful Development between 2 March to 22 March 2024 be noted.