

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 16 July 2024

PRESENT

Councillors R Dartnall (Chairman), E Addams (substitute for Councillor Moseley), M Davies, N Green and K Halliday.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Lemon, Moseley & Wagner and Amanda Spencer (Deputy Town Clerk).

23/24 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 Davies	<ul style="list-style-type: none">Declared an interest in application 24/02479/FUL as the applicant was known to her.

24/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 25 June 2024 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 25 June 2024 be approved and signed as a correct record.

25/24 MATTERS ARISING

There were no Matters Arising for consideration.

26/24 HIGHWAY ORDERS

26.1 Consultation: School Streets Initiative - Mereside School, Shrewsbury

The Town Clerk reported to Committee that on 11 June 2024 Shropshire Council made an order to place experimental Prohibition of Motor Vehicles restrictions on the following lengths of roads in Shrewsbury:

- Childrens Way – its entirety
- Mereside - from its junction with U4701 Sutton Way to its junction with U4710
- Pool Rise
- Ripple Close – its entirety
- Springfield Green – its entirety
- Wenlock Road - from its junction with U4701 Sutton Way to its junction with U4721 Childrens Way
- Woodlea – its entirety

The restrictions would operate between 8:15am and 9:00am, and between 2:30pm and 3:30pm, Monday–Friday, during school terms at Mereside Primary School, Shrewsbury.

The Order came into effect on 24 June 2024 and would operate for a period of up to eighteen months. The Council would consider in due course whether its provisions should continue in force indefinitely. Any comments from Members were required by 24 December 2024.

Councillor Dartnall welcomed the school street initiative and hoped it had a positive impact on school travel.

RESOLVED:

No objections were raised for this consultation.

Councillor Addams joined the meeting.

26.2 Consultation: Proposed changes to the on-street parking charges

The Town Clerk reported to Committee that Shropshire Council proposed to make changes to its on-street Pay & Display and Residents Parking Permit charges. Documentation was circulated to all members prior to the meeting. If members wished to make comments on these proposals the deadline date was 2 August 2024.

Councillors objected to the proposed changes and agreed that the evening extension charges were likely to be detrimental to the evening economy. The proposed charges were creating barriers to visitors of the town, and it was also an additional charge to staff who worked during the evening.

RESOLVED:

The Town Council objects to the proposed charges and comments would be forwarded to Shropshire Council

26.3 Consultation: car park charges

The Town Clerk reported to Committee that Shropshire Council proposed to make changes to the charges in some of its car parks. Documentation was circulated to all members prior to the meeting. If members wished to make comments on these proposals the deadline date was 2 August 2024.

Councillor Dartnall commented that the charges at Shirehall came in to force in December 2023 and they have already increased by £100.

Councillor Davies was disappointed to see the proposed Sunday charges. The proposal would push the parking problem further out of the town.

Councillor Halliday stating the charges would put increased pressure on to the on-street parking and any charges proposed by Shropshire Council should have been phased.

RESOLVED:

The Town Council objects to the proposed charges and comments would be forwarded to Shropshire Council

26.4 Notification: permanent one-way restriction on New Street, Shrewsbury

On 4 July 2024 Shropshire Council made an order to place the following One-Way restriction for motorised traffic onto New Street, Shrewsbury: The length of A488 New Street situated from its junction with Park Avenue to Quarry View, in a north-easterly direction. These changes came into effect on 12 July 2024.

RESOLVED:

That no objections were raised by Committee.

27/24 TREE PRESERVATION ORDERS

27.1 SC/00516/24 Shropshire Council (Land North of Dove Close/Hexham Way, Shrewsbury) TPO 2024 - Confirmation

The Town Clerk informed Committee that this TPO was confirmed on 20 June 2024. The confirmed order and Officer report were circulated to Councillors prior to the meeting.

RESOLVED:

That no objections were raised by Committee.

28/24 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration at this meeting.

29/24 PLANNING APPLICATIONS

29.1 Schedules of Planning Applications

The 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 15 June 2024 – 5 July 2024.

RESOLVED:

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

1.	24/02381/FUL	Shropshire Automotive Services 3A Badgers Way Oxon Business Park	Erection of building for car tuning, diagnostic testing and repairs	No Objection
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		Shrewsbury Shropshire SY3 5AL		
2.	24/02176/FUL	2 Rothley Close Shrewsbury Shropshire SY3 6AN	Erection of extension at rear of garage, alterations to driveway including retaining wall, alterations to garage for use as habitable room	No Objection
3.	24/02483/FUL	Lloyds TSB Bank Plc 1 Pride Hill Shrewsbury Shropshire SY1 1DG	External fabric repair, new flat roof linings and parapet wall capping to several areas to the rear of the building	No Objection

Councillor Davies left the meeting.

4.	24/02479/FUL	90 Longden Coleham Shrewsbury Shropshire SY3 7DX	Erection of two storey and single storey extensions to rear with first floor terrace	No Objection
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Councillor Davies left the meeting.

5.	24/02463/FUL	65 Belle Vue Road Shrewsbury Shropshire SY3 7LY	Erection of rear extension and provision of additional parking	No Objection
6.	24/02394/TPO	58 Oakley Street Shrewsbury Shropshire SY3 7JY	To crown reduce by 25% (2 metres all round) 1no Yew (T1) protected by the Shrewsbury and Atcham Borough Council (58 Oakley Street, Shrewsbury) Tree Preservation Order 1988 (Ref: SA/154)	No Objection

Whilst the Town Council raises no objections to the application as the tree does need reducing away from the building, an overall crown reduction of 25% seems excessive.

7.	24/02452/FUL	38 Kemps Eye Avenue Shrewsbury Shropshire SY3 7QW	Extension to south elevation and associated alterations	No Objection
8.	24/02424/FUL	47 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Loft conversion, side dormer and rear hip of roof reconfigured to a rear gable	No Objection
9.	24/02418/FUL	26 Allerton Road Shrewsbury Shropshire SY1 4QH	Single storey side extension, replacement front porch and internal remodelling	No Objection

10.	24/02417/FUL	45 Severn Street Shrewsbury Shropshire SY1 2JA	Part two-part single storey extension and associated alterations and improvements	No Objection
11.	24/02297/FUL	Plot 33 Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6FG	Erection of one 2-storey office building and associated car parking	No Objection
12.	24/02322/TCA	17 London Road Shrewsbury Shropshire SY2 6NP	Fell 1no Cedar within Shrewsbury Conservation Area	No Objection

The Town Council raises no objections to this application but would like to see a replacement tree planted.

13.	24/02406/FUL	21 Richmond Drive Shrewsbury Shropshire SY3 8TN	Single storey rear extension	No Objection
14.	24/02393/FUL	5 The Broadwell Shrewsbury Shropshire SY3 6AD	Proposed rear single storey extension, conversion of existing garage with new hipped roof over and construction of new entrance porch	No Objection
15.	24/02391/FUL	16 Mayfield Drive Shrewsbury Shropshire SY2 6PB	Proposed single storey front extension (porch), single storey infill rear extension (removing the existing loggia), two storey rear extension replacing the existing garden room, internal reconfiguration to include disabled adaptations (lift, wet room, therapy room, accessible WC) conversion of existing attached garage to provide carer's accommodation with separate front access, single storey front extension to create car port and single garage/store, external works and garden room to rear, works to front forecourt and entrance gates	Representation

Whilst the Town Council raises no objections to the principle of development, members fully support the Tree Officer comments and agree a Tree Survey should be completed.

16.	24/02376/FUL	Inchcape Volkswagen 1 Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire SY1 3TG	Erection of a repair bay for servicing of motor vehicles	No Objection
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17.	24/02189/TPO	21 Collingwood Drive Bowbrook Shrewsbury Shropshire SY3 5HP	Fell 2no Ash protected by the SABC (Land at and surrounding Bicton Heath South) TPO 2007 (Ref: SA/456)	No Objection
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The Town Council raises no objections to this application but would like to see a replacement tree planted. 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.

18.	24/02374/FUL	9 Belvidere Road Shrewsbury Shropshire SY2 5LS	First floor side extension and rear single storey extension	No Objection
19.	24/02368/COU	The Alaska Building Sitka Drive Shrewsbury Business Park Shrewsbury Shropshire SY2 6LG	Change of use of second floor from an apartment (Class C3 dwelling) to an office (Class E)	No Objection
20.	24/01818/FUL	Barnabas Church Centre Longden Coleham Shrewsbury Shropshire SY3 7DN	Food storage and preparation building	No objection

Whilst the Town Council raises no objections to the principle of development, a flood report should be completed as the location is within flood zone 3.

21.	24/02349/ADV	Formula One Autocentres Sundorne Retail Park Arlington Way Shrewsbury Shropshire SY1 4YA	Erect and display one LED illuminated advertisement display	No Objection
22.	24/02328/FUL	Hush 9 - 10 Frankwell Shrewsbury Shropshire SY3 8JY	Change of Use of part Ground Floor from Sui Generis (Pub and Drinking Establishment) to Sui Generis part (f) taxi business or business for the hire of motor vehicles. Change of Use of part Ground Floor from Sui Generis (Pub and Drinking Establishment) to Class E	No Objection
23.	24/02257/FUL	Proposed Dwelling To The South Of Beehive Lane Shrewsbury Shropshire	Erection of 1No dwelling	Objection

The Town Council objects to this application as the scale of the building is excessive and would have dominance in the local area. They also raised concerns about the precedent this application could have for future development in a green corridor. They also had strong concerns about the adverse effect the development would have on the environment and wildlife in the area. It was agreed that the green corridor should remain fully open and the impact this application would have on the Shropshire Way. There were also concerns regarding the impact of construction and vehicle access on a large, well-used pedestrian route, causing disruption to Beehive Lane. The proposal would significantly impact the character and appearance of the area.

24.	24/02311/FUL	44 Mount Street Shrewsbury Shropshire SY3 8QH	Single storey side extension	No Objection
25.	24/02398/TCA	Nursery Cottage 62 New Street Shrewsbury Shropshire SY3 8JF	Reduce 4no. branches by between approx. 1.5-2.5m back to boundary line from 1no. Douglas Fir within Shrewsbury Conservation Area	No Objection
26.	24/02318/FUL	37 St Julians Crescent Shrewsbury Shropshire SY1 1UD	External Alterations to include replacement chimney stack, Juliette balcony and insertion of roof window	No Objection

The Town Council raises no objections to the application and fully supports the comments raised by the Conservation Officer.

27.	24/02317/TCA	23 Bishop Street Shrewsbury Shropshire SY2 5HB	To remove 1no. Sorbus (T1) and 3no. Cupressus Sempervirens (T2-4) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
28.	24/02304/FUL	1 Drawwell Street Shrewsbury Shropshire SY3 7RF	Erection of extensions	No Objection

The Town Council raises no objections in principle to the application and fully supports the comments raised by the Conservation Officer.

29.	24/02287/FUL	1 Longden Road Shrewsbury Shropshire SY3 7EY	Two single storey extensions to the rear with internal alterations	No Objection
30.	24/02286/FUL	49 Copthorne Road Shrewsbury Shropshire SY3 8NW	Rear dormer extension	Objection

The Town Council objects to this application as the proposal is out of character with other buildings in the location. Members fully support the comments made by the Conservation Officer.

31.	24/02285/TPO	16 Sandiway Shrewsbury Shropshire SY3 9BN	Removal of 4no. lower branches from 1no. Sycamore (T1) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (SA/401)	No Objection
32.	24/02273/FUL	2 Peace Drive Shrewsbury Shropshire SY2 5NQ	Erection of single storey rear and side extensions and change to the glazing in front porch	No Objection
33.	24/02242/FUL	23 Downfield Road Shrewsbury Shropshire SY3 8YF	Proposed Erection of single storey self-contained Annexe Extension	No Objection

Whilst the Town Council does not object to this application Members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

34.	24/01861/FUL	2 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Proposed garden room	Objection
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The Town Council objects to this application as the proposed garden room is not in keeping with the surrounding area. Members fully support the comments made by the Conservation Officer.

35.	24/02160/LBC	The School House Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7AS	Alteration to roof to approved 23/05515/LBC (Erection of entrance foyer, removal of fire escape stairs, removal of existing doors and replacement with sash windows to match existing)	No Objection
36.	24/02159/FUL	The School House Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7AS	Alterations to roof to approved 23/05514/FUL (Erection of entrance foyer)	No Objection
37.	24/02210/FUL	59 Porthill Road Shrewsbury Shropshire SY3 8RN	Alterations to existing flat roofed garage including construction of pitched roof with dormer windows and conservation roof lights. To provide additional habitable accommodation. Installation of new internal staircase and ground floor w.c. and shower	No Objection

Whilst the Town Council does not object to this application Members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

38.	24/01805/FUL	River Thai Restaurant & Bar Smithfield Road Shrewsbury Shropshire SY1 1PG	Change of use from restaurant to bar/ venue	Objection
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The Town Council objects to this application. There are road safety concerns due to potential crowding when leaving the premises which is next to a busy main road. The car parking area needs to be a staging area to access the property to support road safety measures. Shropshire Council Public Protection should also be consulted to check noise levels and the opening times should be closely controlled and restricted to match other night time economy businesses in the locality.

29.2 Schedule of Planning Decisions

The 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 15 June 2024 – 5 July 2024.

RESOLVED:

That the variance of planning decisions between the period 15 June 2024 – 5 July 2024 be noted.

29.3 Certificate of Lawful Development

The Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 15 June 2024 – 5 July 2024 for noting:

24/02449/CPL - Conversion of detached garage to form further living accommodation - 99 Oakfield Road, Shrewsbury, Shropshire, SY3 8AN

RESOLVED:

That the applications for certificates of Lawful Development between 15 June to 5 July 2024 be noted.