

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 27 August 2024

PRESENT

Councillors P Moseley (Chairman), J Dean (substitute for Councillor Lemon), N Green, K Halliday and K Pardy (substitute for Councillor Dartnall).

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Dartnall, Davies, Lemon & Wall.

37/24 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.
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38/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 6 August 2024 were submitted as circulated and read.

Councillor Dean voted to abstain as he was not present at the meeting on 6 August 2024.

RESOLVED:

That the minutes of the Planning Committee meeting held on 6 August 2024 be approved and signed as a correct record.

39/24 MATTERS ARISING

There were no Matters Arising for consideration at this meeting.

40/24 HIGHWAY ORDERS

There were no Highways Orders for consideration at this meeting.

41/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration at this meeting.

42/24 PREMISES LICENCE APPLICATIONS

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

43/24 PLANNING APPLICATIONS

43.1 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 27 July 2024 – 16 August 2024.

RESOLVED:

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

1.	24/03167/TPO	62A Oakley Street Shrewsbury Shropshire SY3 7JZ	Fell 1no. Robinia (B) and crown lift, thin and reduce (see schedule) 2no. Robinia (A & C) protected by the Shrewsbury & Atcham Borough Council (Oakley Grange) Tree Preservation Order 2002 (SA/364)	No Objection
2.	24/03086/FUL	9 Roseway Shrewsbury Shropshire SY1 4HJ	Erection of 1No wood cabin in garden for ancillary accommodation	No Objection

The Town Council raise no objections to this application but 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.

3.	24/03050/TCA	Shrewsbury High School 28 - 32 Town Walls Shrewsbury Shropshire SY1 1TN	Reduce and re-shape by approx 25% 1no Lawson (T1), prune back by 20% from drive/parking area 1no Birch (T2) & crown lift to 2m 1no Cherry (T3) within Shrewsbury Conservation Area	No Objection
4.	24/03094/FUL	Sycamore House 17A Well Meadow Gardens Shrewsbury Shropshire SY3 8UP	Extension to front (South) elevation to provide porch	No Objection

5.	24/03091/FUL	65 Torrin Drive Shrewsbury Shropshire SY3 6AW	Rear single storey extension, front infill single storey extension and first floor extension over existing garage	No Objection
6.	24/02751/VAR	Walnut Cottage Nealors Lane Shrewsbury Shropshire SY3 8NF	Variation of Condition No. 2 (approved plans) pursuant to 17/02940/VAR to allow for amended plans	Objection

The Town Council object to this application on the grounds of over overdevelopment of the site and the proposed height of the extension. They commented that the number of variations looked like mission creep and fully supported the concerns of the Conservation Officer.

7.	24/02447/LBC	The Roundabout 3 New Street Shrewsbury Shropshire SY3 8JN	Replacement windows and doors	No Objection
8.	24/03058/FUL	Rosewood House 9 Drawwell Street Shrewsbury Shropshire SY3 7RF	Replacement front door (Article 4 Direction)	Representation

Whilst the Town Council do not object to this application per se, but the plans shown did not appear to match the proposed new door.

9.	24/03047/FUL	5 Talisman Drive Shrewsbury Shropshire SY2 5NB	Extension to existing single storey dwelling to provide additional living accommodation on split level ground floor and principal bedroom suite in first floor roof space	No Objection
10.	24/03017/FUL	Bicton Heath Shopping Centre Welshpool Road Bicton Heath Shrewsbury Shropshire SY3 5AD	Installation of substation to service EV charging points	No Objection
11.	24/03051/TCA	Shrewsbury Severnside Bowling Club Crescent Lane Shrewsbury Shropshire SY1 1TS	Prune back off car park area by 20% and a light 10% crown thin of 3no. Limes (T1G), and prune back branches over grassy area on green and path by 20% from 1no. Birch (T2) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
12.	24/03002/FUL	109 Boscobel Drive Shrewsbury Shropshire SY1 3DU	Removal of the existing flat roof and replace with new pitched roof and conversion of part of the garage into a habitable room	No Objection

13.	24/02977/FUL	Field House Field House Drive Shrewsbury Shropshire SY3 9HL	Remodelling of existing house to provide additional living accommodation, garaging and storage reordering of elevations and roof profile	No Objection
14.	24/02760/FUL	23 Hunter Street Shrewsbury Shropshire SY3 8QN	Erection of rear extension, outbuildings and alterations to driveway including new boundary walls and hardstanding	No Objection
15.	24/02489/FUL	Premier Inn Smithfield Road Shrewsbury Shropshire SY1 1QB	Replacement solar film to the west elevation windows	No Objection
16.	24/02384/FUL	Plot 25 Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6FG	Erection of office building	No Objection
17.	24/02910/ADV	River Thai Restaurant & Bar Smithfield Road Shrewsbury Shropshire SY1 1PG	Erect and display 3no. signs	No Objection
18.	24/02972/TCA	Delbury Villa 77 Canon Street Shrewsbury Shropshire SY2 5HH	Fell 2no. Eucalyptus trees (and replace them with more suitably sized native species) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
19.	24/02934/TCA	16 Clifford Street Shrewsbury Shropshire SY2 5EU	Fell 1no. Lime within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
20.	24/02907/OUT	Proposed Residential Development Land South Of Oteley Road/West Of Thrower Road Shrewsbury Shropshire	Outline planning application with some matters reserved (to include access) for construction of up to 226 dwellings with access from the existing spine road, open space and associated landscaping, and infrastructure	Representation

Whilst the Town Council do not object to this application per se, they raised a number of concerns in relation to the development. They commented that, whilst it is encouraging to see that 40% affordable housing will be available, they questioned how much of this would be social rent? A mix should be encouraged. They also thought that more can be done to address climate concerns on the development and commented that it is not clear from the plans what solar energy is proposed and the active travel provisions. The proposed houses do appear to have ample green space which is good. They also commented that there should also be a coal mining risk assessment completed for this location as a mandatory condition.

21.	24/02900/TCA	25 Belle Vue Gardens Shrewsbury Shropshire SY3 7JG	Crown reductions of 1no. Prunus (T1), 1no. Liquidambar (T2) and 1no. Purple Plum (T3)	No Objection
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			(see schedule) within Belle Vue Conservation Area	
22.	24/02891/TCA	9 Kennedy Road Shrewsbury Shropshire SY3 7AD	Fell 1no Holly, crown reduce by 3ft 1no Japanese Maple & crown reduce by 50% 1no Hawthorn (See Plan) within Shrewsbury Conservation Area	Representation

Whilst the Town Council do not object to this application per se, a neighbour's holly tree has been included in the application but there is no mention if the applicant has discussed this with the neighbour and obtained permission to fell. It was also noted that Tree A appeared to be healthy and will provide some greenery throughout the winter period adding to the visual amenity but Tree B, which could be part of Tree A could be removed with no impact in the Conservation Area. The application does not appear to make it clear what the applicant is trying to undertake and why.

23.	24/02808/OUT	Land North Mytton Oak Road Shrewsbury Shropshire	Hybrid planning application for a residential development of up to 400 dwellings and 80 bed care home (Use Class C2), access, footpath/cycleways, public open space, landscaping and associated drainage and development infrastructure: comprising a FULL application for 102 dwellings, 80 bed care home, access from Mytton Oak Road, footpath/cycleways, public open space, landscaping and associated development infrastructure and OUTLINE application (all matters reserved) for up to 298 dwellings, access, footpath/cycleways, public open space, landscaping and associated development infrastructure	Representation
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Whilst the Town Council do not object to this application per se, they hope that attention is paid to sustainability and biodiversity on the site.

24.	24/02885/FUL	23 Bishop Street Shrewsbury Shropshire SY2 5HB	Internal alterations, chimney removal and replacement windows	No Objection
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The Town Council raise no objections to this application and fully support the comments raised by the Conservation Officer regarding the front of the property not being included in the application.

25.	24/02872/FUL	14 Berkeley Fields Shrewsbury Shropshire SY3 8EJ	Single storey side extension (both sides & part to rear)	No Objection
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26.	24/02825/FUL	Veterinary Clinic 114 Cophthorne Road Shrewsbury Shropshire SY3 8NA	Erection of single storey rear extension to provide an additional consulting room and create new reception entrance with additional parking spaces	No Objection
27.	24/02904/TCA	Briarfields Raby Crescent Shrewsbury Shropshire SY3 7JN	Fell 2no. conifers within Belle Vue Conservation Area	Permission granted by Shropshire Council prior to the meeting
28.	24/02819/FUL	The Garden Cottage Greyfriars Road Shrewsbury Shropshire SY3 7EP	Extension, external alterations, conversion of garage to studio	Representation

Whilst the Town Council raise no objection to this application as it would be an improvement, Members respectfully request that the SC Tree Officer looks at the application with the potential removal of certain trees.

29.	24/02811/FUL	25 Underdale Road Shrewsbury Shropshire SY2 5DW	Erection of extension to lower ground floor with balcony to rear elevation at ground floor level	No Objection
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43.2 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 27 July 2024 – 16 August 2024.

RESOLVED:

That the variance of planning decisions between the period 27 July 2024 – 16 August 2024 be noted.

43.3 Certificate of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 27 July 2024 – 16 August 2024 for noting:

1. 24/02944/CPL - Single Storey rear extension - 243 Cophthorne Road, Shrewsbury, SY3 8LP
2. 24/02984/CPL - Proposed single storey rear extension - 8 Porthill Drive, Shrewsbury. SY3 8RP
3. 24/03090/CPL - Removal of existing rear porch and store and replacement single storey extension - 80 Coton Mount, Shrewsbury. SY1 2NH

RESOLVED:

That the applications for certificates of Lawful Development between 27 July to 16 August 2024 be noted.