

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 8 October 2024

PRESENT

Councillors P Moseley (Chairman), M Davies, P Gillam, N Green, C Lemon, K Pardy and A Wagner.

IN ATTENDANCE

Ruth Jones (Office Manager), Michelle Farmer (Committee Officer) and Sally Nicholson (Mayors Secretary).

APOLOGIES

Apologies were received from Councillor Halliday and Helen Ball (Town Clerk).

53/24 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

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| 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. |
| Councillors Green, Davies & Wagner | <ul style="list-style-type: none">Declared an interest in application 24/03469/FUL as the applicant is known to them |

54/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 17 September 2024 were submitted as circulated and read.

Councillor Lemon voted to abstain as he was not present at the meeting on 17 September 2024.

RESOLVED:

That the minutes of the Planning Committee meeting held on 17 September 2024 be approved and signed as a correct record.

55/24 MATTERS ARISING

There were no Matters Arising for consideration at this meeting.

56/24 PROPOSED DIVERSION OF PUBLIC RIGHT OF WAY FOOTPATH - Oak Farm, Mytton Oak Road

The Office Manager informed Committee that Shropshire Homes Ltd were looking to develop the site off Mytton Oak Road, Shrewsbury, adjacent to the A5, which was in the process of obtaining planning permission for up to 400 dwellings and a care home. They had contacted Shrewsbury Town Council as part of the proposals, the route of public right of way FP 47Y would need to be diverted and they had

provided the PROW Diversion Plan, which identified the existing and proposed footpath routes. To formalise the diverted route, Shropshire Homes Ltd had made an application to Shropshire Council under section 257 of the Town and Country Planning Act 1990 for a footpath diversion order and in order to progress this Shropshire Council had requested that they consulted with the Town Council and sought their views on the proposed diversion. They requested comments by 15th October 2024.

Councillor Wagner commented that as the development was ongoing at this location this was unavoidable. He had spoken to local residents and although it was unfortunate they didn't have any objections and it appeared to have been organised properly.

RESOLVED:

That the Town Council raise no objections to the proposed Public Right of Way Diversion Plan.

57/24 HIGHWAY ORDERS

57.1 Changes to the speed limit on Featherbed Lane, Shrewsbury.

The Office Manager informed Committee that on 10 September 2024, Shropshire Council made an order to put a 20mph Speed Limit Zone on the following length of Featherbed Lane in Shrewsbury:

From a point 231m northwest to a point 171m southeast of its junction with The Parks.

These changes came into effect on 23 September 2024.

RESOLVED:

That members were supportive of this order and supported 20mph zones.

58/24 TREE PRESERVATION ORDERS

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

59/24 PREMISES LICENCE APPLICATIONS

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

60/24 PLANNING APPLICATIONS

60.1 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 7 September – 27 September 2024

RESOLVED:

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

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| 1. | 24/03709/TPO | 14 Pendle Way Shrewsbury Shropshire SY3 9QH | Fell 1no Maple protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354 | Objection |
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The Town Council object to this application as This tree will have a significant amenity value for the area. Is the report for the root incursion available or any photos available showing the issue? There is also no mention to replant a tree to replace the removal of the TPO Tree.

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| 2. | 24/03597/TCA | Former Builders Yard Red Barn Lane Shrewsbury Shropshire SY3 7HR | Fell 2no Ash (3T & 4T) and plant replacement trees including Oak (T1), Field Maple (T3), Sycamore (T4), Common Ash (T5) and Rose Bud Cherry (T6) within Shrewsbury Conservation Area | Representation |
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Whilst the Town Council do not object to this application per se as tree re-planting is proposed by the applicant, Members respectfully request that the SC Tree Officer looks into this application. 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.

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| 3. | 24/03686/FUL | 31 Hafren Road Shrewsbury Shropshire SY3 8NG | Single storey rear extension to replace existing conservatory | No Objection |
| 4. | 24/03683/FUL | Shrewsbury Vehicles Spring Gardens Shrewsbury Shropshire SY1 2TE | Proposed detached car workshop building | Representation |

Whilst the Town Council do not object to this application per se, Members would like the applicant to confirm the business opening hours to ensure they do not affect the neighbouring properties.

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| 5. | 24/03681/VAR | Riverside Shopping Centre Pride Hill Shrewsbury Shropshire | Variation of condition no.2 (approved drawings) attached to planning permission 23/05402/FUL | No Objection |
| 6. | 24/03663/FUL | The Shrubbery 35 Hereford Road Belle Vue Shrewsbury Shropshire SY3 7QX | Single storey side extension and associated works | No Objection |
| 7. | 24/03661/LBC | Flat 2 4 Quarry Place Shrewsbury Shropshire SY1 1JN | Carefully remove part existing masonry & later timber stud work wall / partition between shower room & galley kitchen and insert 2no universal beams and fireproof encasement | No Objection |
| 8. | 24/03654/FUL | 1 Pump Lane Bicton Heath Shrewsbury Shropshire SY3 5BL | Extension and refurbishment to the existing residential dwelling | No Objection |

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| 9. | 24/03599/TCA | Shrewsbury Train Station Gyratory Junction With Chester Street Smithfield Road Shrewsbury Shropshire | Fell 2no Trees and replace with three Amelanchier (or similar) within Shrewsbury Conservation Area | Objection |
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The Town Council object to the felling of the trees. Can the trees be dug out and replanted rather than felled. The trees can then be reused somewhere else on the Shropshire Council Estate. The container grown trees would not provide the same amount of shade cover as they will not grow to the same size as naturally planted trees. Who will be responsible for the maintenance and watering of these trees afterwards? The plans provided also shows that the existing air monitoring device is to be disconnected and removed to the tip – could further information be provided on this.

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| 10. | 24/03633/FUL | 8 Porthill Drive Shrewsbury Shropshire SY3 8RP | Single storey rear extension, reduction to garage and alterations to front to create additional off road parking space | Representation |
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Whilst the Town Council do not object to the proposed extension, the applicant has not mentioned the existing boundary treatment at the front of the property; is there a hedge or wall to be removed and would a drop kerb be required to create the off road parking?

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| 11. | 24/03558/TCA | 78 St Michaels Gate Shrewsbury Shropshire SY1 2HL | Fell to ground level 1no. Poplar (T1) & reduce back from garage by 1m group of Hazel (G2) within Shrewsbury Conservation Area | No Objection |
| 12. | 24/03556/TPO | 7 Shelton Hall Gardens Shrewsbury Shropshire SY3 8BS | Reduce canopy and specific branches (see schedule) of 1no. Lebanese Cedar (T1) protected by the Shrewsbury & Atcham Borough Council (Land at Shelton Hall Gardens) Tree Preservation Order 2006 | No Objection |
| 13. | 24/03591/FUL | 63 Grange Road Shrewsbury Shropshire SY3 9DG | Garage alterations including new door, rendered finish and new roof along with internal alterations. | No Objection |
| 14. | 24/03500/TPO | 9 Pendle Way Shrewsbury Shropshire SY3 9QH | Crown reduce by 20% (1.5 - 2m) and crown thin by 5% of 1no Copper Beech protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354) | No Objection |
| 15. | 24/03384/FUL | Frankwell Quay Warehouse Frankwell Quay Shrewsbury Shropshire | Change of use and upward extension to provide a restaurant at ground floor, 6 residential units on the 1st and | No Objection |

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| | | | 2nd floor and 3 duplex apartments within a new 3rd and 4th floor | |
| 16. | 24/03565/FUL | 31 Westwood Drive Shrewsbury Shropshire SY3 8YB | Erection of side and front extensions together with tiled sloping roof over garage/porch to replace flat roof, remove hanging tiles to front elevation and replace with render panel | No Objection |
| 17. | 24/03467/FUL | 17 Kennedy Road Shrewsbury Shropshire SY3 7AB | Proposed dormer extension to rear elevation | No Objection |
| 18. | 24/03520/FUL | Oteley Bungalow Sutton Grange Drive Shrewsbury Shropshire SY2 6QJ | Demolition of existing dwelling and construction of six dwellings and associated landscaping | Objection |

The Town Council maintain their original objection to this application on the grounds of overdevelopment and the height of the proposed dwellings. Members are not convinced that the height has reduced significantly.

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| 19. | 24/03528/FUL | 17 High Ridge Way Shrewsbury Shropshire SY3 6DJ | Single storey rear infill extension and conservatory material alterations | No Objection |
| 20. | 24/03550/TCA | 22 Oak Street Shrewsbury Shropshire SY3 7RQ | Height reduction to previous pruning points, maintaining height of main stem and main lateral branches, of 1no. Ash within Belle Vue Conservation Area | No Objection |

The Town Council raise no objections to this application. 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.

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| 21. | 24/03448/TPO | 37 Ryelands Shrewsbury Shropshire SY3 9BZ | Prune and remove branches and deadwood (see schedule) from 1no. Oak protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (SA/401) | No Objection |
| 22. | 24/03481/FUL | 28 Primrose Terrace St Michaels Street Shrewsbury Shropshire SY1 2EY | Replacement windows, demolition of a boundary garden wall, single storey side & rear extension | Objection |

The Town Council object to this application as it does not consider UPVC to be appropriate for the replacement windows. Members fully support the Conservation Officer and agree that the proposal is amended to remove the replacement windows to the front elevation.

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| 23. | 24/03546/TCA | 5 Brighton Terrace Bradford Street Shrewsbury Shropshire SY2 5DS | Re-pollard to previous pruning points 1no Ash within Shrewsbury Conservation Area | No Objection |
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The Town Council raise no objections to this application. 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.

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| 24. | 24/03530/TCA | Stones Square South Hermitage Shrewsbury Shropshire SY3 7JA | Fell 2no Holly within Belle Vue Conservation Area | Objection |
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The Town Council object to this application as no specific address has been given. From the documents provided it would appear that the two trees may be outside the property boundary therefore the responsibility of an adjoining property or properties. Further clarification is required from the applicant.

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| 25. | 24/03529/TCA | 71 Abbey Foregate Shrewsbury Shropshire SY2 6BE | Reduce by maximum of 50ft 2no. Poplars within Shrewsbury Conservation Area | Representation |
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Whilst the Town Council do not object to this application per se, within the planning application there is no mention of a 50ft reduction in height, unless this has been agreed with Shropshire Council. The application states to remove large sections of the top of the tree or full removal.

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| 26. | 24/03470/TCA | 131 The Mount Shrewsbury Shropshire SY3 8PG | Fell 3no. trees (see photos) within Shrewsbury Conservation Area | No Objection |
| 27. | 24/03450/TCA | 53 Belle Vue Road Shrewsbury Shropshire SY3 7LN | Crown reduction by approx. 3m and removal of deadwood (greater than approx. 30mm diameter) (see schedule) of 1no. Apple tree (T1) within Belle Vue Conservation Area | No Objection |

Councillors Davies, Green & Wagner left the meeting.

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| 28. | 24/03469/FUL | 120 Battlefield Road Shrewsbury Shropshire SY1 4AQ | Erection of rear single storey extensions to dwelling and internal alterations | No Objection |
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Councillors Davies, Green & Wagner re-joined the meeting.

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| 29. | 24/03508/TCA | The Beeches Church Lane Meole Brace Shrewsbury Shropshire SY3 9JR | Crown reduce by 25% and crown thin by 10% 1no Birch & crown reduce by 25% group of 3no Birch within Meole Brace Conservation Area | No Objection |
| 30. | 24/03511/TCA | Clive House College Hill Shrewsbury Shropshire SY1 1LT | Fell 1no. Plum tree within Shrewsbury Conservation Area | No Objection |

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| 31. | 24/03501/TPO | 51 Ridgebourne Road Shrewsbury Shropshire SY3 9AB | Works to trees (See Schedule) protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (Ref: SA/37) | No Objection |
| 32. | 24/03404/TCA | 24 St Julians Crescent Shrewsbury Shropshire SY1 1UD | Crown reduction of approx. 3m to give a suitable 2m clearance from the property, remove epicormic growth and crown lift to a height of 3m from ground level 1no Sycamore (T1) within Shrewsbury Conservation Area | No Objection |
| 33. | 24/03316/TPO | 52 Porthill Gardens Shrewsbury Shropshire SY3 8SQ | To reduce by up to 3 meters the branches which have grown over the garage and car parking space of 34 Porthill Gardens from 1no. Yew (T1) protected by the Shrewsbury & Atcham Borough Council (Porthill Gardens) Tree Preservation Order 1980 (SA/86) | No Objection |
| 34. | 24/03431/FUL | Proposed Dwelling South Of 31 Berwick Avenue Shrewsbury Shropshire | Erection of a detached dwelling | Objection |

The Town Council object to this application on the grounds of overdevelopment. There is a natural symmetry around this area and this proposal would affect the aesthetic of the street. The proposed dwelling appears to be crammed in which detracts from the character and appearance of the area.

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| 35. | 24/03311/FUL | 62 Sutton Road Shrewsbury Shropshire SY2 6DS | Erection of two storey and single storey extensions and new vehicle access | No Objection |
| 36. | 24/03410/FUL | 46 Little Harlescott Lane Shrewsbury Shropshire SY1 3PY | Erection of two storey extension | No Objection |
| 37. | 24/03420/FUL | Visitor Centre and Premises At Conduit Head Nobold Lane Shrewsbury Shropshire | Replace an existing outside toilet to create one suitable for disabled access | No Objection |
| 38. | 24/03405/FUL | 62 St Michaels Street Shrewsbury Shropshire SY1 2HA | Replacement of existing windows and door to the front elevation (Article 4) | Representation |

Whilst the Town Council raise no objections to this application per se, could it be assured that the replacement windows will be wooden.

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| 39. | 24/03332/FUL | 118 The Mount Shrewsbury Shropshire SY3 8PG | Proposed Gabion Wall to the west elevation of the site | Objection |
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The Town Council objects to this application as the proposal does not maintain the character of the conservation area. Members fully support the comments made by the Conservation Officer and the Tree Officer in that the proposal would be dominant in the street scene and the applicant has not provided information on the trees to be removed.

60.2 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 7 September 2024 – 27 September 2024.

RESOLVED:

That the variance of planning decisions between the period 7 September 2024 – 27 September 2024 be noted.