

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 11 March 2025

PRESENT

Councillors P Moseley (Chairman), M Davies, J Dean (substitute for C Lemon), N Green, K Halliday, A Mosley (substitute for K Pardy) and B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk), Clare Turner (Deputy Town Clerk) and Michelle Farmer (Committee Clerk).

APOLOGIES

Apologies were received from Councillors Pardy, Lemon and Wagner.

89/24 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	Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
Councillor Davies	Declared an interest in applications 25/00460/LBC and 25/00459/FUL as applicant known to her.
Councillor Moseley	Declared an interest in application 25/00738/TCA as the applicant is known to her

90/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 18 February 2025 were submitted as circulated and read.

Councillor Green voted to abstain as he was not present at the meeting on 18 February 2025.

RESOLVED:

That the minutes of the Planning Committee meeting held on 18 February 2025 be approved and signed as a correct record.

91/24 MATTERS ARISING

There were no Matters Arising for consideration.

92/24 HIGHWAY ORDERS

92.1 Puffin Crossing on Chester Street

The Town Clerk reported to Committee that Shropshire Council proposed to establish a Puffin Crossing as follows: Puffin Crossing on Chester Street, Shrewsbury at a point approximately 80 metres north of its junction with Smithfield Road. Any member who wished to make representations in relation to this proposal should do so in writing to the Traffic Engineering Team by 13 March 2025.

RESOLVED:

That Council supported the proposed Puffin Crossing and no comments were raised.

93/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

94/24 PREMISES LICENCE APPLICATIONS

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

95/24 PLANNING APPLICATIONS

95.1 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 8 February – 28 February 2025

The Town Clerk submitted the schedule of valid planning applications and to ratify the comments submitted under delegated authority for planning consent contained in the list of valid applications registered between 8 February – 28 February 2025.

RESOLVED:

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

1.	25/00807/TPO	Prestfelde Preparatory School, London Road, Shrewsbury, SY2 6NZ	Fell 1no Horse Chestnut & 1no Grey Poplar and replant replacement for both trees protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021 (SC/00479/21)	No Objection
2.	25/00805/TPO	Prestfelde Preparatory School, London Road, Shrewsbury, SY2 6NZ	Fell 1no. Ash protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021 (SC/00479/21)	No Objection

Whilst the Town Council raises no objection to this application, Members would like to see a replacement tree planted elsewhere.

3.	25/00760/TCA	1 Kennedy Road, Shrewsbury, SY3 7AD	Crown reduce to suitable pruning points by approx. 2m of 1no Beech (T1), crown reduce by 1-2m and sever ivy of 1no Cherry (T2), remove one lower branch and crown reduce by around 2m 1no Sycamore (T3) & crown reduce by approx. 1.5m and reduce height by 25% of 1no Yew (T4) within Shrewsbury Conservation Area	No Objection
4.	25/00758/TCA	15 Sutton Road, Shrewsbury, SY2 6DE	Fell 1no Leylandii within Shrewsbury Conservation Area	No Objection

Councillor Moseley left the meeting. Councillor Halliday took over the role of Chairman.

5.	25/00738/TCA	13 Underdale Road, Shrewsbury, SY2 5DL	Reduce height to approx. 12-15 ft of 1no. Holly within Shrewsbury Conservation Area	No Objection
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Councillor Moseley re-joined the meeting and resumed the role of Chairman.

6.	25/00598/LBC	12 Swan Hill, Shrewsbury, SY1 1NL	Internal alterations to form new kitchen diner and utility	No Objection
7.	25/00549/LBC	Lion And Pheasant Hotel, 49 - 50 Wyle Cop, Shrewsbury, SY1 1XJ	Retrospective application for the erection of timber frame pergola	No Objection
8.	25/00670/TPO	19 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FU	Lift crown by approx. 10ft and reduce crown away from property (see schedule) of 1no. Birch (T1) protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004) (SA/384)	No Objection
9.	25/00652/ADV	National Westminster Bank, 8 Mardol Head, Shrewsbury, SY1 1HE	ATM Collar	No Objection
10.	25/00651/LBC	National Westminster Bank, 8 Mardol Head, Shrewsbury, SY1 1HE	Replacement ATM	No Objection
11.	25/00650/FUL	National Westminster Bank, 8 Mardol Head, Shrewsbury, SY1 1HE	Replacement ATM	No Objection
12.	25/00661/FUL	111 Boscobel Drive, Shrewsbury, SY1 3HR	Remove timber and felt flat garage roof and front door canopy and replace with tiled roof using Supalite lightweight	No Objection

			tiled roof system. Remove existing front door and side frame and build pillar under new roof. Fit new door and side frame.	
13.	25/00649/FUL	Raven Meadows Multi Storey Car Park, Raven Meadows, Shrewsbury	Installation of 2.434m high perimeter fencing at levels 8-13 inclusive	No Objection

Whilst the Town Council raises no objections to this application Members fully agree with the Conservation Officer comments and agree the applicant needs to consider the colour of the fencing to ensure it is as opaque on the skyline as possible.

14.	25/00630/ADV	KFC, Earls Park, Shrewsbury, SY1 4AB	Proposed new signage	No Objection
15.	25/00629/FUL	KFC, Earls Park, Shrewsbury, SY1 4AB	Installation of new aluminium entrance door, re-spraying of various elements of the building, various elements of illuminated and non-illuminated signage to both the building and the site.	No Objection
16.	25/00608/FUL	56 Copthorne Park, Shrewsbury, SY3 8TJ	Erection of porch (retrospective)	No Objection
17.	25/00681/TCA	70 The Mount, Shrewsbury, SY3 8PW	Prune back 2no. Lawson Cypress trees (T1 and T2) by approximately 1-2m to give clearance from property roof within Shrewsbury Conservation Area	No Objection
18.	25/00606/FUL	R K M Wools Ltd, 4A Roushill, Shrewsbury, SY1 1PQ	Minor amendments to the existing exterior to include Spray Painting the front shopfront, fitting of new side door, a new external SVP to the side elevation and a new wall mounted compressor.	No Objection

The Town Council raises no objection to this application but would like to ensure the shop front complies with the Design Code.

19.	25/00597/FUL	67 Grange Road, Shrewsbury, SY3 9DG	Single storey extension to rear replacing existing conservatory, partial demolition of the existing garage and conversion into a study, insertion of two new windows in the side wall and internal alterations	No Objection
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20.	25/00563/FUL	74A Frankwell, Shrewsbury, SY3 8JR	Replacement of 9No. windows and 1No. door.	No Objection
21.	25/00562/FUL	73 Frankwell, Shrewsbury, SY3 8JR	Replacement of 4No. windows and 1No. door	No Objection
22.	25/00571/TCA	1 Whitehall Terrace, Whitehall Street, Shrewsbury, SY2 5AA	Reduce crown by max. of 2m of 1no. Gleditsia within Shrewsbury Conservation Area	No Objection
23.	25/00430/FUL	Royal Shrewsbury Hospital, Mytton Oak Road, Shrewsbury,	Installation of Air Source Heat Pump system, Water Source Heat Pump, Chillers, Low Temperature Hot Water boilers, Emergency Diesel Generators and ancillary plant and equipment	No Objection
24.	25/00458/LBC	Abbey House, Abbey Foregate, Shrewsbury, SY2 6BH	Conversion of commercial offices into 10 No apartments	Representation

The Town Council does not object to the conversion of the building and is pleased the applicant is retaining some of its traditional features including the staircase and panelling. Members felt that one parking space per apartment was adequate as there appeared to be ample room at the rear of the property. Members do note the comments raised by the SC Highways officer and the applicant should take on board the access arrangements raised. As the proposal is for 10 flats does this number qualify for any affordable housing contribution and are there any plans to retro fit the heating systems to improve the buildings energy efficiency. Members respectfully request that the SC Tree Officer considers an inspection in regard to the removal of the Sycamore tree and Maple tree, given their significance within the street scene.

25.	25/00457/FUL	Abbey House, Abbey Foregate, Shrewsbury, SY2 6BH	Conversion of commercial offices into 10 No apartments	Representation
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The Town Council does not object to the conversion of the building and is pleased the applicant is retaining some of its traditional features including the staircase and panelling. Members felt that one parking space per apartment was adequate as there appeared to be ample room at the rear of the property. Members do note the comments raised by the SC Highways officer and the applicant should take on board the access arrangements raised. As the proposal is for 10 flats does this number qualify for any affordable housing contribution and are there any plans to retro fit the heating systems to improve the buildings energy efficiency. Members respectfully request that the SC Tree Officer considers an inspection in regard to the removal of the Sycamore tree and Maple tree, given their significance within the street scene.

26.	25/00491/LBC	Abbey Flat 15 Mount Street Shrewsbury Shropshire SY3 8QJ	Replacement of window to ground floor front of the building	No Objection
27.	25/00487/FUL	45 Berwick Avenue Shrewsbury Shropshire SY1 2NW	Two storey rear extension	No Objection

28.	25/00482/TCA	69 Frankwell Shrewsbury Shropshire SY3 8JR	Fell 1no Conifer & crown reduce by 25%, crown lift by 1m and thin by 10% 1no Ash within Shrewsbury Conservation Area	No comment made
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Permission granted by Shropshire Council prior to the meeting.

29.	25/00560/TCA	32 Belle Vue Road Shrewsbury Shropshire SY3 7LL	Fell 1no. conifer within Belle Vue Conservation Area	No comment made
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Permission granted by Shropshire Council prior to the meeting.

30.	25/00469/FUL	18 Burton Street Shrewsbury Shropshire SY1 2JW	Article 4 Direction works, replacement windows and door to front elevation, rebuild street side boundary wall, install railings and new paving and steps to front door	No Objection
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The Town Council raises no objections to this application but does recognise the comments raised by the Conservation Officer in respect of the window meeting rail dimensions.

Councillor Davies left the meeting.

31.	25/00460/LBC	Adlard Tobacconist 6 Shoplatch Shrewsbury Shropshire SY1 1HF	Change of use from Use Class E(a) (formally A1 retail) to Sui Generis (r) Hot Food Takeaway (formally A5) together with installation of extraction system	Objection
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Whilst the Town Council does not object to the change of use in principle, Members cannot support the location of the extraction unit given the proximity of upper residential windows so close to the unit. There have been many regular residential complaints in the area regarding extraction units on other developments. The proposal would be intolerable for the residents of the first floor flat and residents welfare is a primary concern. Members also request further information regarding the shop front and whether it accords with the Design Code.

32.	25/00459/FUL	Adlard Tobacconist 6 Shoplatch Shrewsbury Shropshire SY1 1HF	Change of use from Use Class E(a) (formally A1 retail) to Sui Generis (r) Hot Food Takeaway (formally A5) together with installation of extraction system	Objection
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Whilst the Town Council does not object to the change of use in principle, Members cannot support the location of the extraction unit given the proximity of upper residential windows so close to the unit. There have been many regular residential complaints in the area regarding extraction units on other developments. The proposal would be intolerable for the residents of the first floor flat and residents welfare is a primary concern. Members also request further information regarding the shop front and whether it accords with the Design Code.

Councillor Davies re-joined the meeting.

33.	25/00337/FUL	14 Porthill Drive Shrewsbury Shropshire SY3 8RS	Single storey rear flat roof extension following demolition of existing utility	No Objection
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34.	25/00423/FUL	10 Sutton Grove Shrewsbury Shropshire SY2 6DN	Garage conversion with installation of 2no. side windows and replacement garage door to front elevation	No Objection
35.	25/00416/FUL	2 Copthorne Lodge Mytton Oak Road Shrewsbury Shropshire SY3 8UB	Conversion of two semi-detached dwellings into one dwelling with associated alterations	No Objection
36.	25/00415/FUL	19 Victoria Street Shrewsbury Shropshire SY1 2HS	Removal of existing window and double door and replace with 2No. new windows and a pair of double doors to rear elevation	No Objection
37.	25/00480/TCA	17 Swan Hill Shrewsbury Shropshire SY1 1NL	Reduce by 30% 1no. Rowan (T1), reduce by 40% 1no. Maple (T2), reduce by 30% and shape 1no. Magnolia and reduce by 20% and shape 1no. Cherry tree within Shrewsbury Conservation Area	No comment made

Permission granted by Shropshire Council prior to the meeting.

38.	24/03877/OUT	Proposed Hotel East Of The Shrewsbury Club Sundorne Road Shrewsbury Shropshire	Outline application (to include access and layout) for hotel with associated parking and landscaping	Objection
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Shrewsbury Town Council strongly advocate for a planning approach that aligns with the aspirations of the local community and strategic planning policies that support Shrewsbury's sustainable growth. The Council believes this application does not accord with this approach for the following reasons:

1. Inconsistency with the Big Town Plan Vision:

- The Big Town Plan Vision aims to enhance Shrewsbury's urban experience, encourage sustainable movement, and improve public spaces. This proposal does not align with these objectives, as it prioritizes unsustainable development over community-led growth.
- The scale and nature of the development could lead to increased congestion and reduced accessibility for non-motorized users, undermining efforts to promote a more pedestrian- and cycle-friendly town.

2. Contradiction with the Shrewsbury Movement Strategy:

- The proposed development is likely to increase traffic congestion within the town, contrary to the objectives of the Shrewsbury Movement Strategy, which aims to reduce vehicle dependency and encourage sustainable travel.
- There is insufficient provision for active travel infrastructure, such as cycling and walking routes, which contradicts the Movement Strategy's commitment to improving alternative transport modes.

3. Environmental and Heritage Concerns:

- The development does not adequately assess its impact on local biodiversity, green spaces, and heritage assets, which are integral to Shrewsbury's identity and character.
- Increased urbanization in the proposed location could lead to long-term environmental degradation, failing to comply with sustainability policies at both local and national levels.

Given these substantial concerns, Shrewsbury Town Council requests Shropshire Council refuses this application.

95.2 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 8 February – 28 February 2025.

Councillor Mosley wished for it to be noted that he was disappointed that application 24/04147/FUL was approved and disagrees with the case officer that it would not result in adverse visual or residential amenity impacts. Members would also like to know what a Community Communication Protocol was.

Councillor Green wished for it to be noted that he was disappointed that application 24/04818/FUL was approved. There had been no difference between both applications that had been submitted, there was no consistency at all.

RESOLVED:

That the variance of planning decisions between the period 8 February – 28 February 2025 be noted.