

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 1 April 2025

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Pardy, Lemon, Wagner and Wall.

104/24 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 Moseley	Declared an interest in application 25/00717/FUL as applicant is known to her

105/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 11 March 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 11 March 2025 be approved and signed as a correct record.

106/24 MATTERS ARISING

There were no Matters Arising for consideration.

107/24 HIGHWAY ORDERS

107.1 Confirmation of legal order: Footpaths 0443/UN1, 04432/71 & 0443/74- South of Oteley Road

- 1. THE SHROPSHIRE COUNCIL (footpath UN1 & FP 71 (PARTS) town of Shrewsbury) PUBLIC PATH DIVERSION ORDER 2022**
- 2. THE SHROPSHIRE COUNCIL (footpath 74 (PART) town of Shrewsbury) PUBLIC PATH EXTINGUISHMENT ORDER 2022**

The Town Clerk reported to Committee that Shropshire Council had informed the Town Council that they were required by law to serve them with notice of the final confirmation of the order, as confirmed by Shropshire Council on 6th March 2025. A copy of the plan showing the changes to the footpath which would now be legally recorded on the Definitive Map of Public Rights of Way had been circulated to all members.

RESOLVED:

That Council support the changes to the footpath and raise no additional comments.

108/24 PROPOSED BASE STATION UPGRADE AT REABROOK ROUNDABOUT, OLD POTTS WAY, SHREWSBURY, SY3 7PY

The Town Clerk reported to Committee that Cornerstone had contacted the Town Council regarding a base station upgrade at Reabrook Roundabout.

The proposal was the removal of 1 existing 17.5m monopole and 3 existing antennas to be replaced with 1 new 20m monopole accommodating 9 new antennas, installation of 1 new cabinet and other associated ancillary works thereto. This option had been selected following the operator's sequential approach to site selection whereby existing base stations had been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. The proposed works were minor and would be capable of assimilating into the surrounding environment.

In this instance a replacement mast was required to provide sufficient support for the required upgrade technologies. A minor height increase of approximately 2.5 metres was required to ensure correct signal propagation towards the target coverage area. This proposed mast height and equipment had been kept to a technical minimum to preserve existing visual amenity whilst also ensuring the necessary upgrade objectives remained achievable. The replacement monopole and proposed cabinet would be sited conscientiously in a seamless line of street furniture that maintained existing highway safety. Both the replacement pole and cabinets would be painted fir green to match the same colour finish as the equipment currently in situ.

RESOLVED:

That Council raises no objections to proposed changes to infrastructure

109/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

110/24 PREMISES LICENCE APPLICATIONS

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

111/24 PLANNING APPLICATIONS

111.1 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 1 March – 21 March 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 1 March – 21 March 2025.

RESOLVED:

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

1.	25/00937/FUL	44 Allerton Road Shrewsbury Shropshire SY1 4QP	Proposed rear and side extension to provide garage and workshop facilities	No Objection
2.	25/00932/FUL	90 Roman Road Shrewsbury Shropshire SY3 9AN	Removal of conservatory and mono pitched extensions, formation of new flat roof extension and conversion of garage to study with bay window	No Objection
3.	25/00931/FUL	8 Lonsdale Drive Shrewsbury Shropshire SY3 9QJ	Erection of a single storey rear extension, new bay windows and external landscape works	No Objection
4.	25/00432/FUL	30 Simpson Way Shrewsbury Shropshire SY2 6FT	Erection of two storey rear extension, single storey side extension and part two/part single storey front extension	No Objection
5.	25/00881/ADV	Boots 7 - 9 Pride Hill Shrewsbury Shropshire SY1 1DD	Installation of 1no. illuminated fascia and 2no. projection signs	Objection

The Town Council object to this application on the grounds that there has always been an established principle that all fascia signs within the primary shopping zones shall be externally illuminated so as to preserve and enhance the Shrewsbury Conservation Area. The approval of internally illuminated signage would be a departure from this established principle and would set a precedent for future applications to follow suit.

6.	25/00845/LBC	121 Abbey Foregate Shrewsbury Shropshire SY2 6AZ	Internal alterations to existing kitchen and utility room, with a rear infill extension to the kitchen with new roof over existing Utility Room	No Objection
7.	25/00984/TCA	69 New Street Shrewsbury Shropshire SY3 8JF	Reduce crowns by 25% of 2no. Birch (T1 and T2) within Shrewsbury Conservation Area	No Objection
8.	25/00849/TPO	1 The Redlands Laundry Lane Shrewsbury Shropshire SY2 6ER	Prune back branches to clear phone wire giving approx. 0.5m clearance of 1no Beech tree (T1) & crown reduce by approx. 1-2m 1no Oak (T2) and 2no Beech trees (T3&T4) protected by the Shrewsbury & Atcham Borough Council (Laundry Lane) Tree Preservation Order 1983 (Ref: SA/110)	No Objection
9.	25/00858/FUL	5 Queen Street Shrewsbury Shropshire SY1 2JT	Demolition of existing rear outbuildings and erection of single storey rear extension and internal alterations	No Objection
10.	25/00989/TPO	Land Adj. 8 Pengrove Shrewsbury Shropshire SY3 7LE	Reduce crown by 10%, thin crown by 10%, crown lift by 1m & remove epicormic growth and deadwood of 1no Lime protected by the Shrewsbury & Atcham Borough Council (The Maltings, Kingsland Road) Tree Preservation Order 1976 (Ref: SA/76)	Objection

The Town Council objects to this application as there are no reasons stated for the works to the trees which is required for trees that are covered by a TPO. Further information from the applicant is requested.

11.	25/00988/TPO	Blackfriars Crescent Shrewsbury Shropshire SY1 2BA	Reduce height by 50% and prune 1no Sycamore (T2) protected by the Shrewsbury and Atcham Borough Council (Land off St. Mary's Water Lane, Shrewsbury) Tree Preservation Order 1995 (Ref: SA/299)	No Objection
12.	25/00987/TCA	Blackfriars Crescent Shrewsbury Shropshire SY1 2BA	Works to trees (See Report) within Shrewsbury Conservation Area	No Objection
13.	25/00887/TCA	Seymour 5 The Limes Pountney Gardens Shrewsbury Shropshire SY3 7NU	Work to 7no. Yew (G1), 1 group of Leylandii (G2) and 1no. Yew (T3) (as per schedule ref TGTC/2877) within Belle Vue Conservation Area	No Objection

14.	25/00819/FUL	Cyngfeld 39 Kennedy Road Shrewsbury Shropshire SY3 7AA	Erection of rear basement extension and replacement C21 alterations to rear with glazed box section	No Objection
15.	25/00540/LBC	Unitarian Church High Street Shrewsbury Shropshire	Proposed installation of polycarbonate sheets to protect the South (ecclesiastical) clerestory windows from damage	No Objection
16.	25/00847/TCA	15 Severn Bank Shrewsbury Shropshire SY1 2JD	Crown reduce by 2.5m and remove 1 limb of 1no Beech within Shrewsbury Conservation Area	No Objection
17.	25/00797/FUL	6 London Road Shrewsbury Shropshire SY2 6NS	Two storey side extension and associated alterations	No Objection
18.	25/00707/FUL	Shrewsbury Lawn Tennis Club Crescent Lane Shrewsbury Shropshire SY1 1TR	Erection of a shed	Representation

The Town Council does not object to the principle of this application but does fully support the Conservation Officer comments in relation to the colour finish and landscaping to mask the starkness of the building in such a unique setting.

19.	25/00640/FUL	240 Whitchurch Road Shrewsbury Shropshire SY1 4HA	Demolish remaining garage structure following vehicular impact. Reconstruct single- storey flat roof garage and timber framed carport. Partial demolition was undertaken on grounds of safety and structural instability	No Objection
20.	25/00846/TPO	Plumb Center Brixton Way Shrewsbury Shropshire SY1 3AZ	Crown raise to provide clearance by 5ft of 1no Maple (T15) protected by the Shrewsbury & Atcham Borough Council (Harlescott Lane & Vanguard Way) Tree Preservation Order 2006 (Ref: SA/418)	No Objection
21.	25/00750/FUL	24 West Edge Bicton Heath Shrewsbury Shropshire SY3 5EZ	Erection of single storey side extension	No Objection
22.	25/00730/FUL	38 Copthorne Park Shrewsbury Shropshire SY3 8TJ	Rear extension and interior reconfiguring	No Objection
23.	25/00700/LBC	11 Severn Street Shrewsbury Shropshire SY1 2JA	Windows and door replacement work with associated external repairs	No Objection

24.	25/00698/LBC	10 Severn Street Shrewsbury Shropshire SY1 2JA	Windows and door replacement work with associated external repairs	No Objection
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Councillor Moseley left the meeting. Councillor Halliday took over the role of Chairman.

25.	25/00717/FUL	Oak Field House 17 Hillside Drive Shrewsbury Shropshire SY2 5LW	Part two storey part single storey extension and alterations	No Objection
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Councillor Moseley re-joined the meeting and resumed the role of Chairman.

26.	25/00701/FUL	1 Severn Street Shrewsbury Shropshire SY1 2JA	Windows and door replacement works	No Objection
27.	25/00834/TPO	27 Kennedy Road Shrewsbury Shropshire SY3 7AB	Fell 1no. Robinia (T001) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (SA/34)	No Objection

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

28.	25/00802/TCA	27 Kennedy Road Shrewsbury Shropshire SY3 7AB	Fell 1no. Sycamore (T002), 1no. Cherry (T003) and fell leaning stem of 1no. Robinia (T004) within Shrewsbury Conservation Area	No Objection
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Whilst the Town Council raises no objection to this application, Members would like to see a replacement tree planted elsewhere.

29.	25/00715/FUL	113 Moneybrook Way Shrewsbury Shropshire SY3 9PJ	Single storey rear extension and associated alterations following removal of some single storey parts	No Objection
30.	25/00519/FUL	Hope Church Grafton Mews Shrewsbury Shropshire SY1 3PT	Demolition of existing buildings and the construction of 9no dwellings and associated landscaping	Objection

The Town Council objects to this application on the grounds of overdevelopment of the site. There are too many units proposed within a small site. This development site provides an over-bearing presence in relation to The Moat (a Scheduled Ancient Monument) and should be paired down to reflect the archaeological importance to the area. Members fully support the comments from Highways Development Control regarding the capacity of the site to cater for the proposed parking spaces. Members are also disappointed to see there are no plans provided for energy efficiency measures for this development.

111.2 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 1 March – 21 March 2025.

RESOLVED:

That the variance of planning decisions between the period 1 March – 21 March 2025 be noted.