

SHREWSBURY TOWN COUNCIL

Planning Committee

**Meeting held at Livesey House, 7 St John's Hill
At 6.00pm on Tuesday 13 May 2025**

PRESENT

Councillors J Dean (Chairman), J Daniels, B Jephcott, A Mosley, J Tandy, R Dartnall (substitute for K Pardy).

IN ATTENDANCE

Helen Ball (Town Clerk), Clare Turner (Deputy Town Clerk) and Ruth Jones (Office Manager).

APOLOGIES

Apologies were received from Councillors Hancock-Davies and Pardy. Apologies were also received from Michelle Farmer (Committee Clerk).

01/25 ACKNOWLEDGMENT OF NEW COMMITTEE CHAIRMAN

RESOLVED:

That Councillor Julian Dean was the Chair of the Planning Committee following the Annual Meeting of Council.

02/25 OVERVIEW OF THE COMMITTEE

The Town Clerk provided an overview of the Planning Committee for all new Members of Council. The Town Council had the opportunity to comment on all Planning Applications within the Shrewsbury Town area, prior to them being considered by the Shropshire Council Planning Committee where the final decisions on permissions were made. The Committee also had the opportunity to comment on future development plans for Shrewsbury and on all major new development throughout the town. The Town Council considered a number of planning applications at each of its meetings. This committee would meet every 4 weeks. The meetings were broadcast live via Teams for the public to listen into and Members of the public were also welcome to attend all Town Council meetings in person.

The Chairman asked officers to develop a glossary of terminology and standard responses used in planning to assist members in their considerations. Councillor Mosley also referred to planning training delivered by Shropshire Council and in particular the use of material consideration.

03/25 TERMS OF REFERENCE

The Chairman referred to the Committee Terms of Reference which had been agreed by Full Council on 12 May 2025. These would be reviewed to ensure all planning matters were captured. The Chairman raised this committee's involvement in the Local Plan process. He wanted the Committee to organise a stakeholder forum to seek public views on the future direction of the Local Plan.

04/25 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.
------------------------	--

05/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 22 April 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 22 April 2025 be approved and signed as a correct record.

06/25 MATTERS ARISING

There were no Matters Arising for consideration

07/25 TELECOMS SITE KINGSLAND HALL STREETWORKS

The Town Clerk reported to Committee that Cornerstone had contacted the Town Council regarding a proposed base station upgrade at Kingsland Hall Streetworks, Kingsland Hall, Roman Road, Shrewsbury.

The description of Development was the removal of 1 existing 14.8m monopole, 3 existing antennas and 1 meter pillar to be replaced with 1 new 20m monopole accommodating 9 new antennas and 2 new equipment cabinets with other associated ancillary works thereto. In accordance with planning legislation, the proposed scheme constitutes permitted development and does not require a prior approval/planning application to be submitted to the local planning authority however, a notification letter would be issued to inform them of the operator's intention to utilise permitted development rights for these works.

RESOLVED:

That Council raise no objections.

08/25 BT CONSULTATION ON PROPOSALS TO REMOVE 61 OPERATIONAL PAYPHONES

The Town Clerk reported to Committee that Shropshire Council was seeking feedback from the public as well as from any interested bodies including parish councils and town councils, after BT commenced consultation with the Council in regard to proposed removal of 61 payphones across the county. This consultation runs through until 12 June, following an extension agreed due to the recent local elections.

These payphones were a mix of traditional style red K6 kiosks and modern style KX100 kiosks. Red kiosks may be adopted by town and parish councils and charitable organisations, for any community use; modern style kiosks could only be adopted to house defibrillators. Individuals could not adopt kiosks themselves.

A total of 13 of the red K6 kiosks were listed, meaning that the structures would not be removed should there not be any local interest in their adoption. BT had advised that in that scenario, the kiosk structure would be locked by themselves following the removal of the operational telephony.

The council no longer had the power of veto over removals, following changes made by Ofcom to the Universal Service Obligation placed upon BT and KCOM, which came into effect in June 2022. Ofcom had instead replaced the local veto with a set of criteria to assess reasonable user needs prior to the removal of a 'last at a site' Public Call Box (PCB). BT was required to then carry out consultation with the Council as the relevant local body to seek any representations from us for each PCB.

RESOLVED:

That the views of local members in whose area the phone boxes were situated be sought.

09/25 HIGHWAYS ORDERS

There were no Highways Orders for consideration.

10/25 TREE PRESERVATION ORDERS

10.1 Shropshire Council (Land off Red Barn Lane, Shrewsbury) TPO 2024 (Ref: SC/00526/24)

The Town Clerk reported to Committee that this order was confirmed on the 28 April 2025. The confirmed order and officer report had been circulated to all Councillors.

Councillor Dean welcomed the Order as a local member.

RESOLVED:

That the Shropshire Council (Land off Red Barn Lane, Shrewsbury) TPO 2024 (Ref: SC/00526/24) be noted.

11/25 PREMISES LICENCE APPLICATIONS

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

12/25 PLANNING APPLICATIONS

12.1 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 12 April – 2 May 2025.

RESOLVED:

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

1.	25/01534/FUL	33 King Street, Shrewsbury, SY2 5ER	Single storey extension to rear following demolition of existing extensions	No Objection
2.	25/01511/FUL	95 White House Gardens, Shrewsbury, SY1 4DB	Erection of single storey flat roof extension to the rear elevation	No Objection
3.	25/01400/ADV	Beaten Track, Old Potts Way, Shrewsbury, SY3 7ET	Installation of signage	No Objection
4.	25/01530/FUL	8 Greenwood Close, Shrewsbury, SY2 6EA	Two-storey side extension.	No Objection
5.	25/01359/FUL	Unit C3, Greenwood Court Industrial Estate, Cartmel Drive, Shrewsbury, SY1 3TB	Change of use from a mixed use including Light Industrial (Class B1), General Industrial (Class B2) and Non-Residential Educational and Training Centre (Class D1) to Class E for use as a gym and health and beauty clinic.	No Objection

Whilst the Town Council raises no objections to this application Members would like confirmation that there would be adequate parking available to facilitate this change of use.

6.	25/01017/FUL	32 Belle Vue Road, Shrewsbury, SY3 7LL	Replace two ground floor existing timber single glazed sliding sash windows 'like for like' to front elevation with double glazed timber sash windows (Article 4 Direction)	Representation
----	--------------	--	---	----------------

Whilst the Town Council raises no objections to proposals, it wishes to be assured that 'like for like' replacement includes the fineness of the beading in the windows to reflect the period appearance at present.

7.	25/01492/FUL	17 Elmfield Road, Shrewsbury, SY2 5PB	Erection of rear single storey flat roofed extension and new porch to front of semi-detached dwelling	No Objection
8.	25/01611/TCA	8 Belmont, Shrewsbury, SY1 1TE	Fell 1no. Birch (T1), 1no. Ginko (T2) and 2no. Cherry trees (T3 and T4) (and replace with alternative species) within Shrewsbury Conservation Area	Objection

The Town Council objects to this application as it believes the felling of significant number of specialist trees in this location detracts from the amenity value in this Conservation Area.

9.	25/01607/TCA	43 Belle Vue Road, Shrewsbury, SY3 7LN	Fell 9no. Sycamore trees within Belle Vue Conservation Area	No Objection
----	--------------	--	---	--------------

Members ask that an alternative approach is taken to manage growth of the existing trees.

10.	25/01498/FUL	48 Monkmoor Avenue, Shrewsbury, SY2 5EB	Single storey extension and associated alterations	No Objection
11.	25/01479/FUL	Chevins, The Mount, Shrewsbury, SY3 8PD	Adding additional half storey, extension and internal reconfiguring	No Objection
12.	25/01468/FUL	Proposed Dwelling To The East Of, Chatwood Court, Shrewsbury	Erection of detached house with integral garage	Objection

The Town Council objects to this application on the grounds of overdevelopment of the site. The layout of the proposed dwelling is small, offering very little personal amenity space at the hammerhead of this cul-de-sac and will have a wider detrimental affect on the public amenity space of this area.

13.	25/01571/TEL	Shirehall Staff Car Park, London Road, Shrewsbury	Proposed ground-based installation comprising proposed H3G/EE Valmont 25m high phase 7.2 streetworks pole on root foundation, proposed EE/H3G 2No. dishes to be fixed to streetworks pole, EE/H3G 3No. shared panel antennas, H3G 3No. panel antennas, EE 3No. panel antennas, EE/H3G GPS Node, EE Wiltshire and EE unilateral cabinet, H3G Bowler and H3G unilateral cabinet, EE/H3G Mk5B Link AC cabinet, EE/H3G wrap-around cabinet and 11No. bollards surrounding the telecommunications installation. The installation of ancillary equipment for the purposes of telecommunications development.	No Objection
14.	25/01598/TPO	2 Sutton Road, Shrewsbury, SY2 6DD	Crown reduce by around 3m, avoiding cuts over 75mm, and cut to previous pruning points of 3no Beech (G1) protected by The Shrewsbury Borough Council (Sutton Road) Tree Preservation Order 1973 (Ref: SA/63)	No Objection
15.	25/01562/TCA	2 Sutton Road, Shrewsbury, SY2 6DD	Crown reduce by up to 3m 1no Beech (T1) standing in adjacent property of 20 Wenlock Road	No Objection

			within Shrewsbury Conservation Area	
16.	25/01539/TCA	7 Upper Road, Shrewsbury, SY3 9JW	Crown reduce by variable amounts and remove lower branches (see schedule TGTC 2888) 1no. Cherry (T1) and fell 1no. Eucalyptus (T2) within Meole Brace Conservation Area	No Objection
17.	25/01445/TCA	45 Oakley Street, Shrewsbury, SY3 7JX	Reduce crown by max. 2.5m of 1no. Lime (T1) and raise canopy and reduce crown by max. 2.5m of 1no. Tulip tree (T2) within Belle Vue Conservation Area	No Objection
18.	25/01360/FUL	33 Westlands Road, Shrewsbury, SY3 8UT	Proposed single storey side extension	No Objection
19.	25/01288/FUL	142 Longden Road, Shrewsbury, SY3 7HT	Alterations and additions to existing bungalow to include construction of first floor accommodation and new roof.	No Objection
20.	25/01403/LBC	Meole Cottage, Mill Road, Meole Brace, Shrewsbury, SY3 9JT	Alterations work including replacement window in original opening.	No Objection
21.	25/01420/FUL	118 The Mount, Shrewsbury, SY3 8PG	Proposed Gabion Wall to the west elevation of the site	No Objection
22.	25/01378/FUL	1 Carnforth Close, Shrewsbury, SY3 9QW	Extension and conversion of garage for ancillary accommodation (retrospective)	No Objection
23.	25/01311/FUL	17 To 19A Alma Street, Shrewsbury, SY3 8QL	Conversion of 4no. apartments to 2no. dwellings with loft conversions and extensions and alterations	Objection

The Town Council objects to this application. The dormers at the front of the property form an uncharacteristic form in the street scene and consequently should be removed. There also appears to be questions as to the status of the right of access. This should be investigated further.

24.	25/01251/OUT	Proposed Dwelling South Of 18, Harlescott Crescent, Shrewsbury	Outline application (all matters reserved) for the erection of one dwelling and new access for existing dwelling	Objection
------------	--------------	--	--	-----------

The Town Council objects to this application. This constitutes a terracing effect of development in a very characteristic setting would set an unhealthy precedent in the area. Members fully support the comments made by the Conservation Officer.

25.	25/01434/TCA	18 Betton Street, Shrewsbury, SY3 7NY	Reduce height by 40% and remove some low branches from 1no. Acer (1) within Belle Vue Conservation Area	No Objection
-----	--------------	--	--	--------------

Whilst the Town Council raises no objections to the application per se, there is no indication of how high the tree is and the extent of a 40% reduction seems large. Members therefore request more detail on the extent of the reduction.

26.	25/01431/TPO	86 Falcons Way, Shrewsbury, SY3 8ZG	Re-pollard to 4 metres 1no Ash & Willow protected by the Shrewsbury & Atcham Borough Council (Falcons Way) Tree Preservation Order 2002 (Ref: SA/371)	Deferred
-----	--------------	--	--	----------

The Town Council objects to this application as more information is required to make an informed decision. There is no site plan indicating where the trees are, as is required as part of the application process. The current plan merely shows a group area of TPO. There is no indication of the number of trees, but it would appear from the application it is at least 3. The application does not state what height the trees are currently and what damage may be caused to the property. Consequently the Town Council seeks a deferral of the application until such time as further details are forthcoming.

27.	25/01422/TPO	The Limes, Field House Drive, Shrewsbury, SY3 9HL	Reduce in height by 4-5m tapering the pruning into a natural side canopy 1no. European Lime (T1) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (SA/354)	No Objection
28.	25/01272/FUL	Coton Grange, Corporation Lane, Shrewsbury, SY1 2PD	Repairs and refurbishment of existing brick building to provide self-contained annex and family accommodation	No Objection

11.2 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 12 April – 2 May 2025

RESOLVED:

That the variance of planning decisions between the period 12 April – 2 May 2025 be noted.