

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 25 May 2021

Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.

PRESENT

Councillors N Green (Chairman) R Dartnall, M Davies, J Dean, K Halliday, K Pardy and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk) Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk),

APOLOGIES

Apologies were received from Councillor P Moseley, Councillor C Lemon and Councillor D Vasmer.

3/21 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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4/21 CHAIRMAN AND DEPUTY CHAIRMAN

Councillor Green confirmed the appointment of Chairman and Deputy Chairman of the Planning Committee. As confirmed at Full Council on 17th May 2021, Councillor Green has returned as Chairman and Councillor Davies is appointed Vice Chairman.

5/21 TERMS OF REFERENCE

Councillor Green informed Members of the Committee that the Terms of Reference were also agreed at Full Council on 17 May 2021. The Chairman wanted to draw attention to these in this Committee Meeting, especially for the benefit of new Members. Councillor Green informed all that the Terms of Reference are readily available to be referred to when decision making at the Committee.

6/21 MINUTES OF THE LAST MEETING

6.1 The minutes of the Planning Committee meeting held on 27 April were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 27 April be approved and signed as a correct record.

6.2 To confirm the Executive Decisions agreed on 4 May 2021

RESOLVED:

That the Executive Decisions be confirmed and signed as a correct record.

7/21 MATTERS ARISING

7.1 THE SHROPSHIRE COUNCIL (OFF-STREET PARKING PLACES) ORDER 2011 (AMENDMENT NO. 1) ORDER 2021.

Members were informed that Full-time permit-only parking in the following car parks in Shrewsbury came into effect from 19th May 2021:

- The Shirehall Staff and Visitor car park, Abbey Foregate
- The Shirehall Staff and Visitor overflow car park on London Road.

RESOLVED:

Members noted the above and no comments were made.

7.2 LAND TO THE SOUTH OF MEOLE BRACE RETAIL PARK

The Deputy Town Clerk provide Members with an update on this land stating that the application for this development has been submitted twice now but both times the developers have been told it is too premature. The applicants are now moving this to appeal.

RESOLVED:

Members noted the above and no comments were made.

8/21 LAND WITHIN THE SHREWSBURY SOUTH SUSTAINABLE URBAN EXTENSION

The Deputy Town Clerk asked the Committee that Members are to consider to proposals to divert from the Shrewsbury South SUE Masterplan and to make any appropriate comments.

Lands Improvement Holdings secured outline planning permission in 2015 for the section of the SUE to the south of Oteley Road to deliver up to 550 dwellings and up to 23 (gross) hectares of commercial development. Many of the individual land parcels have subsequently been sold to housebuilders who have secured detailed planning permissions and are beginning to deliver housing within the SUE.

The current proposal relates to land to the west of the Percy Throwers Garden Centre, which is identified on the location plan. The Site was initially expected to deliver a care home and associated local centre uses. However, an 80-bed care home has now been approved elsewhere in the SUE which its operator, Care UK, indicates will open in early 2022. Local centre uses have also now been delivered as part of the redevelopment of the Percy Throwers Garden Centre. As such, there has been no market demand for these uses and LIH is, therefore, preparing a planning application to deliver 35 dwellings on the Site instead. The Site will be accessed from the approved link road through the western area of the SUE.

The proposed development will deliver:

- 35 new homes, including a policy compliant level of affordable homes, in a sustainable location;
- a road connection that will enable the approved community centre within the SUE to be delivered at an earlier stage than envisaged by the outline planning permission;
- natural surveillance for the approved open space and equipped area of play to the west of the Site;
- enhanced landscaping that will enhance the Site's ecological value; and
- a range of economic benefits, including the creation of construction jobs, increased expenditure in the local economy and generation of Community Infrastructure Levy funds.

The application will be submitted in outline form to establish the principle of this development. Initially, detailed approval will only be sought for the road access. An illustrative layout plan has been attached to provide an indication of how the Site could be developed.

On behalf of LIH, Nexus have engaged in pre-application discussions with Shropshire Council and will shortly be formally consulting the local community via a leaflet drop and feedback form ahead of finalising the application and submitting to Shropshire Council.

The Town Council are now being asked to comment at the pre-application stage particularly in relation to the increase in residential space and the loss of the care home and pub that was on the Masterplan.

The site has been actively marketed by Land Improvement Holdings for both a care home and pub but there has been no interest. A care home is being built on the old Waitrose land allocation and indoor hospitality demand has significantly affected by COVID. They are preparing a report on this which will be submitted in June sometime.

One of the benefits of bringing forward residential use is that there is market interest and it will take place before the existing Masterplan dictated and this will mean that access to the community centre land will also be brought forward. There is also the potential of additional Community Infrastructure Levy we could specify in our response that the increased CIL Local should be allocated to the Community Centre Build fund of £400k that is in the original S106 agreement. The employment land stays intact.

RESOLVED:

Members commented that although the proposal is a deviation from the masterplan it did appear to make some sense on the following basis:

- There are other care home facilities being delivered nearby
- There are a good level of services in that part of town
- Building homes on this site appears sustainable

They did however, want to add the comment that the development of this site seems a good opportunity to maximise opportunities for the use of renewable energy and would like to request that this is incorporated into the design. Members would like to be confident that existing vegetation will be maintained.

9/21 LOCAL BUS SERVICE TENDERS 21/22

The Deputy Town Clerk informed the Committee that Members are asked to provide any comments regarding the re-tendering of local bus service contracts subsidised by Shropshire Council. As part of the consultation period prior to re-tendering these contracts, which start with effect from September 2021, Members are invited to comment on these services or any journeys. All comments are to be received by Monday 7 June.

RESOLVED:

Members commented that it was disappointing that the plans did not offer the opportunity to deliver a bus service on Sundays or in the evenings. They also had concerns about the level of service offered by the current supplier.

That Members would submit any comments to the Deputy Town Clerk by 4 June 2021 to allow her to provide a full response on behalf of the Planning Committee.

10/21 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

11/21 HIGHWAY ORDERS

11.1 Shropshire Council Street Naming & Numbering - 21/05142/NEWNUM –E J Holyoake, Heathgates Works, 67A Ditherington Road, Shrewsbury.

The Deputy Town Clerk informed Members that the Shropshire Council Street Naming & Numbering Team would like to propose 'Holyoake Close' for the Development Site located at EJ Holyoake, Heathgates Works, 67a Ditherington Road, Shrewsbury. The name has been suggested by the developer as after WWII, a local railway signalman Frank Holyoake and his wife May built the shop at 65 Ditherington Road.

RESOLVED:

Members were in agreement and fully supported the proposed street name of Holyoake Close and the reasoning behind it.

12/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

13/21 PLANNING APPLICATIONS

13.1 Schedules of Planning Applications

The Deputy 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 24 April – 14 May 2021.

RESOLVED:

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

1.	21/02145/LBC	7 Quarry Place Shrewsbury Shropshire SY1 1JN	Installation of replacement front door affecting a Grade II Listed Building	Representation
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Whilst the Town Council does not object to this application per se, we would recommend that the Conservation Officer provides their expert advice on this application.

2.	21/02011/FUL	60 Comet Drive Shrewsbury Shropshire SY1 4AZ	Erection of single storey extension to front elevation	No Objection
3.	21/01991/FUL	25 Victoria Street Shrewsbury SY1 2HS	Replacement of 7no sash windows with like-for-like double glazed heritage sash windows	No Objection
4.	21/02103/FUL	9 Maithen Crescent Shrewsbury Shropshire SY5 8QE	Erection of single storey rear extension and associated alterations	No Objection
5.	21/02414/TCA	101 The Mount Shrewsbury Shropshire SY3 8PH	Reduce side branches by 2-3m of 1no Pine & fell 1no Irish Yew within Shrewsbury Conservation Area	Objection

The Town Council objects to the removal of the Irish Yew tree for the reasons of excessive shading. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations to confirm if the removal of the tree is necessary or if there are alternative suggestions rather than removal. Members raise no objections to the reduction of the Pine Tree.

6.	21/02061/FUL	6 Hopton Drive Shrewsbury SY1 4QA	Erection of single storey side and rear extension to provide family room, utility and WC following demolition of existing garage and store	No Objection
7.	21/02058/FUL	17 Armoury Gardens Shrewsbury SY2 6PH	Erection of first floor side extension over existing garage and single storey rear extension	No Objection
8.	21/02051/FUL	15 Berwick Road Shrewsbury SY1 2LL	Erection of single storey extension following demolition of existing extension	Representation

Whilst the Town Council does not object to this application per se, we would recommend that the Conservation Officer provides their expert advice on this application as it appears quite a significant building.

9.	21/02044/FUL	Severn View 29 Berwick Road Shrewsbury SY1 2LP	Erection of two storey garage to side of existing dwelling	No Objection
10.	21/02043/FUL	31 Berwick Road Shrewsbury SY1 2LP	Erection of single storey double garage and porch following the demolition of existing garage and porch	No Objection
11.	21/02035/FUL	19 Woodside Drive Shrewsbury Shropshire SY3 9BW	Erection of kitchen extension	No Objection
12.	21/01454/LBC	The Court, The Courtyard St Marys Place Shrewsbury SY1 1DY	Erection of a permanent enclosure for the storage of recycling bins affecting a Grade II Listed Building	No Objection
13.	21/01453/FUL	The Court, The Courtyard St Marys Place Shrewsbury SY1 1DY	Erection of a permanent enclosure for the storage of recycling bins	No Objection
14.	21/02389/TCA	Pen Y Bont Betton Street Shrewsbury Shropshire SY3 7PJ	Crown lift by 2m and crown reduce by 15% 1no London Plane & cut back to 20ft high to previous pollarding points of 1no Ash within Belle Vue Conservation Area	No Objection

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.

15.	21/02386/TCA	Land At The Quarry St Chad's Terrace Shrewsbury Shropshire	Crown reduce by up to 2m to appropriate pruning points 1no Horse Chestnut within Shrewsbury Conservation Area	No comment made
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No comment made as Shrewsbury Town Council is the applicant.

16.	21/02385/TPO	The Mallards 73 Underdale Road Shrewsbury Shropshire SY2 5EE	Crown reduce by 30% 1no Ash protected by the Shrewsbury and Atcham Borough Council (Land adjoining 99 Underdale Road) Tree Preservation Order 1989 (Ref: SA/170)	No Objection
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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.

17.	21/02109/TCA	7 Oakley Manor Gardens Oakley Street Shrewsbury Shropshire SY3 7NT	To fell to ground level 1no Silver Birch within Belle Vue Conservation Area	Representation
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Whilst the Town Council does not object to this application per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree situated within the Shrewsbury Conservation Area.

18.	21/02004/FUL	14 Victoria Street Shrewsbury SY1 2HS	Replacement of existing front ground floor window and basement light cover (Article 4 Direction)	No Objection
19.	21/01995/FUL	51 Rowton Road Shrewsbury Shropshire SY2 6JB	Erection of first floor extension to side	No Objection
20.	21/01978/FUL	15 Burnham Avenue Shrewsbury SY2 5LL	Erection of two-storey extension following demolition of existing conservatory	No Objection
21.	21/01974/FUL	12 Montague Place Shrewsbury SY3 7NF	Removal of existing rear flat roof and replacement with a new tiled pitched roof with rooflights	No Objection
22.	21/01987/FUL	86 Bishop Street Shrewsbury Shropshire SY2 5EZ	Change of use of a house in multiple occupation (HMO) to a single dwelling	No Objection

The Town Council are in support of this application as it would help with on-street parking in a congested area and reduce the footfall generally to the property.

23.	21/01925/FUL	5 Mcgredy Drive Shrewsbury Shropshire SY2 5NF	Erection of side/rear extensions	No Objection
24.	21/01802/FUL	7 Bynner Street Shrewsbury Shropshire SY3 7PB	Removal of roof tiles and replacement with clay tiles; replace existing single glazed windows with double glazed units	No Objection

The Town Council raise no objections to this application and Members would like to comment that applications like this are welcome when householders replace single glazing with double - glazing as this helps reduce the carbon footprint of the house.

25.	21/01973/FUL	10 Belvidere Walk Shrewsbury SY2 5LT	Erection of a single storey extension and loft conversion including dormer window in rear roof slope	No Objection
26.	21/01915/FUL	Maesbrook Lodge Church Road Shrewsbury Shropshire SY3 9HQ	Erection of a two-storey rear extension and a detached double-bay garage with external staircase to usable office space at first floor with associated landscaping works	No Objection
27.	21/01731/FUL	Crantock Station Road Shrewsbury SY3 9HD	Erection of replacement dwelling and attached garage following the demolition of the existing bungalow and the widening of the existing access gateway	Objection

The Town Council object to this application on the grounds of over development. The plans appear to show a large building which appears overpowering for a site located in a Conservation Area. Members also agree with comments made with regards to possible overlooking/loss of privacy for neighbouring properties.

28.	21/01039/FUL	105 Harlescott Lane Shrewsbury SY1 3AR	Erection of rear single storey extension to replace existing porch	No Objection
29.	21/02273/TCA	4 Bynner Street Shrewsbury SY3 7NZ	To remove 1no small cupressus (T1) at the front of the property within Shrewsbury Conservation Area	Representation

Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree situated within the Shrewsbury Conservation Area. Does the tree need to be removed or is there an alternative action that can be taken?

30.	21/02279/TCA	69 The Mount Shrewsbury Shropshire SY3 8PL	To remove 1no Holly tree (T1) and 1no Cotoneaster tree (T2) within Shrewsbury Conservation Area	Objection
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The Town Council objects to the removal of the Cotoneaster tree and ask the question can the branches of be cut back instead of removing the entire tree? Would suitable pruning be a better option? With regards to the Holly Tree, Members enquired as to whether Severn Trent Water have been informed and if again, the removal of the tree is the only option? Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations to confirm if the removal of the trees are necessary or if there are alternative suggestions rather than removal.

31.	21/02268/TCA	Radnor House Pountney Gardens Shrewsbury Shropshire SY3 7LU	Fell 1no Bay Tree within Belle Vue Conservation Area	Representation
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Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree situated within the Shrewsbury Conservation Area. Does the tree need to be removed or is there an alternative action that can be taken?

32.	21/02199/TCA	Car Park St Julians Crescent Shrewsbury Shropshire SY1 1UD	Fell 1no Tree (See Plan) within Shrewsbury Conservation Area	Objection
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The Town Council objects to this application. Members don't believe the reasons stated for removal are good enough reasons to fell this tree which is located within the Conservation Area. The tree can be viewed from various locations and adds to the street scene. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

33.	21/01864/FUL	6 Violet Grove Shrewsbury SY3 9FG	Conversion of garage to studio	No Objection
34.	21/01787/FUL	Apartment 2 The Woodlands Abbey Foregate Shrewsbury Shropshire SY2 6LT	Erection of timber double garage, removal of holly bush and fir tree, and re-siting of bin store & lighting bollard	No Objection
35.	21/01825/FUL	13 Ash Close Shrewsbury SY2 6HU	Erection of front single storey extension	No Objection
36.	21/02205/HHE	17 Porthill Drive Shrewsbury Shropshire SY3 8RP	Erection of rear single storey extension to a semi - detached dwelling following demolition of existing extension, dimensions 3.40 metres beyond rear wall, 3.40 metres maximum height, 3.40 metres high to eaves	No Objection
37.	21/01900/FUL	First Floor East Block Willow House Sitka Drive Shrewsbury Shropshire SY2 6LG	Change of Use from Office (Eg) to Chiropractic (Ee)	No Objection
38.	21/02159/TCA	14 Dogpole Shrewsbury SY1 1EN	Fell 1no Winter flowering Cherry (T1) within Shrewsbury Conservation Area	Representation

Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree situated within the Shrewsbury Conservation Area. Does the tree need to be removed or is there an alternative option that can be taken?

39.	21/02110/TCA	112 Longden Coleham Shrewsbury Shropshire SY3 7D	To crown lift 2.9m (as indicated on photograph) 1no Oak within Shrewsbury Conservation Area	No Objection
40.	21/01835/FUL	10 Greenhill Avenue Shrewsbury Shropshire SY3 8NR	Erection of side and rear extension	No Objection

41.	21/02144/TCA	1 Tudor Gate Shrewsbury SY3 8NZ	To fell 1no Silver Birch tree and replace with a more suitable tree within Shrewsbury Conservation Area	No Objection
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Members agree that this tree is not suitable for this location and a more suitable replacement would be the correct option.

42.	21/02120/TPO	3 Rivington Avenue Shrewsbury Shropshire SY3 9QL	To cut back 1no Crimson King Acer protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
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43.	21/01795/FUL	7 Kingswood Road Shrewsbury Shropshire SY3 8U	Erection of two storey side extension and single storey porch extension following some demolition works; single storey rear extension including wood burner and flue and alterations and improvements to existing dwelling	No Objection
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The Town Council do not object to this application but comment that the applicant should supply all details on the doors they have suggested and specify what they propose as it helps in looking into the application.

44.	21/02121/TCA	32 Crewe Street Shrewsbury Shropshire SY1 2HH	To fell 6no Leylandii and 1no Lawson Cypress tree within Shrewsbury Conservation Area	Representation
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Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees situated within the Shrewsbury Conservation Area. Does the tree need to be removed or is there an alternative option that can be taken?

45.	21/02118/TPO	9 Darwin Gardens Shrewsbury Shropshire SY3 8QB	Crown lift to 2.4m and trim back by 1-2m 1no Western Red Cedar (15) and crown lift to 4.8m 1no Western Red Cedar (17) overhanging Darwin House protected by the Shrewsbury & Atcham Borough Council (Mountfields Shrewsbury) Tree Preservation Order 2007	Representation
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Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees situated within the Shrewsbury Conservation Area.

46.	21/02117/TCA	Darwin House 2 The Mount Shrewsbury Shropshire SY3 8PU	To carry out various works to trees (See Schedule attached to application) within Shrewsbury Conservation Area	Representation
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Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees situated within the Shrewsbury Conservation Area.

47.	21/01889/FUL	24 Sussex Drive Shrewsbury Shropshire SY3 7NG	Erection of single storey rear and side extension	No Objection
48.	21/01764/FUL	31 Belle Vue Road Shrewsbury SY3 7LN	Alterations in association with conversion of garage to home office	No Objection

The Town Council raise no objections to this application but would like to encourage that the opportunity is taken to ensure energy use of the whole building is being improved.

49.	21/01748/FUL	Land to North Of Oteley Road Shrewsbury Shropshire	Erection of two storey, 66 Bedroom, Care Home for Older People with associated Access, Parking and Landscaping	Representation
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Members agree that this is an improvement on the previous design for this site. We would like to see more energy efficient suggestions incorporated within the proposal and more electric charging points. Members commented on the entrance to and from the site and would like the potential traffic issues considered and request the Shropshire Council Highways comment on this application with regards to the potential traffic impact on this area. Members also request that the Tree Officer provides their expert advice and recommendations with regards to removal of trees and hedgerows within this area and we would like to emphasise the need to retain the pre-existing green space.

50.	21/01728/FUL	10 Stretton Close Shrewsbury Shropshire SY2 6EY	Convert flat roof to pitched, replace cladding and erection of single storey front extension	No Objection
51.	21/01681/FUL	4 Coton Crescent Shrewsbury SY1 2NY	Erection of single storey rear kitchen extension	No Objection
52.	21/01677/FUL	6 Adams Ridge Shrewsbury SY3 7TZ	Erection of single storey rear extension	No Objection

13.2 Schedule of Planning Decisions

The Deputy 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 24 April to 14 May 2021.

RESOLVED:

That the variance of planning decisions between the period 24 April to 14 May 2021 be noted.

13.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 24 April to 14 May 2021 for noting:

- a) 21/02298/CPL – Application for a Lawful Development Certificate for the proposed conversion of existing garage on to habitable room and replacement of existing garage doors with windows – 5 Keevil Close, Shrewsbury.
- b) 21/02029/CPL – Application for a Lawful Development Certificate for the proposed loft conversion including dormer window on rear elevation – 36 Meole Crescent, Shrewsbury.
- c) 21/01964/CPL – Application for a Lawful Development Certificate for the proposed erection of a single storey side extension following demolition of existing garage – 22 Hill Crescent, Shrewsbury.
- d) 21/02430/CPL – Application for a lawful Development Certificate for the proposed erection of a single storey side and rear extension – 1 Cartland Avenue, Shrewsbury.

RESOLVED:

That the applications for Certificates of Lawful Development between 24 April to 14 May 2021 be noted.