

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on Tuesday 26th January 2021

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, K Halliday, A Mosley, K Pardy, K Roberts, B Wall and D Vasmer

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager), Michelle Farmer (Planning Committee Clerk), Alastair Godfrey from Historic England and Tim Greensmith, Architect from Fielden Clegg Bradley Studios.

APOLOGIES

Apologies were received from Councillor P Nutting.

42/20 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
Councillor Green	<ul style="list-style-type: none">Declared an interest in application 20/05065/OUT as a member of his family has expressed an interest in this development.

43/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 5th January 2021 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 5th January 2021 be approved and signed as a correct record.

44/20 SHREWSBURY FLAXMILL OUTLINE APPLICATION

Members received a short presentation from Tim Greensmith and Alastair Godfrey about an outline application for 120 housing units at the Shrewsbury Flaxmill Maltings. They explained the site layout and indicative masterplan for the proposal. The 120 units proposed will comprise of 50 houses with gardens and 70 apartments, one parking space for each dwelling and two new commercial units. The presenters explained that the development will create a vibrant, sustainable community which creates a fitting setting for the historic buildings. They showed examples of possible housing types which may appear in proposals in the future. These could be traditional or a modular construction, which range from 2 – 3 storey housing. All houses would feature small gardens and parking. Images of the Maltings Workers Housings in 1926 showed that these were 2 storey modest houses at that time. The presenters explained that the plans show that 120 houses would fit comfortably onto the site without overpowering the historic buildings. Half a hectare of open space has been included for residents to enjoy and another half hectare of open space is proposed on the other part of the site.

Members asked questions following the presentation. Members were mainly happy with the proposed plans and the benefit the development will bring to the area but had some concerns that the height of the houses directly in front of the Flaxmill would mean that views of the historic building from the main road would be obscured. Members also indicated that they are very keen to see that proposals for sustainable energy within the plans are carried out by any developer appointed. They are also hopeful that Shropshire Council will support the plans ambitions regarding transport.

Councillor Green left the meeting at 19:00 whilst Members discussed the above presentation. Councillor Gillam chaired the meeting in his absence.

RESOLVED:

Representation - Members support the proposed application but recommended that the houses directly in front of the Flaxmill are two rather than three storeys to prevent the view of the historic building being obscured.

Tim Greensmith & Alastair Godfrey left the meeting. Councillor Green re-joined the meeting at 19:07

45/20 MATTERS ARISING

45.1 – Reconsultation on Application 20/04694/FUL – Land to the Rear of 155 Abbey Foregate, Shrewsbury.

Members considered the additional information received from the Conservation Officer and SC Highways. When the application was first considered by Committee, there were some aspects that were not very clear, but the Consultee comments were fully taken into account and Members support the comments that have been made.

RESOLVED:

The Town Council raise no objections to this application.

45.2 – Reconsultation on Application 20/05011/FUL – Thornes Hall, 28 Castle Street, Shrewsbury.

Members considered the comments made by the Conservation Officer on this application. Some Members do object to it as this wall is part of Shrewsbury's built heritage and should not be

demolished if there is even the slightest chance of it being saved, restored and made safe. Members ask the applicant to consider any possible restoration of any part of the original wall that might be saved whilst making safe the remainder. A discussion took place and as some members stated they were happy with the proposed application to demolish the wall due to the deterioration, members voted as to whether or not they were against raising an Objection to the application.

Councillor Dean	For an Objection
Councillor Gillam	For an Objection
Councillor Green	For an Objection
Councillor Halliday	For an Objection
Councillor Pardy	For an Objection
Councillor Roberts	Against an Objection
Councillor Wall	For an Objection.

RESOLVED:

Following the vote, the decision was agreed that the Town Council raise an objection to this application as Members feel this wall is part of Shrewsbury’s Built Heritage and should not be demolished.

45.3 – Reconsultation on Application 20/04887/FUL – Crantock, Station Road, Shrewsbury

Members considered the comments received from the Conservation Officer and fully support the comments that have been made. Committee is in agreement that the proposed extensions do not respond well to the local character within a Conservation Area.

RESOLVED:

The Town Council fully support the Conservation Officers comments and wish to object to this application.

46/20 HIGHWAY ORDERS

The Publication of Legal Order – Public Path Diversion and Definitive Map and Statement Modification Order was put forward to the Committee for noting.

RESOLVED:

Members noted the above.

47/20 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

48/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

49/20 PLANNING APPLICATIONS

49.1 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 December – 15 January 2021.

RESOLVED:

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

1	20/05405/OUT	Proposed Development Land North of A B P Battlefield Road Shrewsbury	Outline application (access for consideration) for mixed use commercial development; formation of vehicular access	Deferred
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Members have considered this outline application and have raised some concerns. The Committee would like to see comments from SC Highways on this due to the potential increase in traffic in an already congested area. They also requested clarification on who would manage the proposed allotments.

2	21/00045/FUL	95 Wenlock Road Shrewsbury SY2 6JU	Erection of first floor extension to rear of property. Demolition of existing roof to be replaced with new roof with installation of dormer windows to rear	No Objection
3	21/00046/FUL	28 Pride Hill Shrewsbury SY1 1DP	Proposed replacement of 2 existing smaller louvres with a single wider louvre to the rear elevation, installation of one new louvre to the side elevation (at the rear of the property) and installation of an Air Conditioning Unit in a proprietary acoustic enclosure within an existing light well.	No Objection
4	21/00025/FUL	Former Stadco Engineering Site Off Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire	Installation of a district heating network pipe connection	No Objection
5	20/05421/FUL	Gap Car Park Raven Meadows And 14 Pride Hill Shrewsbury	Erection of 40No. apartments, associated car parking, office accommodation, formation of vehicular access, creation of a viewing platform for scheduled monument and provision of access through 14 Pride Hill to Ravens Meadow	Deferred

As this is a significant development within the Town, Members would like to know how this proposed application fits in with the Big Town Plan and what details are within this for this area. The current layout of Big Town Plan shows this area as an open concourse with access up to Pride Hill. This needs to be taken in to consideration. We would like to see comments from the Big Town Plan regarding this design, before making a decision on this application.

6	20/05404/FUL	Proposed Residential Development Land To The West Of Battlefield Road Shrewsbury	Mixed residential development of 130 dwellings (with access off Mayfield Close); construction of estate roads; formation of public open space; landscaping scheme, all associated works	Deferred
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Members have concerns regarding this application, primarily regarding traffic. The current traffic flow through this area is already high and this would only add to it. There seems to be a lot of development in the

Battlefield Area at present and due to this the traffic will only increase and cause additional problems for residents. Members therefore request to see comments from SC Highways. Members were also concerned about the risk of flooding as it is known that this area floods on a regular basis. They also had concerns about renewable energy for the development and the quality of the green space proposed as it appears to be on a drainage basin. A vote was taken as to what decision the Committee should take, whether to vote to defer this decision for further information or to vote against: Votes were as follows:

Councillor Dean – For Deferring
 Councillor Gillam – For Deferring
 Council Green – For Deferring
 Councillor Halliday – For Deferring
 Councillor Pardy – Abstain
 Councillor Roberts – For Deferring
 Council Wall – For Deferring.

Majority votes are for Deferring our decision until further clarification/information is received.

7	20/05408/FUL	Residential Development Land East Of Bowbridge House Off Mytton Oak Road Shrewsbury	Erection of 6no detached garages in connection with residential development reference 20/02613/REM	No Objection
8	20/05025/FUL	Proposed Dwelling To The North Of Barracks Lane Off The Mount Shrewsbury	Erection of a detached two storey dwelling; formation of vehicular access; to include the felling of trees	Representation

Members considered this application and raised some concerns. This application is a possible over-development as it is on a main walking route within a Conservation Area. As this location is on a narrow part of The Mount, the formation of vehicular access and having additional vehicles in this location could cause Highway issues. Members would like SC Highways and the Conservation Officer to look into this application and provide their views. Committee also requested that the Tree Officer visits the site and provides expert advice and recommendations on the felling of the trees.

9	21/00035/FUL	5 Grange Road Shrewsbury SY3 9DA	Erection of a two storey side extension with first floor side extension above existing single storey, single storey link from home office to utility and new single storey rear garden room	Objection
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Members agree with the comments made with regards to this application being an overdevelopment of the site and it will change the Street scene for that area.

10	21/00161/TCA	51 Underdale Road Shrewsbury SY2 5DT	Remove lower branches of 1No Silver Birch Tree T1 which are overhanging road, remove 1No Silver Birch Tree T2, 2No Young Ash Trees T3 and T4, reduce height of 1No Willow Tree T5 by 15%, remove stem of 2No Grey Poplar Trees T6 and T7 which are over hanging garden and reduce height of 3No Grey Poplar Trees T8, T9	Objection
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			and T10 by 15% within Shrewsbury Conservation Area	
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Members wish to object to this application as there are no reasons given for the felling of the trees. The amount of tree work could also change the views from Sydney Avenue. 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 Conservation Area. 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.

11	21/00004/FUL	7 High Street Shrewsbury SY1 1SP	Change of use of the upper floors from A1 retail to one residential unit	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.

12	21/00088/TPO	12 Abbotsfield Drive Shrewsbury Shropshire SY2 6DJ	Crown thin and weight reduce by 10% 1No Oak & 1no Beech protected by Shropshire Council (Land at or adjacent to Oaklands and Abbotsfield Drive) TPO 2012	No Objection
13	21/00095/TCA	16 Canonbury Shrewsbury Shropshire SY3 7AH	Works to fell 3-4 Conifer Trees within Shrewsbury Conservation Area	Representation

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 trees situated within the Conservation Area.

14	20/00097/TPO	14 Sunfield Park Shrewsbury Shropshire SY2 6PF	To fell 1No Silver Birch Tree protected by The Shrewsbury Borough Council (Sunfield Park) Tree Preservation Order 1969	No Objection
15	20/05379/FUL	30 Castle Street Shrewsbury SY1 2BQ	Change of use of an existing retail unit to accommodate a bar extension and new street frontage	No Objection
16	20/05380/LBC	30 Castle Street Shrewsbury SY1 2BQ	Change of use of an existing retail unit to accommodate a bar extension and new street frontage affecting a Listed Building	No Objection

17	20/05382/FUL	57 Whitemere Road Shrewsbury SY1 3BY	Erection of two-storey side extension	No Objection
18	20/05383/VAR	41 Canon Street Shrewsbury SY2 5HQ	Variation of Condition No.2 (approved plans) attached to planning permission 18/03823/FUL dated 18/10/2018	No Objection
19	21/00061/TPO	5 Lonsdale Drive Shrewsbury Shropshire SY3 9QJ	To fell 1no Ash Tree to ground level protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	Representation

Whilst the Town Council does not object to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the tree and any replacements. 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.

20	20/05217/FUL	Site of Former Sports And Social Club And Bowling Green Albert Road Shrewsbury Shropshire SY1 4JB	Erection of 12No. affordable dwellings (C3 Class) and 14No. self-contained 1 bedroomed supported living flats and Community Hub (C2 Class) with associated external works, road access, landscaping and car parking	Objection
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Members considered this application and wish to object. This development will have a large impact on neighbouring properties and will increase traffic greatly in this area. Albert Road is already a narrow road with a lot of traffic on a daily basis with roads already being congested. It is an over development in that area due to the amount of properties they propose to build.

21	20/05338/FUL	16 Castle Street Shrewsbury SY1 2BB	Refurbishment and conversion of rear part ground floor, first floor and second floor to form six residential units, together with re-configuration of the main ground floor area for continued commercial use within Class E (as amended)	Representation
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Whilst the Town Council does not object to this application per se, Members would like the Conservation Officer to comment on this application and the possibility of over-development within the property.

22	20/05339/LBC	16 Castle Street Shrewsbury SY1 2BB	Refurbishment and conversion of rear part ground floor, first floor and second floor to form six residential units, together with re-configuration of the main ground floor area for continued commercial use within Class E (as amended)	Representation
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Whilst the Town Council does not object to this application per se, Members would like the Conservation Officer to comment on this application and the possibility of over-development within the property.

23	20/04456/FUL	21 St Andrews Road Shrewsbury SY3 6BH	Erection of single storey extension	No Objection
24	20/05146/FUL	Radiology Department Royal Shrewsbury Hospital North Mytton Oak Road Shrewsbury Shropshire SY3 8XQ	Erection of a single storey extension to provide CT and MRI suite, connecting lobby and associated parking area and access path	No Objection
25	20/05309/FUL	Proposed Residential Development 1 Glenburn Gardens Shrewsbury SY2 5SY	Erection of a residential development of 5No. dwellings to include off street parking and associated amenity space following demolition of existing dwelling	Representation

Whilst the Town Council does not object to this application per se, Members would like to see the Ecology Officer's comments taken in to account for the request of further information re an updated Ecological Appraisal.

26	20/05316/FUL	26 Belle Vue Gardens Shrewsbury SY3 7JH	Erection of front extension, alterations to dwelling and creation of parking area	Objection
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Members fully support the Conservation Officers comments and wish to object to this application. it is not considered that the extension would preserve or enhance the character or appearance of the Conservation Area or the Belle Vue Road street scene. Members agree that other options should be considered to gain additional floor space which would have less impact on the front of this site

27	21/00018/TPO	63 Washford Road Shrewsbury Shropshire SY3 9HW	Crown reduce 1No. Cherry tree by 25% and light crown thin protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
28	21/00019/TCA	Laburnum House Bradford Street Shrewsbury Shropshire SY2 5DP	To fell 5No Conifers to ground level and crown reduce 1No Eucalyptus by 1m and remove 2 or 3 overhanging limbs within Shrewsbury Conservation Area	Representation

Whilst the Town Council does not object to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the trees and any replacements

29	20/04665/TCA	Communal Garden At 4 Quarry Place Shrewsbury Shropshire SY1 1JN	Crown reduce 1No. Magnolia by 25% and 1No. Magnolia by 35%; fell 1No. young Beech and 1No. Juniper within Shrewsbury Conservation Area	No Objection
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30	20/05261/FUL	Flat 5, Crown House St Marys Place Shrewsbury Shropshire SY1 1DX	Installation of balcony to rear of building (flat 5) to include some demolition	Representation
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Members considered this application and fully support the Conservation Officers comments in that further information is required to ensure there will be no visual harm with this proposed application

31	20/05385/TPO	B And Q Featherbed Lane Harlescott Shrewsbury SY1 4PP	To fell 1No Pine Tree protected by Shrewsbury & Atcham Borough Council (Featherbed Lane, Harlescott 1982) Variation of Tree Preservation Order 2003	Objection
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Members strongly object to this application as the Tree which is under a TPO should not be felled for the reasons of it obscuring the totem pole. The Totem pole should be moved to a better location rather than felling the tree. There is no justification for felling of this tree.

32	20/05201/FUL	48 Meadowbout Way Shrewsbury SY5 8QD	Erection of conservatory	Deferred
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This conservatory does look quite a large structure in view of the house. No measurements of the conservatory have been provided and Members fully agree with the comment made with how the structure will impact the natural light to neighbouring properties. Committee requests more information before considering this application.

33	20/05155/LBC	Pandoras Box 7 High Street Shrewsbury Shropshire SY1 1SP	Internal and external alterations in connection with change of use of upper floors from A1 Retail to C3 residential	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.

34	20/05290/LBC	65 Abbey Foregate Shrewsbury SY2 6BG	Formation of new opening at ground floor level through from the rear kitchen to the front dining room	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.

49.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council between 24 December 2020 – 15 January 2021.

49.3 Certificates of Lawful Development

a) 20/05179/CPL - Application for a Lawful Development Certificate for the erection of a single storey rear extension - 6 Adams Ridge, Shrewsbury SY3 7TZ

b) 21/00023/CPL - Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension - 17 Pengwern Road, Shrewsbury SY3 8JB

c) 20/00043/CPL - Application for a Lawful Development Certificate for the proposed demolition of existing utility and construction of larger replacement family room with en suite and small utility - 35 Grinshill Drive, Shrewsbury SY2 5JF

Members noted the Certificates of Lawful Development for the above and made no further comment.