

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on Tuesday 27 October 2020

PRESENT

Councillors N Green (Chairman), J Dean, P Gillam, K Halliday, P Nutting, K Pardy, K Roberts and D Vasmer.

IN ATTENDANCE

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

APOLOGIES

No apologies were received.

08/20 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 K Halliday	<ul style="list-style-type: none">Declared a personal interest in application 20/04079/TCA as the applicant is known to her.
Councillor K Roberts	<ul style="list-style-type: none">Declared a personal interest in applications 20/04040/TCA and 20/03973/COU as the applicants are known to him.

09/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 6 October 2020 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 6 October 2020 be approved and signed as a correct record.

10/20 MATTERS ARISING

10.1 Application 20/03259/FUL – 51 Underdale Road, Shrewsbury.

Members considered the amendments to this planning application and would like to raise their continued concerns. Minor changes have been made to the plans, but Members feel that they are not significant enough and do not address the concerns that local residents have with this application. The application proposes a significant alteration to the bulk of the property and it appears that the neighbouring properties would be affected with this proposed view. The property seems out of proportion for area it is in and it will not add to the street scene. Residents across the river will also be affected by this development with regards to the view. It is an overdevelopment of the site even with modifications made for the surrounding area.

RESOLVED:

The Town Council object to this application.

11/20 HIGHWAY ORDERS

There were no Highway Orders for consideration

12/20 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

13/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

14/20 PLANNING APPLICATIONS

14.1 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 26 September – 16 October 2020.

RESOLVED:

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

1	20/04087/LBC	St Marys Church St Marys Place, Shrewsbury, Shropshire, SY1 1DX	Works to facilitate the re-covering of the vestry roof affecting a Grade I Listed Building	No Objection
2	20/04183/TCA	County Recreation Ground Frankwell, Shrewsbury, Shropshire, SY3 8LG	Works to coppice 2 x groups of willow trees, formulative prune of one Birch tree, deadwood 2 x poplar and 1 willow tree within Frankwell Conservation Area	No comment made as Town Council is the applicant
3	20/04104/TPO	Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FT	Works to Trees protected by Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004) - All trees identified by red on attached tree survey's traffic light system: Ground level work / thinning and small trees - 801, 196, 812, 298, Removal of deadwood / hangers etc - 165, 183, 250, 244, 246, 213, 225, 216, 217, 218, 219, 400, 501, 315, 369, 366, 969, 701, 249, Fell - 208, 280, Pollard -282, 278, 281, 314, 355	No Objection
4	20/04176/TCA	6 Earlstoun Park, Shrewsbury, Shropshire, SY3 8BE	To crown reduce and thin one plum tree by 25% within Shrewsbury Conservation Area	No Objection
5	20/03991/FUL	47 Battlefield Road, Shrewsbury, Shropshire, SY1 4AF	Roof works to enable installation of larger dormer window	No Objection
6	20/04054/FUL	12 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BQ	Change of use of former sandwich bar/deli to hot food takeaway premises; amendments to front elevation; installation of wall mounted flue and ventilation system to side elevation	No Objection
7	20/04067/FUL	66 Sutton Road, Shrewsbury, Shropshire, SY2 6DT	Erection of a two - storey extension to side and porch to front	No Objection
8	20/04068/FUL	30 Maple Drive, Shrewsbury, Shropshire, SY1 3SE	Erection of two storey rear extension	No Objection

9	20/04027/FUL	7 Beaufort Ridge, Shrewsbury, Shropshire, SY3 8BQ	Erection of fencing facing the public highway (revised scheme)	Support with Comment
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Although the Town Council does not object to this application per se, concerns were raised regarding the public footpath. The public footpath along the Mount needs to be protected as it is narrow and it would create difficulty for pedestrians in places

10	20/04029/ADV	28 Pride Hill, Shrewsbury, Shropshire, SY1 1DP	Erect and display fascia sign to replace existing; projecting sign and shroud around ATM all signs internally illuminated	Support with Comment
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Although the Town Council does not object to this application per se, Members have taken on board public comments made regarding the noise impact on properties located directly above. We would respectfully request that Environmental Health look into potential noise issues

11	20/04045/FUL	Cotswold Outdoor 28 Pride Hill, Shrewsbury, Shropshire, SY1 1DP	Installation of new shop front and entrance door to include ATM machine and signage	Support with Comment
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Although the Town Council does not object to this application per se, Members have taken on board public comments made regarding the noise impact on properties located directly above. We would respectfully request that Environmental Health look into potential noise issues.

12	20/04079/TCA	16 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB	T1 Purple cherry plum - reduce crown by 25% to reduce overhang and shading; T2 Howgate Wonder apple tree - shorten large heavy branches of upper crown by approx 20%; T3 Wild cherry - remove two lowest branches, and any higher elements which are too heavily impinging on adjacent apple tree; T4 Yew - remove low branch resting on boundary wall and lift lower crown to 3.5m to reduce excessive shading; T5 Holly - fell to reduce shading; T6,T7 and T8 , self - seeded Hazel - Fell to remove shading from Damson trees; T9 Damson - remove fallen/prostrate trunk within Belle Vue Conservation Area	No Objection
13	20/03996/FUL	Proposed Development Land on The West Side of St Michaels Street, Shrewsbury, Shropshire	Erection of a part 2 storey and part 3 storey building to provide 5 apartments with garaging below (revision to planning permission 18/01810/FUL)	Representation

Although the Town Council does not object to this application per se, Members agree with the points raised by the Civic Society regarding the internal elevations and would request that these views are taken into account by the case officer.

14	20/03458/FUL	10 Woodfield Avenue, Shrewsbury, Shropshire, SY3 8HT	Erection of a single storey rear extension	No Objection
15	20/04005/FUL	Mayfield Court 4A Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Erection of a carport	Support with Comment

Although the Town Council does not object to this application, Members fully support the Tree Officer comments on this application requesting an arboricultural report.

16	20/04010/FUL	20 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Demolition of existing buildings: erection of one dwelling with link to 3-bay garage with first floor self-contained living accommodation ancillary to the main house (modification to previously approved)	Deferred
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Members considered this application and would like to see the original plans that were previously approved for the replacement dwelling before making a decision on this current application. The current plans show the building is getting larger so we would like to see plans to enable Members to compare with the new application.

17	20/04025/FUL	26 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS	Re-modelling, entrance extension and external changes	No Objection
18	20/04058/TPO	236 Monkmoor Road, Shrewsbury, Shropshire, SY2 5SP	Reduce 2no Lime Trees (T1 & T2) by 40% protected by Shrewsbury & Atcham Borough Council (236 Monkmoor Road) Tree Preservation Order 2002	No Objection
19	20/03970/FUL	Proposed Dwelling South Of 55 Longden Road, Shrewsbury, Shropshire,	Erection of one dwelling; alterations to existing vehicular access (revised scheme)	Objection

Members feel that this is an overdevelopment of the site, reducing amenity of neighbouring properties. The proposed dwelling appears to be in a 'cramped' plot. The proximity of this house to the boundary of the site and it being adjacent to the cemetery causes a loss of privacy to those visiting the cemetery. There have been concerns from residents regarding loss of privacy to their property and the loss of trees.

20	20/03936/FUL	90 Canon Street, Shrewsbury, Shropshire, SY2 5HF	Erection of rear single storey extension	No Objection
21	20/04004/TCA	124 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AZ	Fell 1No Crab apple Tree (T2) within Shrewsbury Conservation Area	No Objection
22	20/04016/TCA	57 Harlescott Crescent, Shrewsbury, Shropshire, SY1 3AX	To fell 1No. Silver Birch tree and 1No. Leylandii within Harlescott (Chatwood Village) Conservation Area	No Objection
23	20/04040/TCA	16 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Various works to trees (please see attached schedule) 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 due to the volume of work required in this application.

24	20/04062/TPO	124 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AZ	Works to crown reduce by 3m and removal of deadwood of 1No Mature Silver Birch (T1) protected by Shrewsbury and Atcham Borough Council (Sparrow Lane, Abbey Foregate) Tree Preservation Order 1990 (SA/227)	No comment made. Application granted by Shropshire Council prior to the meeting
25	20/03880/FUL	26 Mardol, Shrewsbury, Shropshire, SY1 1PU	Change of use of part of the rear of the ground floor from shops into 2No apartments (use class C3) for use as holiday lets, installation of 1No door and window on side elevation	Deferred

Members agree with the comments made by the Civic Society with regards to the amount of natural light and quality of space, more detailed plans would be requested. There also does not appear to be a heritage impact assessment or historic building survey. Members would like further information on this application before making a decision.

26	20/03881/LBC	26 Mardol, Shrewsbury, Shropshire, SY1 1PU	Alterations in association with change of use of part of the rear of the ground floor from shops into 2 apartments (use class C3) for use as holiday lets affecting a Grade II Listed Building	Deferred
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Members agree with the comments made by the Civic Society with regards to the amount of natural light and quality of space, more detailed plans are requested. There also does not appear to be a Heritage Impact Assessment or Historic Building survey as stated by the Conservation Officer. Members would like further information on this application before making a decision

27	20/03888/LBC	National Westminster Bank 8 Mardol Head, Shrewsbury, Shropshire, SY1 1HE	Alterations in connection with replace existing ATM surround within entrance lobby with ATM shroud affecting a Grade II Listed Building	No Objection
28	20/03915/TCA	16 Clifford Street, Shrewsbury, Shropshire, SY2 5EU	To pollard 1No Lime tree and fell 1No Cherry tree and replace with more suitable trees 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 tree within the Conservation Area, and advising on replacements if felling is necessary.

29	20/03975/TPO	53 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UG	To cut back 1 to 3 metres of Oak Tree (reduce side limb and branches, remove deadwood 30mm diameter and thin out canopy by approx 10-15%) protected by Shrewsbury & Atcham Borough Council (Land at 53 Mytton Oak Road, Shrewsbury) TPO 2006	No Objection
30	20/03896/FUL	6 Mawley Close, Shrewsbury, Shropshire, SY2 6HT	Erection of single storey extension and alterations including conversion of garage to living accommodation and change of flat roof to pitched roof	No Objection
31	20/03876/FUL	Royal Shrewsbury Hospital Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XQ	Relocation of existing single storey modular building and erection of a detached two-storey hospital building providing same day emergency care and additional hospital office space and associated new parking and landscaping	No Objection
32	20/03932/TCA	The Boathouse Inn New Street, Shrewsbury, Shropshire, SY3 8JQ	Works to 1No Copper Beech Tree (T1) - 3m reduction of lower two branches which extend over the pub and 4m-5m reduction of the large limb which extends over the car park	No Objection

33	20/03945/TCA	Courtyard House Church Lane, Meole Brace, Shrewsbury, Shropshire, SY3 9JR	Crown reduce 1no Paper Bark Cherry (T1) by 1 to 2m; reduce side branches of 1no Birch tree (T2) by 1 to 2m and reduce side branches of 1no Cedar Tree (T3) by 1 to 2 m and crown lift by 1m within Meole Brace Conservation	No Objection
34	20/03947/TCA	2 South Hermitage, Shrewsbury, Shropshire, SY3 7JR	Remove 1no Fir Tree within the Belle Vue 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 this tree within the Conservation Area.

35	20/03721/FUL	Car Park At Co- operative Retail Services Ltd, 43 Mytton Oak Road, Shrewsbury, Shropshire,	The erection of 1No 4m high column with automatic number plate recognition (ANPR) camera	No Objection
36	20/03939/HHE	35 Abingdon Road, Shrewsbury, Shropshire, SY2 5XF	Erection of a single storey rear extension to semi-detached dwelling, dimensions 3.6 meters beyond rear wall, 3.23 meters maximum height, 2.1 meters high to eaves	No Objection
37	20/03548/LBC	Butler House, School Gardens, Shrewsbury, Shropshire, SY1 2AJ	Installation of 1.7m high raised platform for the display of plants	Deferred/Objection

Members agree with the comments made by the Civic Society with regards to the proposed structure and the appearance it would have within a Conservation Area. Members would like to see comments from the Conservation Officer and clarification on the platform before making a decision on this application.

Although the above decision was made at the Planning meeting, as comments were received from the Conservation Officer immediately following the meeting a decision was made by the Planning Committee immediately to change their decision to objection. Given the visual impact this proposal would have on a listed building, the Town Council are objecting to this application. Members agree with the comments raised by the Civic Society and would suggest low level planters as an alternative.

38	20/03456/LBC	131 Longden Coleham, Shrewsbury, Shropshire, SY3 7DN	Alterations in connection with conversion of property to residential dwelling to include insertion of a doorway in place of an existing rear window affecting a Grade II Listed Building	Deferred
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Members have considered this application and take note of the Conservation Officers comments and request more information on this application. There are no photographs of the rear elevation to enable us to see proposed changes to help us to reach a decision.

39	20/03854/ADV	Flax Mill St Michaels Street, Shrewsbury, Shropshire, SY1 2SZ	Erect and display non-illuminated hoardings attached to the existing southern boundary fencing comprising 32 panels measuring 1.5m high x 2.5m wide that will be designed to showcase the Shrewsbury Flaxmill Maltings brand through the messaging and design, utilising the logo and the primary brand colours	No Objection
40	20/03867/FUL	31 Grangefields Road, Shrewsbury, Shropshire, SY3 9DD	Part two - part single storey extension and associated alterations and improvements (modification to previously approved)	No Objection
41	20/03874/TCA	8 Kennedy Road, Shrewsbury, Shropshire, SY3 7AD	To cut down 1no. Holly tree to leave stump within Shrewsbury Conservation Area	No Objection
42	20/03992/HHE	54 Coton Mount, Shrewsbury, Shropshire, SY1 2NL	Erection of a single storey rear extension to a semi-detached dwelling, dimensions 5.50 metres beyond the rear wall, 3.70 metres maximum height, 2.30 metres high to eaves	No Objection
43	20/03793/COU	34 Priory Ridge, Shrewsbury, Shropshire, SY3 9EG	Change of use of garage to home gym and personal training studio	No Objection
44	20/03819/FUL	6 Albert Street, Shrewsbury, Shropshire, SY1 2HT	Erection of single storey rear extension including 2No replacement windows	No Objection
45	20/03833/FUL	9 Roushill Bank, Shrewsbury, Shropshire, SY1 1PN	Installation of an external Dutch style retractable fabric awning over the show display window	Deferred

Although the Town Council does not object to this application per se, Members do agree with the Civic Society comments with regards to more information regarding the colour and material proposed for the awning, ensuring there is no great impact on the street scene.

46	20/03668/FUL	7 Napoleon Drive, Shrewsbury, Shropshire, SY3 5PH	Erection of single storey rear extension and internal alterations	No Objection
47	20/03797/ADV	23 Pride Hill, Shrewsbury, Shropshire, SY1 1DQ	Erect and display 1 no non-illuminated 1.385m x 0.607m fascia signage (blue painted fascia board with red logo) and 1 no non-illuminated 0.6m x 0.6m projecting sign (timber painted panel with applied vinyl logos both sides, hung on iron bracket)	No Objection
48	20/03865/TCA	Twyford Tots Nursery Twyford House Belle Vue Road, Shrewsbury, Shropshire, SY3 7NP	Remove 5No. Hollies leaning on a wall within Belle Vue Conservation Area Replace with four trees specifically chosen for the difficult environment into which they will be planted.	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 these trees within the Conservation Area

49	20/03870/TCA	18 Peace Cottages Old Coleham, Shrewsbury, Shropshire, SY3 7BT	To fell 1No Silver Birch Tree within Belle Vue Conservation Area	Representation
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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 this tree within the Conservation Area.

50	20/03760/FUL	6 The Hawthorns, Shrewsbury, Shropshire, SY3 7NA	Erection of a two storey side extension	Representation
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Although the Town Council does not object to this application, Members request that the Conservation Officers comments are fully taken into account on this application.

51	20/03762/FUL	41 Cresswell Court Bowbrook Park, Shrewsbury, Shropshire, SY3 8SN	Conversion of garage to living accommodation	No Objection
52	20/03569/FUL	69 Preston Street, Shrewsbury, Shropshire, SY2 5PN	Erection of single storey front extension, two storey side extension and part single storey rear extension	No comment made. Application granted by Shropshire Council prior to the meeting

14.2 Schedule of Planning Decisions

Members noted decisions made by Shropshire Council 26 September – 16 October 2020.