

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held virtually via Microsoft Teams At 6.00pm on 30 March 2021

PRESENT

Councillors N Green (Chairman), P Gillam, K Halliday, K Pardy, K Roberts, and B Wall.

IN ATTENDANCE

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

APOLOGIES

No apologies were received.

67/20 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 Roberts	<ul style="list-style-type: none">Declared an interest in application 21/01107/TCA as the applicant is known to him.

68/20 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 9 March were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 9 March be approved and signed as a correct record.

69/20 MATTERS ARISING

There were no matters arising.

70/20 INSTALLATION OF 5G TELECOMMUNICATIONS MAST AT DITHERINGTON.

The Deputy Town Clerk reported to Members that several steps have already been undertaken in the site identification process and that the following site has been identified: Wingfield Gardens, Ditherington, Shrewsbury. The type of Installation proposed is an 18.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works. Members were asked for any comments ahead of the formal planning application.

RESOLVED:

Members noted the above and no comments were made.

71/20 HIGHWAY ORDERS

71.1 – Proposed changes to the parking restrictions in the Mardol Area of Shrewsbury

The Deputy Town Clerk gave a brief overview of the proposed changes to the existing loading and waiting restrictions that are proposed on Mardol, Claremont Street, Barker Street, Roushill and Bellstone which will provide additional areas for loading vehicles.

RESOLVED:

Members noted the above and no comments were made.

71.2 – The Shropshire Council (FP UN1 (part) Town of Shrewsbury) Public Path Diversion Order 21

This Highway Order is a Public Path Division Order for the public right of way over the land situated South of Oteley Road. This item is for noting only.

RESOLVED:

Members noted the above and no comments were made.

71.3 - Experimental Prohibition of Motor Vehicles on Crowmeole Lane, Shrewsbury

Shropshire Council have made an experimental order to place the following restrictions on Crowmeole Lane, Shrewsbury; Prohibition of Motor Vehicles (except for Buses and Cycles) This order came into effect on the 29th March 2021 and will operate for a period of up to eighteen months.

RESOLVED:

Councillor Roberts declared that he has already made comments to Shropshire Council regarding this Order and all Members agreed that they are happy to see the effects this order will have. No further comments were made.

72/20 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

73/20 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

74/20 PLANNING APPLICATIONS

74.1 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 27 February – 19 March 2021

RESOLVED:

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

1.	21/01417/HHE	29 Galton Drive Shrewsbury Shropshire SY2 5XJ	Erection of a rear single storey extension to detached dwelling, dimensions 5.50 metres beyond rear wall, 3.50 metres maximum height, 2.250 metres high to eaves	No Objection
2.	21/01409/TPO	61 Carlton Close Shrewsbury SY3 5JA	To fell to ground level 2No Ash Trees (T1) (T2) protected by SABC (Land at and surrounding Bowbrook) TPO 2008	Representation

Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees. Members do not believe these trees should be removed without inspection. There is also no mention of any replacement trees. If the trees are removed, replacements should be planted. If the trees can be saved then they should be. 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.

3.	21/01165/FUL	Holly Cottage Shepherds Lane Bicton Heath Shrewsbury SY3 5EQ	Erection of single storey extension, porch and dormer window and internal alterations	No Objection
4.	21/01131/FUL	30 Carlton Close Shrewsbury SY3 5JA	Erection of single storey side extension	No Objection

5.	21/01089/FUL	117 Moston Road Shrewsbury Shropshire SY1 4QD	Erection of single storey side extension to replace demolished single storey existing building	No Objection
6.	21/01404/TCA	14 Monkmoor Road Shrewsbury Shropshire SY2 5AQ	To fell 1No Cypress and 1No Holly 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 trees within a Conservation Area. If the trees are removed, replacements should be planted.

7.	21/01391/TCA	19-20 Coton Hill Shrewsbury SY1 2DZ	Dismantle to ground level 1No Thuja (T1) 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 tree within a Conservation Area. If the trees are removed, replacements should be planted.

8.	21/01173/FUL	35 Hawthorn Road Shrewsbury SY3 7NB	Proposed remodelling of existing dwelling to include demolitions of a majority of the existing dormer bungalow and re-building on an increased footprint and alterations to the roof	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.

9.	21/01092/FUL	1 Bayford Drive Shrewsbury Shropshire SY1 3XQ	Change of use from garden to parking area	No Objection
10.	21/01078/FUL	Land at Shrewsbury School Ashton Road Shrewsbury SY3 7BA	Erection of a 3-storey boarding and day house including a staff house and two staff flats; attached waste compound and bicycle store and hard and soft landscaping	Deferred

Members discussed this application and would like further clarification before making a decision. Members would like to see more context and a Visual Impact Assessment that would consider the views from Quarry Park should this application be accepted. A more detailed existing and proposed location plan would also be beneficial in making a final decision.

11.	21/00223/FUL	33 Meadow Farm Drive Shrewsbury Shropshire SY1 4ND	Erection of a single storey rear extension	No Objection
12.	21/01374/FUL	Proposed Development Land South of Battlefield Roundabout Battlefield Shrewsbury Shropshire	Erection of a new food store, associated car parking, access, landscaping and a substation	Objection

The Town Council object to this application. If this proposed store is agreed it will increase the traffic on an already congested Battlefield Road and cause disruption for the neighbouring properties. There is too much development in this area at present. Members also wanted to state that this area does flood, the most recent being within the last year, where the whole road by the roundabout was cut off. Battlefield is a green area and the visual impact of the proposed store will affect the area.

13.	21/01323/TCA	1 Crewe Street Shrewsbury SY1 2HQ	To fell 1no Ash Tree within Shrewsbury Conservation Area	Objection
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The Town Council object to this tree being felled as it is of amenity value as there are not many mature trees in this area. Also, there is no justified reason given for felling the tree 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.

14.	21/01081/FUL	65 Porthill Drive Shrewsbury SY3 8RT	Erection of single storey extension to side	No Objection
15.	21/01075/FUL	Workshop at Brickfield Cottage Hanwood Road Shrewsbury Shropshire SY5 8NT	Application under Section 73A of the Town and Country Planning Act 1990 for the reinstatement of fire damaged garage workshop, with no intensification of the existing business	No Objection
16.	21/01025/FUL	Unit B Knights Court Archers Way Shrewsbury Shropshire SY1 3GA	Change of use from offices (previously B1 use) to use as skin clinic (use class E(e))	No Objection
17.	21/01303/TPO	22 Kennedy Road Shrewsbury Shropshire SY3 7AB	Works to Cedar Tree (crown reduce 15% and removal of dead branches) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	No Objection
18.	21/01302/TCA	22 Kennedy Road Shrewsbury Shropshire SY3 7AB	Reduce back (to previously cut below wires) Weeping Willow Tree within Shrewsbury	No Objection

			Conservation Area	
19.	21/01044/FUL	9 Bramley Close Shrewsbury SY1 2TP	Erection of first floor rear extension	No Objection
20.	21/01034/FUL	Unit 1 Downes Garage Showroom Hereford Road Belle Vue Shrewsbury Shropshire SY3 7QZ	Change of use of commercial unit to B8 storage and distribution unit with ancillary A1 retail space	No Objection
21.	21/01030/FUL	Bicton Heath House Knowsley Drive Bicton Heath Shrewsbury SY3 5DH	Re submission of approved scheme (16/04669/FUL - Erection of single storey and two storey extensions and reconfiguration of existing building to create a total of 29 bedrooms with en-suites; to include some demolition)	No Objection
22.	21/01155/TPO	5 Dunedin Drive Shrewsbury Shropshire SY3 9BH	Oak - To reduce large limb overhanging lawn in order to reduce risk of failure; tidy up another failed limb's finishing cut to allow tree a better chance at compartmentalising the wound protected by The Shrewsbury Borough Council (Dunedin Drive) Tree Preservation Order 1970	No Objection
23.	21/01013/FUL	95 Gains Avenue Shrewsbury SY3 5EJ	Erection of single storey rear extension	No Objection
24.	21/01007/FUL	Hencote Farm Cross Hill Shrewsbury Shropshire SY4 3AA	Application under 73A of the Town and Country Planning Act 1990 for the Erection of Gazebo to Accommodate Wedding Ceremonies (undertaken under temporary use rights for no more than 28 days per year)	No Objection
25.	21/01006/FUL	Hope Villa 20 Underdale Road Shrewsbury SY2 5DW	Erection of replacement garage following demolition of existing	No Objection
26.	21/00969/FUL	43 And 45 Dale Road Shrewsbury SY2 5TE	Erection of first floor side extension; replacement of white brickwork on ground floor to No. 45 erection of new canopy at ground floor window level at No. 43 and No. 45	No Objection
27.	21/00851/FUL	32 Grange Road Shrewsbury SY3 9DF	Erection of single storey extension to rear	No Objection

28.	21/01003/VAR	Crowmoor House Frith Close Shrewsbury SY2 5XW	Variation of condition 2 (approved drawings) and 7 (approved landscape plan) attached to planning permission reference 20/01553/FUL dated 03/12/2020 to reflect changes to the site layout and house types	No Objection
29.	21/01204/TPO	White House 1 Ridgebourne Road Shrewsbury Shropshire SY3 9AA	To fell 1No. Oak, 1No. Ash and 1No. Sycamore protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	Objection

The Town Council object to this application as there are no good reasons stated for the felling of three trees. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the trees. If the trees are removed, replacements should be planted. 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.

30.	21/00961/FUL	45 Old Coleham Shrewsbury SY3 7BU	Change of use of children's nursery to two office units at ground floor (Use class E(c)(iii)) and three residential flats at first floor	No Objection
31.	21/01005/TEL	Telecommunications Mast Adjacent Fire Station Crewe Street Shrewsbury	Proposed 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works	No Objection
32.	21/00964/FUL	21 London Road Shrewsbury SY2 6NP	Erection of ground floor rear extension, roof extension with room in the roof and conversion of carport to garage	No Objection
33.	21/00877/FUL	100 Battlefield Road Shrewsbury SY1 4AQ	Conversion and extension of existing garage to provide additional residential accommodation; erection of double garage with log store and new front wall and gate with wider access	Support with Comment

The Town Council has no objections per se to this application but requests that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

34.	21/01170/TCA	24 Havelock Road Shrewsbury SY3 7NE	To crown reduce 1No Yew Tree (T1) by approximately 2-3m within Belle Vue Conservation Area	No Objection
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35.	21/01134/TPO	28 Woodside Drive Shrewsbury Shropshire SY3 9BW	Removal of epicormic growth on 1No Lime Tree, crown thinning of branches, crown lift to 6m and removal of dead and dangerous branches protected by Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005	No Objection
36.	21/00905/FUL	26 Oakley Street Shrewsbury SY3 7JY	Erection of single storey rear and side extension	No Objection
37.	21/00900/FUL	66 Longden Road Shrewsbury SY3 7HG	Erection of single storey extensions and alterations and improvements following some demolition works	No Objection
38.	21/00842/FUL	12 Kingfisher Close Shrewsbury Shropshire SY1 4TW	Conversion of and part single storey and first floor extension of existing detached single garage into a self - contained annex ancillary to main dwelling	Support with Comment

The Town Council has no objections per se to this application but requests that the case officer takes into account the comments that have been made regarding the possible loss of light. Members also request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence

39.	21/01107/TCA	47 Underdale Road Shrewsbury SY2 5D	Crown reduce 1No Rowan Tree (1) by 5%, cut off dead wood spur of 1No Pine Tree (2), reduce height of 1No Pine Tree (3) by 10% and reduce 1No Holly Tree (4) by 80% within Shrewsbury Conservation Area	No Objection
40.	21/00881/FUL	29 Underdale Road Shrewsbury SY2 5DW	Erection of a freestanding treehouse	Representation

The Town Council has no objections per se to this application but would like to see a Visual Impact Assessment from the other side of the river and if the proposed structure would have a visual impact from Sydney Avenue. Members recommend that the Conservation Officer provides their expert advice on this application.

41.	21/00875/REM	Proposed Dwelling to The East of Mount Pleasant Road Shrewsbury Shropshire	Application for approval of the reserved matters (details of the design and external appearance of the development, layout, scale and the landscaping of the site) and approval of the details required to be submitted by conditions including 5 (Surface and Foul Water Drainage), 6 (Improvement to the existing access) and 7 (Parking and Turning of Vehicles) attached to outline planning permission 18/04530/OUT for the erection of one detached dwelling to include access	No Objection
42.	21/00801/FUL	49 Sundorne Crescent Shrewsbury SY1 4JF	Alterations and extension to existing rear conservatory	No Objection
43.	21/00684/FUL	Shrewsbury College of Arts and Technology London Road Shrewsbury Shropshire SY2 6PR	Erection of 2.4m high weld mesh fencing, new entrance gates and 2no 4 metre ANPR camera poles	No Objection
44.	21/01086/TPO	Flat 6 Holly House 8 Canonbury Shrewsbury Shropshire SY3 7AG	To fell 1No. Sycamore tree protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	Objection

The Town Council object to this application as there are no good reasons stated for the felling of the tree. Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations of the removal of the tree. If the tree is removed a replacement should be planted.

45.	21/00837/FUL	Plot 30A Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire	Installation of new air conditioning and air handling units in service yard area and new louvre openings in wall to accommodate intake and extract	No Objection
46.	21/00843/FUL	4 Chestnut Close Shrewsbury SY3 8UJ	Erection of first floor extension and associated alterations and improvements including mono pitch roof over open porch area	No Objection

The Town Council has no objections to this application but would respectfully request that the Case Officer takes into account the overlooking issues that have been raised.

47.	21/00945/TPO	Tutors Flat Oldhams Hall Shrewsbury Shropshire	Reduce branches by 1-2 metres of Cedar Tree protected by The Shrewsbury Borough Council (Kingsland No 3) Tree Preservation Order 1969	No Objection
48.	21/00714/FUL	35 Larkhill Road Shrewsbury SY3 8XA	Erection of single storey rear and side extension	No Objection
49.	21/00739/FUL	Stiperstones Court Abbey Foregate Shrewsbury	Installation of new external flue to serve internal kitchen and food preparation area	No Objection
50.	21/00748/ADV	6D Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire SY1 3TG	Erect and display 4no externally illuminated fascia signs	No Objection

74.2 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 27 February to 19 March 2021

RESOLVED:

That the variance of planning decisions between the period 16 January to 5 February 2021 be noted

74.3 Certificates of Lawful Development

The Deputy Town Clerk submitted the schedules of the following applications for Certificates of Lawful Development between 27 February to 19 March 2021 for noting:

- a) 21/01050/CPL – Application for a Lawful Development Certificate for the proposed erection of a new single storey side extension following demolition of existing – 9 Clive Green, Shrewsbury.

RESOLVED:

That the applications for Certificates of Lawful Development between 27 February to 19 March 2021 be noted