

Church Stretton Town Council

MINUTES OF A MEETING OF THE PLANNING, CONSERVATION AND HERITAGE COMMITTEE HELD VIA ZOOM REMOTE MEETING PLATFORM ON TUESDAY 17th NOVEMBER 2020 at 7.00 p.m.

Those present:

Councillors: Cllr Claytonsmith, Cllr Hickman, Cllr Morris, Cllr M Walker, Cllr Welch and Cllr Wilks.

Officers: Mr. C. Maclean (Locum Town Clerk), Mrs. H. Merrett (Admin)

Members of the Public: 0

PC.660 TO RECEIVE APOLOGIES

Mr. D. Chetwood (Town Clerk),

PC.661 DECLARATIONS OF INTEREST

None.

PC.662 MINUTES

Draft minutes had been circulated and it was proposed by Cllr Welch, seconded by Cllr M Walker and

RESOLVED (unanimously) that the minutes of the Planning, Conservation and Heritage Committee meeting held on the 20th October 2020 shall be taken as read and signed as a true record by the Chairman.

PC.663 PLANNING APPLICATIONS REVIEW

Councillors noted that the applications relating to Brambles, Clive Avenue and Overmeads, Shrewsbury Road, All Stretton have been granted by Shropshire Council.

PC.664 TREE WARDEN REPORT

Hilary Hymas had submitted a report which noted that the system is working well.

Councillors noted that the number of wardens stands at 6 who are kept busy and minimal turnover. It was felt that more content is required in the reports provided and where objections are raised, it was appropriate to copy Hilary Hymas to review the content.

Councillors noted the challenges being presented by COVID where the wardens cannot access properties. To date, these challenges are being overcome by viewing the trees from the roadside while taking daily exercise.

PC.665 STATEMENT OF COMMUNITY INVOLVEMENT FOR SHROPSHIRE – RESPONSE

Councillors considered the Consultation to be a useful document for future reference, but it did not detail anything not already known. Whilst it was noted that the Questionnaire is based on a Yes/No basis, there was only provision for comments to be provided where response is No. Councillors noted that on receipt of Pre-Applications advices, the advice of Shropshire Council officials could not be seen on the Portal. Also, in Enforcement cases, no details are provided in relation to location and alleged breach. Councillors recalled that case officers previously met with the Town Council representatives to establish contact with local people and it was considered appropriate that this be reintroduced. This would be particularly useful to enable local people to comment and especially in relation to developments involving larger sites.

It was noted that Community Led Plans were not mentioned in the document whereas they were in the Draft Local Plan.

Councillors shared concerns over the resources within Shropshire Council and the pressures being placed on the team.

It was noted that there is increased dialogue between Shropshire Council and the AONB Partnership. There are concerns that the AONB Partnership no longer had a planning person to deal with all applications.

Councillors shared concerns over the fact that not all applications that were called in to the SPC were made known to the Chair of the Planning Committee.

Whilst Councillors acknowledged the responses to the Questionnaire are 'Yes', comments on these are required. Following a discussion on the matter, a list of questions was noted, the Chair would pass these to Ian Kilby at Shropshire Council.

Councillors considered the flexibility of Survey Monkey, but Cllr Hickman advised that he would provide some information on this.

PC.666 WAR MEMORIAL SITE

Councillors considered the report that had been provided by Cllr Clayton Smith. This, along with a report compiled by Hilary Hymas, covers the main issues surrounding the site. Recommendations for future trees on the site were noted and progress would be made in sourcing quotes from the three contractors provided. Considerable preparation is required with the removal of the designated trees needing to be done outside the nesting season. Planting should be considered December to March but not when frosty.

Councillors discussed the options in relation to future maintenance and public support. Whilst the Royal British Legion maintain the memorial, the remainder of the site falls within the remit of the Town Council. The benefits of a 'Friends Of' group were considered.

Cllr Welch advised Councillors of continued concerns over the use of the unofficial path to the memorial and that efforts should be made to encourage visitors to walk up Longhills Road to the steps, which could be achieved by shrub planting. Signs were needed directing people to the official entrance to the site. Checks would be made as to whether these were being progressed by the Amenities Officer.

PC.667 SKATEPARK

Cllr Welch reported that further progress on the build cannot be achieved until the decision on whether a Planning Application is required is advised by Shropshire Council. Efforts are being made to encourage a decision. Consideration given to the Locum Clerk contacting Shropshire Council in attempt to expedite a decision.

Councillors noted the impact on the wet grass as a result of the use of heavy machinery and this would be monitored. Cllr Walker expressed his concern over the long running drainage issue on the site which is in Flood Zone 3.

PC.668 PLANNING MATTERS

PC 668a) Unitary Decisions

20/03107/FUL – Brambles, Clive Avenue, Church Stretton, SY6 7BL

Erection of new dormer roof, rear extension and front porch/approach alterations

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

20/02020/FUL – 11 Helmeth Road, Church Stretton, SY6 7AS

Erection of a two storey side extension incorporating existing single garage

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

**18/03263/FUL – Land To The Rear of Church Stretton Academy School, Shrewsbury Road,
Church Stretton, SY6 6EX**

Erection of an Eco Lodge Classroom

**Shropshire Council WITHDRAWN
Church Stretton Town Council OBJECT**

18/04584/COU – Land Rear of Church Stretton Academy School, Shrewsbury Road, Church Stretton

Change of use from agricultural pasture to ancillary outdoor educational use in conjunction with eco lodge classroom

**Shropshire Council WITHDRAWN
Church Stretton Town Council OBJECT**

20/03439/TPO – Kings Arms, 53 High Street, Church Stretton, SY6 6BY

To crown reduce of up to 3m from distal ends to most suitable growth points (approx. 20%) and crown lift to 3m 1no Sycamore (T1), crown reduce of up to 3m (approx. 20%), specific limb reduction to lower laterals encroaching on roof of neighbouring supermarket by approx 4m a group of Sycamore trees (T3) protected by Shropshire Council (Land at The Kings Arms, 53 High Street, Church Stretton) TPO 2017

**Shropshire Council PART APPROVED PART REFUSED
Church Stretton Town Council SUPPORT**

20/03557/TPO – Church Stretton and District Club, Essex Road, Church Stretton, SY6 6AX

Remove basal and epicormic growth up to the first branch approx. 7m of one Lime and remove basal and epicormic growth up to the first branch approx. 5m of one Lime protected by Shropshire Council (Land at and around 2 Essex Road, Church Stretton) TPO 2011

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

20/03674/TCA – 85 Sandford Avenue, Church Stretton, SY6 7AB

To reduce load on 1no Silver Birch (T1) and fell 1no Silver Birch (T2) within Church Stretton Conservation Area (Varied 21/10/20)

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council OBJECTION**

20/00956/FUL – 5 Lutwyche Road, Church Stretton, SY6 6AT

Construction of 6 new affordable dwellings and the associated demolition of 4 existing properties

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

20/02813/REM – Proposed dwelling Adjacent The Levons, Hazler Road, Church Stretton

Approval of reserved matters (access, appearance, landscaping, layout and scale) in pursuance of outline planning permission No. 18/01563/OUT (for erection of dwelling and formation of vehicular access)

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council NEUTRAL**

20/03327/TPO – Hazler House, 1 Westholme Park, Hazler Road, Church Stretton, SY6 7AF

To fell 1no Eucalyptus and 1no Ash Tree (and replant) protected by The Council of the South Shropshire District Council (Westholme, Hazler Road, Church Stretton) TPO 2004

**Shropshire Council PART APPROVED, PART REFUSED
Church Stretton Town Council OBJECT**

DECISIONS NOTED

PC.668b) Actions Taken

20/03580/FUL – Pryll Cottage, 19 Burway Road, Church Stretton, SY6 6DP

Erection of part two storey and part single storey extension following partial demolition of existing extension with the proposed retention/inclusion of garden wall for the provision of extending dwelling (re-submission)

Committee

OBJECT

20/04041/TCA – 10 White House Gardens, Church Stretton, SY6 7EE

Works to remove lowest branches, remove ivy and deadwood and reduce remaining crown by approx. 1.5m of 1 no Ash Tree in Church Stretton Conservation Area

TWs Cooke and Eade

SUPPORT

20/04168/TCA – 7 Oakland Park, Church Stretton, SY6 7AW

T3 and T4 – Norway Maple- x 1 Green and x 1 Red crown lift 3 or 4 low limbs and crown reduce by around 15% and T5 – Cherry – crown reduce by 1m only and remove weak or crossing branches within Church Stretton Conservation Area

TWs Cooke and Eade

SUPPORT

20/04190/TPO – 7 Oakland Park, Church Stretton, SY6 7AW

T1 and T2 – Lime – crown lift to 5m and remove epicormic growth protected by The Council of the South Shropshire District Council (Church Stretton) TPO 1959

TWs Cooke and Eade

SUPPORT

20/04184/TCA – Bycroft, 59 Shrewsbury Road, Church Stretton, SY6 6EX

Works to reduce 5no Cidergum (G1) to 15cm above ground level and manage regrowth as mixed hedge; crown reduce 1no Western Red Cedar by 15% (T9) within Church Stretton Conservation Area

TWs Hymas and Naylor

SUPPORT

20/03835/FUL – 14 Shrewsbury Road, Church Stretton, SY6 6JB

Proposed side boundary wall to create larger amenity space

Committee

OBJECT

20/04205/TCA – Witchwood, Longhills Road, Church Stretton, SY6 6DS

Removal of Capricious Leylandii tree within Church Stretton Conservation Area

TWs Walker and Naylor

OBJECT

20/04362/TCA – Sky View, 5 Yew Tree Gardens, All Stretton, Church Stretton, SY6 6HZ

Crown reduction of 1no. Field Maple Tree (T1) by 10%, fell 3no Western Red Cedar Trees (T2, T3, T4), 1no Sycamore Tree (T5), 2no Ash Trees (T6, T7), remove deadwood of 1no Ash Tree (T8) and coppice to 1.2m 1no Hazel Tree (T9) within All Stretton Conservation Area

TWs Cooke and Naylor

SUPPORT

20/04303/TCA – Langland, 95 Watling Street South, Church Stretton, SY6 7BH

Crown reduction of 1no. Beech Tree by 25%, removal of branch overhanging neighbours property of 1no Cherry Tree within Church Stretton Conservation Area

TWs Walker and Hymas

NEUTRAL

20/03966/FUL – Hazler House, 1 Westholme Park, Hazler Road, Church Stretton

Erection of a single storey front extension

Committee

SUPPORT

20/04186/TPO – Middle Marsh, Ludlow Road, Church Stretton, SY6 6DD

Various works to Lime tree protected by The Council of the South Shropshire District Council, (Church Stretton) TPO 1959

TWs Walker and Eade

SUPPORT

20/04213/TCA – High Winds, Clive Avenue, Church Stretton, SY6 7BL

Works to fell 1no Spruce, 1no Eucalyptus and 1no Goat Willow within Church Stretton Conservation Area

TWs Hymas, Cooke and Eade

OBJECT

20/04406/TPO – Southcroft, Cunnery Road, Church Stretton, SY6 6AH

T1 – Oak Tree – remove; T3 – Oak Tree within a group – remove; T4G – remaining Oak trees within the whole group – carry out a light 10% crown thin, crown lift over road, remove dead wood and lightly protected by The Council of the South Shropshire District Council (Land adjacent to ‘Yearlet’ and ‘Friarswood’, Cunnery Road, Church Stretton) TPO 1996

TWs Eade and Walker

NEUTRAL

20/04089/FUL – Overmeads, Shrewsbury Road, All Stretton, Church Stretton, SY6 6HE

Erection of rear extension and remodelling of existing roof to create first floor; demolition of existing outhouse; alterations to driveway

Committee

SUPPORT

20/04081/FUL – 3 The Donkey Patch, Clive Avenue, Church Stretton, SY6 7BL

Application under Section 73A of the Town and Country Act 1990 for erection of two storey side extension to form garden store at lower ground level, car port, shed, greenhouse and extension to breakfast room at ground floor level (retrospective) Carport, Garden Shed and greenhouse (All retrospective)

Committee

SUPPORT

20/04099/VAR – 3 The Donkey Patch, Clive Avenue, Church Stretton, SY6 7BL

Variation of Conditions Nos. 1 and 5 (approved plans) attached to planning permission SS/1/07/19100 dated 02/03/2007

Committee

SUPPORT

20/04408/TCA – Glenelim, Cardingmill Valley, Church Stretton, SY6 6JF

Remove to ground level 1no Sycamore tree and remove 1no Fir tree within Church Stretton Conservation Area

TWs Cooke and Naylor

NEUTRAL

PC 668c) Current Planning Lists

20/04133/FUL – Proposed Residential Development Land South of Hill Cottage, Clive Avenue, Church Stretton

Erection of two detached dwellings with integral garages

Consultation Expiry 16th November 2020

20/04128/FUL – 24 Stretton Farm Road, Church Stretton, SY6 6DX

Erection of a single storey rear extension

Consultation Expiry 16th November 2020

20/04378/FUL – 85 Sandford Avenue, Church Stretton, SY6 7AB

Erection of a single storey rear extension following demolition of existing

Consultation Expiry 30th November 2020

20/04344/FUL – The Smithy, 26 Church Street, Church Stretton, SY6 6DH

Replacement of windows to front and side elevations; bricking up window gap to rear elevation

Consultation Expiry 1st December 2020

20/04501/TCA - Roachdene, 175 Watling Street South, Church Stretton, SY6 7BJ

To Cut down to 2m (former hedge level) 1no Leylandii hedge within Church Stretton Conservation Area

Consultation Expiry 16th November 2020

20/04445/FUL – Tryfan, 27 Chelmick Drive, Church Stretton, SY6 7BP

Creation of two bedrooms at first floor level by raising and converting the existing roof space

Consultation Expiry 3rd December 2020

20/04155/TCA – Gorswen, 87 Sandford Avenue, Church Stretton, SY6 7AB

Works to pollard 1no Sorbus (Rowan) Tree and coppice 1no Beech Tree within Church Stretton Conservation Area

Consultation Expiry 18th November 2020

20/04409/TCA – 71 Shrewsbury Road, Church Stretton, SY6 6EX

To re-pollard back to previous points 1no Katsura tree within Church Stretton Conservation Area

Consultation Expiry 20th November 2020

20/04471/FUL – The Nestings, Cunnery Road, Church Stretton, SY6 6AH

Erection of single storey front extension and decking

Consultation Expiry 7th December 2020

PC.669 DATE OF NEXT MEETING – Set for Tuesday 15th December 2020 at 7.00pm.

..... Chairman 8.24pm