

Church Stretton Town Council

MINUTES OF A MEETING OF THE PLANNING, CONSERVATION AND HERITAGE COMMITTEE HELD VIA ZOOM REMOTE MEETING PLATFORM ON TUESDAY 20th OCTOBER 2020 at 6.00 p.m.

Those present:

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

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

Guest:

Members of the Public: 0

PC.651 TO RECEIVE APOLOGIES

Mr. D. Chetwood (Town Clerk), Cllr M Walker

PC.652 DECLARATIONS OF INTEREST

None.

PC.653 MINUTES

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

RESOLVED (unanimously) that the minutes of the Planning, Conservation and Heritage Committee meeting held on the 8th September 2020 shall be taken as read and signed as a true record by the Chairman.

PC.654 CROSSWAYS RE-DEVELOPMENT

Councillors noted that the applications for the conversion of offices into two residential units had now been withdrawn.

PC.655 PLANNING APPLICATIONS REVIEW

Caradoc Cottage

Councillors reviewed this application and considered that the proposed diversion of the footpath past the extension did not present any issues. On this basis Councillors had no objection to the application.

Caradoc Yard, All Stretton

Councillors noted the objections from the All Stretton Village Society and local residents. The concerns of Highways England were also noted. Further responses are awaited from the applicant and on sight of these the Town Council will consider whether a further submission is needed.

Arneke, Ludlow, Road

Councillors noted the proposed changes to the property and that the application had been approved by Shropshire Council.

Holmwood, Clive Avenue, Church Stretton

Councillors noted that there were drainage issues with the site and that the Enforcement team at Shropshire Council had become engaged. No details are forthcoming on the reasons for their engagement.

Pryll Cottage

Councillors noted there had been a number of objections to this application, with key concerns relating to the proposed building not being in keeping with the surrounding conservation area and representing overdevelopment of the site. Cllr Wilks advised that he had personally raised his own

objection. Councillors noted that an objection had been received via the Town Council office and this had been forwarded to Shropshire Council.

5 Lutwyche Road

Councillors noted the amended plans and that chimney stacks, as proposed by the Town Council and previously agreed by the developer have subsequently been omitted from the amended plans. Landscaping and tree planting had been included.

14 Shrewsbury Road

Councillors noted the proposal to build a brick wall on the grassed area outside the property on Lutwyche Road to provide an extension to the garden. Concerns were expressed that this would materially change the street scene. Councillors considered that this application should be objected to.

Recently Received Applications

Councillors noted that applications had been lodged in relation to properties at Hazler House, Donkey Patch and Hill Cottage.

PC.656 DRAFT LOCAL PLAN

Cllr Clayton Smith advised Councillors of the key dates going forward for the Shropshire Council Draft Local Plan. Following Shropshire Council's Cabinet Meeting on 20th July and Consultation period to 30 September there is an opportunity for Shropshire Council to make minor amendments to the Plan prior to a full Shropshire Council decision to submit the Plan to the Government for examination in December. Expectation that submission and examination of the next stage of Consultation will take place through 2021 with adoption in 2022.

It was noted that All Stretton Village Society had made a submission but no submission had yet been seen from the Little Stretton Village Society.

Councillors considered placing the contribution from the Town Council on the Council's website.

PC.657 TREES IN PUBLIC PLACES

Councillors noted the lack of clarity over the status of the Town Council's planning application for the trees located at the War Memorial. Checks would be made with the Amenities & Services Officer to clarify the situation.

PC.658 PLANNING MATTERS

PC 658a) Unitary Decisions

20/00329/FUL – Crossways, Church Stretton, SY6 6PG

Conversion of office building to form two residential properties with associated works

**Shropshire Council WITHDRAWN
Church Stretton Town Council SUPPORT**

20/01815/FUL – 3 Spring Bank, Shrewsbury Road, Church Stretton, SY6 6HA

Erection of a single storey rear extension

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

20/02384/FUL – The Beeches, Longhills Road, Church Stretton, SY6 6DS

Erection of detached single garage with secure store

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

20/03384/TCA – Tettenhall, All Stretton, Church Stretton, SY6 6HN

To Crown lift to 2-3 metres Yew within All Stretton Conservation Area (Amended Description)

**Shropshire Council NO OBJECTION
Church Stretton Town Council OBJECTION**

20/02644/FUL – Copper Beech, Cardingmill Valley, Church Stretton, SY6 6JE

Erection of part single storey part first floor extension with fenestration alterations

Shropshire Council GRANT PERMISSION
Church Stretton Town Council NEUTRAL

20/02269/FUL – Arden House, Trevor Hill, Church Stretton, SY6 6JH

Erection of detached open fronted garage with first floor storage (re-submission)

Shropshire Council GRANT PERMISSION
Church Stretton Town Council NEUTRAL

20/02540/FUL – Arneke, Ludlow Road, Little Stretton, Church Stretton, SY6 6RB

Erection of single storey extension; loft conversion with roof lights

Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT

20/02829/FUL – Maelog, 83 Shrewsbury Road, Church Stretton, SY6 6EY

Erection of conservatory

Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT

DECISIONS NOTED

PC.658b) Actions Taken

20/03376/TCA – High Meadow, Hazler Road, Church Stretton, SY6 7AF

To reduce in height by 15 feet 1no Blue Lawson Cypress within Church Stretton Conservation Area

TWs Naylor and Blake

SUPPORT

20/03507/TCA – 223 Watling Street South, Church Stretton, SY6 7BJ

To remove overhanging branches (over 197 Watling Street South) up to a height of approx. 3 to 4 metres (approx. 1m above BBQ structure as shown in pictures) 1no Sycamore Tree within Church Stretton Conservation Area

TWs Cooke and Eade

SUPPORT

20/03491/TCA – Whitecote, Clive Avenue, Church Stretton, SY6 7BS

Reduce and shape by 20% left hand side of 3no Birch Trees within (T1G)-Small Birch Group) within Church Stretton Conservation Area

TWs Hymas and Cooke

SUPPORT

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

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

TWs Hymas and Cooke

OBJECT

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) TPO2011

TWs Hymas and Naylor

SUPPORT

20/02829/FUL – Maelog, 83 Shrewsbury Road, Church Stretton

Amendment for Erection of conservatory

Committee

SUPPORT

20/03298/TCA – Stretton Memorial, Tower Garage, Crossways, Church Stretton

Crown reduce by approx. 10% and crown lift branches overhanging headstones of 1no Ash within Church Stretton Conservation Area

TWs Eade and Naylor

SUPPORT

20/03592/TCA – Chiddingstone, Hazler Road, Church Stretton, SY6 7AQ

To reduce crown by 30% 1no Mulberry Tree and fell 1no Sycamore tree within Church Stretton Conservation Area

TWs Cooke and Eade

SUPPORT

20/03590/TCA – Kings Arms, 53 High Street, Church Stretton, SY6 6BY

To crown reduce of up to but no more than 2m from distal ends to most suitable growth points (approx 20%) crown lift to 3m 1no Horsechestnut (T2) and bracing installation at 2/3rd height and a reduction of 30% (approx. 3m) from crown to reduce weight 1no Cherry (T4) within Church Stretton Conservation Area

TWs Eade and Walker

SUPPORT

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

TWs Eade and Walker

SUPPORT

20/03380/FUL – Westville, Cunnery Road, Church Stretton, SY6 6AQ

Erection of single storey rear extension following demolition of existing flat roofed extensions

Committee

SUPPORT

20/03581/TCA – Woodstock, Longhills Road, Church Stretton, SY6 6DS

Crown lift 1no Lime Tree (A) by 5m and thin crown by 25% following pollard 10 years ago; remove 1no Magnolia (B) due to outgrowing space adjacent to house, restricting light and maintenance within Church Stretton Conservation Area

TWs Naylor and Blake

SUPPORT

20/03728/TCA – Highlands, Hazler Road, Church Stretton, SY6 &AF

To fell 1no Lawson Cypress tree (T1) within Church Stretton Conservation Area

TWs Hymas and Cooke

SUPPORT

20/03710/TCA – Keepers Cottage, Hazler Road, Church Stretton, SY6 7AF

Reduce the height of two ornamental fir trees by 1.5-2m within Church Stretton Conservation Area

TWs Hymas and Cooke

SUPPORT

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

To fell 2no Silver Birch within Church Stretton Conservation Area

TWs Hymas and Cooke

OBJECTION

20/03675/TCA – 4 Jack Harvey Drive, Church Stretton, SY6 7BZ

Light pruning between 15 to 20% and reduction in height Leylandii to 0.3-0.9m (maximum); light pruning of straggly branches of Hawthorne, Nut and Elder trees within Church Stretton Conservation Area

TWs Naylor and Blake

SUPPORT

20/03800/TCA – Knollcrest, Trevor Hill, Church Stretton, SY6 6JH

To fell 4no. Larch and 2no. Flowering Cherry within Church Stretton Conservation Area

TWs Eade and Blake

SUPPORT

20/03820/TCA – The Firs, Sandford Avenue, Church Stretton, SY6 7AB

To fell 1no. Regular Pine within Church Stretton Conservation Area

TWs Hymas and Walker

SUPPORT

20/03364/FUL – Store Rear of 21, High Street, Church Stretton

Erection of one and half storey cottage

Committee

NEUTRAL

20/03948/TPO – 5 White House Gardens, Church Stretton, SY6 7EE

Reduce overlong side limbs by approx. 1 to 2m and crown lift by approx. 15% of 1no Oak Tree (T1) protected by The Council of South Shropshire District Council, (Rear of The White House, Sandford Drive, Church Stretton) TPO 2001

TWs Eade and Naylor

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

Committee

SUPPORT

20/03973/TPO – Westcroft, Clive Avenue, Church Stretton, SY6 7BL

15% end reduction of longest limbs on south/southeast sides of 1no Oak Tree protected by Shropshire Council (Land at and adjacent Clive Avenue and Jane Wood Drive, Church Stretton) Tree Preservation Order 2013

TWs Cooke and Blake

SUPPORT

PC 658c) Current Planning Lists

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 the existing dwelling (re-submission)

Consultation Expiry 14th October 2020

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

Proposed side boundary wall to create larger amenity space

Consultation Expiry 29th October 2020

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

Erection of a single storey front extension

Consultation Expiry 3rd November 2020

PC.659 DATE OF NEXT MEETING – Set for Tuesday 17th November 2020 at 7.00pm.

..... Chairman 7.00 p.m.