MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at The Corn Exchange, Much Wenlock at 6.15 pm on Tuesday, 2nd July 2019

Present:
Cllr. Mary Hill, Cllr. Yvonne Holyoak, Cllr. Dafydd Jenkins, Cllr. Daniel Thomas, Cllr. Allan Walter and Cllr. Milner Whiteman

Town Clerk:
Trudi Barrett

In attendance: Cllr Bert Harper

1) Apologies
None.

2) Disclosure of Pecuniary Interests
Members were reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

3) Dispensations
None requested.

4) Public Session
There were no members of the public present.

5) Minutes
The minutes of a Planning and Environment Committee meeting held on 4th June 2019 were considered for approval. **It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

6) Planning Matters
The following PLANNING APPLICATIONS were considered:

19/02707/HRM Land at Stretton Westwood, Stretton Westwood, Much Wenlock	To remove length of hedge totalling 559m on land at Stretton Westwood, Much Wenlock, to improve workability of fields. **It was PROPOSED, SECONDED and RESOLVED to object and to express Councillors' dismay at the proposed removal of the hedging as hedges are a lifeline to farmland birds, which are in decline. Councillors deferred to the expertise of the SC tree officer, however, if permission were granted, Councillors would urge the farmer to plant trees at a suitable location to ameliorate the impact of the loss of hedgerow.**
19/02722/FUL Edge Renewables, Lea Quarry, Presthope, Much Wenlock	Excavation to form spillway from quarry lake to mitigate against embankment failure and extensive flood risk. Formation of new access to facilitate works and ongoing maintenance, along with access requested by fire brigade for rescue vehicles. **It was PROPOSED, SECONDED and RESOLVED no objection.**
19/02811/FUL Wood Lodge, Copse Hill Lane, Homer, Much Wenlock	Change of use of existing stone outbuilding to create a self-contained annexe. **It was PROPOSED, SECONDED and RESOLVED no objection.**

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For information only

19/02705/CPE Woodhouse Fields, Bourton, Much Wenlock	Application for lawfulness development certificate in respect of existing use as 2no boiler sheds and biomass store in connection with the agricultural use of rearing poultry.
19/02634/DIS 5/6 Old Cottages, Much Wenlock Road, Farley, Much Wenlock	Discharge of conditions 5 (drainage) and 6 (bird/bat boxes) on planning permission 18/03911/FUL for erection of detached two store annex building comprising gym, office and art studio with first floor balcony following demolition of existing garage.
19/02604/AMP Proposed affordable dwelling east of Bourton Road, Much Wenlock	Amendments to planning permission 17/05723/FUL to include alteration to elevations removing the render shown on the single storey section and replacing this with the approved brick type. Additional areas of timber cladding.

The following planning DECISIONS were **NOTED:**

18/00858/FUL Former Police Station, Smithfield Road, Much Wenlock	Formation of new residential vehicular access and creation of parking area **Refused**
19/02051/LBC 55 Sheinton Street, Much Wenlock	Erection of replacement conservatory **Grant permission**
19/01692/FUL Yew Tree Cottage, 6 Stretton Westwood, Much Wenlock	Erection of steel portal framed building to house tractors and other equipment for maintaining lawns and hedgerows **Withdrawn**
19/01387/FUL and 19/01334/LBC 11 Bull Ring, Much Wenlock	Internal alterations to enable change of use of building to 1no dwelling, to include removal and replacement of partition walling; insertion of first floor window (SE elevation) **Withdrawn**
19/01523/FUL 47 High Street, Much Wenlock	Change of use from A1 retail to C3 residential **Grant permission**
19/02076/TPO Gaskell Recreation Ground, Much Wenlock	Selectively prune back by approx. 2m away from infrastructure 6no Yes protected by the Bridgnorth District Council (William Brookes School/ Gaskell Recreation Ground, Much Wenlock) TPO 2008 (Ref: BR/TPO/154) **Grant permission**

7) Ironbridge Power Station

Councillors noted a report from the meeting held at the Power Station on 18th June 2019 to discuss the highways implications arising from the proposed redevelopment proposals, which was attended by Councillors Harper and Hill. It was noted that those Councillors who attended considered that the notes prepared by Pegasus Group did not accurately reflect the proceedings of the meeting.

It was noted that traffic modelling was to be used when drafting proposals for highways management and Harworth were currently collecting information from surrounding roads. Councillors were surprised that Harworth intended to submit a planning application in September but did not yet have comprehensive traffic information. Councillor Harper highlighted five conflict points on the road from the Power Station as well as potential problems with the bridge and traffic issues which would affect routes from/to the site. The development might again prompt calls for a bypass for Much Wenlock.

It was noted that 200m tonnes of sand and gravel would need to be removed from the site before building. Network Rail had yet to respond to the request for use of the railway line for the necessary transport.

Whilst it was intended to build a primary school on the site, no secondary school was planned and the expectation was that pupils would attend William Brookes School. This would necessitate an expansion of the school and Councillors expressed concern about where the land for expansion could be found.

No further meetings with parishes regarding the infrastructure were scheduled until after submission of the planning application for the site.

Councillor Holyoak reported that she and Shropshire Councillor Turner had recently attended a meeting of the Shropshire Hills AONB Partnership. Both had spoken vehemently about the need to protect the area around Much Wenlock and the Partnership was working hard to achieve this.

It was noted that Shropshire Council consultation on strategic sites, including the Power Station, would run from 1st July until 9th September.

Councillor Harper left the meeting.

8) Flooding issues

a. Councillors noted a report from the meeting with a representative of the Environment Agency (EA) regarding the Flood Awareness event scheduled for Wednesday, 10th July. Those properties most at risk had been sent an invitation through the post. The event would also be publicised by means of notice boards, the Council's website and social media.

   It was intended to raise awareness of risk and what to do in the event of a flood. There will be a presentation at 7.30pm and an opportunity for visitors to talk to representatives from the EA and Shropshire Council informally before and after the presentation.

Councillor Holyoak left for another meeting.

b. It was noted that water seemed to run down the road during/after heavy rain, rather than into the attenuation pond on Stretton Road. The EA had offered to raise this matter with Shropshire Council. There was uncertainty about who was responsible for the pond, the EA or Shropshire Council. The Clerk was asked to follow this up, with reference to similar questions asked of Shropshire Council in 2014/15 regarding the maintenance regime, inspection of the culvert, etc.

9) Climate Change and Sustainability

a. Councillors noted energy saving measures taken by Shropshire Council during the refurbishment of the Library, owned by the Town Council:
   - The installation of new, more efficient wall heaters
   - Lighting replaced with modern LED units
   - Secondary glazing fitted to front windows to improve thermal performance

b. Councillors noted that a three year replacement programme for the Town Council's SOX and SORN street lights with new LED lights would be undertaken from 2020 to 2022. The Clerk was asked to check whether any funding could be obtained for this project.

   It was noted that Shropshire Council planned to replace all of their street lights with LED lanterns over a three year term commencing April 2020, subject to Council approval. The order in which areas would be converted had yet to be agreed.

c. Councillors noted the Climate Change Action Plan approved by the Town Council in September 2013. Councillors considered that the document could be more specific and it was agreed that suggestions for changes should be forwarded to the Clerk.

10) Shadwell Quarry

Councillors noted recent developments at Shadwell Quarry. The company ScubaTeks had taken on use of the site to operate a diving school. Councillors hoped that this would regulate use of the quarry and make it safer.

11) Neighbourhood Planning

Councillors noted an article in the Spring edition of LCR magazine on Neighbourhood Planning. This highlighted the problems that the Town Council had encountered. Many adopted plans had been overruled when developers had contested them.

12) Street naming *

None received.

13) Footpath/Bridleway Creation Orders*

None received.

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14) Footpath Diversion Orders*
None received.

15) Road closures*
See 16b below.

16) Highways Matters

a. Councillors noted the restructure of the Highways and Transport department at Shropshire Council.

b. It was noted that Shropshire Council had requested that the start date for the gas works planned for the town centre be moved to 9th September to avoid the tourist season and that Shropshire Council Highways department intend to try to take advantage of the planned road closures of the High Street and Wilmore Street to undertake a number of minor maintenance operations.

c. Apart from an acknowledgement, no response had been received from Shropshire Council with regard to necessary repairs to the raised walkway in Victoria Road by High Causeway.

d. There had been no response from Shropshire Council Highways department to the query regarding the request for a 30mph roundel to be painted on the road surface going out of town on the Bourton Road to help to reduce traffic speeds.

e. Councillors noted that the overgrown hedge in Racecourse Lane had been cut back.

f. Councillors noted concerns about the number of road incidents outside Stokes Barn on the Shrewsbury Road. There were already a number of safety measures in place including signage and a new flashing sign and Councillors did not consider that anything further was required at present.

g. Yellow lines in Back Lane: the Clerk had hoped to obtain a photograph of the ambulance being obstructed recently by vehicles parked on the triangle, however, the resident had already deleted the image. Star Housing had agreed to install planters. Councillors agreed that the yellow lines should extend around triangle into St Owen's Road as vehicles were parking on the triangle as well as in Back Lane.

17) Tree Preservation Orders*
None received.

18) Stopping Up Orders*
None received.

19) Speed Limit Orders*
None received.

20) Prohibition Orders*
None received.

21) Date of next meeting
It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 30th July 2019 in the Mary Webb Room at the Corn Exchange.

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960
Pursuant to Section 1(2) of the above Act and due to the confidential nature of the following business to be transacted it was PROPOSED, SECONDED and RESOLVED that the public and press should not be present.

22) Planning Enforcement
Councillors noted current enforcement matters.

The meeting closed at 7.55pm

Signed…… Date……..
Chairman

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