

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held at the Corn Exchange, Much Wenlock at 6.15 pm on Tuesday, 3<sup>rd</sup> March 2020

## Present:

Cllr. Mary Hill (in the chair), Cllr. Daniel Thomas, Cllr. Allan Walter and Cllr. Milner Whiteman

**Town Clerk:** Trudi Barrett

**In Attendance:** Two members of the public

## 1. Apologies

Cllr. Yvonne Holyoak – other engagement.

Cllr. Dafydd Jenkins - work

## 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

Mr Roy Dower spoke regarding the revisions to proposals for the preferred development site MUW012, off Bridgnorth Road. He noted that the new proposal for 130 houses was on almost 5 acres more than the preferred site and, in his opinion, was no longer the 'preferred site'. He questioned whether the site would have been supported initially if the proposal had been for 130 houses and stated that the town was looking for less than 95 houses, not 130. Mr Dower raised concerns about flooding and infrastructure.

Mr Dower was thanked for his contribution.

Agenda item 7 was brought forward on the agenda.

## 5. Preferred Site Allocation: MUW012, Much Wenlock

Members noted revised proposals for the above site from Wenlock Estates/Berrys.

All Councillors present had attended the presentation at the Priory Hall on 26<sup>th</sup> February organised by Berrys/Wenlock Estates where the revised proposals had been outlined. Councillors noted the significant increase from 80 to 130 houses. They found it difficult to understand how the proposers had underestimated the requirement for flooding attenuation when submitting their original proposal.

Councillors noted that Shropshire Council wanted people to have their say on the new proposals by Berrys, and were intending to offer people the chance to comment to Shropshire Council by Friday 20<sup>th</sup> March. This was not formal consultation.

In the absence of a formal application, members of the Planning Committee agreed that they were not in favour of the proposals for site MUW012 presented at the recent consultation event organised by Berrys.

## 6. Minutes

The minutes of a Planning and Environment Committee meeting held on 4<sup>th</sup> February 2020 were considered for approval.

**It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the meeting held on 4<sup>th</sup> February 2020 be APPROVED and signed as a true record.**

## 7. Planning Matters

The following PLANNING APPLICATIONS were considered:

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| <p>20/00518/FUL<br/>Mardol Coach House, King Street,<br/>Much Wenlock</p> | <p>Erection of single storey rear extension and formation of enlarged opening with French doors in side extension<br/><b>It was PROPOSED, SECONDED and RESOLVED no objections.</b></p> |
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|  |   |
|--|---|
| 20/00494/FUL<br>12 High Street, Much Wenlock   | Conversion of shop at first and second floors to form 1no. flat<br><b>It was PROPOSED, SECONDED and RESOLVED no objections providing care was taken to preserve the fabric and historic features of the building.</b>   |
| 20/00170/FUL<br>Lime Green Products Ltd, Coates Kilns, Stretton Westwood, Much Wenlock | Erection of extension to house an automated bagging facility and dust extraction unit and associated works<br><b>It was PROPOSED, SECONDED and RESOLVED to support the application.</b>   |
| 20/00585/FUL<br>Ashfield Cottage, 50 High Street, Much Wenlock                         | Erection of first floor extension and changes to internal layout at ground floor (revised scheme)<br><b>Councillors expressed concern about the impact of the proposed development on Ashfield Hall and noted the objections of the Conservation Officer. It was PROPOSED, SECONDED and RESOLVED to defer to the opinion of the Conservation Officer.</b>                     |
| 20/00586/LBC<br>Ashfield Cottage, 50 High Street, Much Wenlock                         | Erection of first floor extension and changes to internal layout at ground floor affecting a Grade II Listed Building<br><b>Councillors expressed concern about the impact of the proposed development on Ashfield Hall and noted the objections of the Conservation Officer. It was PROPOSED, SECONDED and RESOLVED to defer to the opinion of the Conservation Officer.</b> |

The following planning DECISIONS were **NOTED**:

|  |  |
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| 19/05594/VAR<br>Bourton Storage, Bourton, Much Wenlock     | Variation of condition 4 attached to planning permission 17/05184/FUL dated 23rd March 2018<br>Decision: <b>Grant Permission</b>   |
| 20/00151/FUL<br>Telephone Exchange, New Road, Much Wenlock | Installation of 4no air handling units on the rear elevation<br>Decision: <b>Grant Permission</b>  |
| 19/02722/FUL<br>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.<br>Decision: <b>Grant Permission</b> |

## 8. Place Plans

Members reviewed the revised Place Plan for Much Wenlock, published on the Shropshire Council website. The following points were noted, for communication to Shropshire Council where appropriate:

- Much Wenlock was omitted from the list of Place Plan areas on page 4
- Page 8, Table 1 – Councillors queried development of up to 2 hectares of employment land and where the 1 hectare already allocated was located
- ‘Food’ risk management on page 8 should read ‘Flood’ and ‘not know’ should read ‘not known’
- Delivery of the flooding scheme for Hunters Gate was indicated as being developed by the Environment Agency and Severn Trent Water for delivery by 2021.
- Hydraulic modelling of the wastewater network was required to assess whether there was capacity within the network to meet development needs. Was this under way?
- With regard to health care services, on page 10 it was stated that Shropshire CCG’s Estates Strategy would be submitted towards the end of 2019. Had this been done?
- The provision of a direct bus link to Telford railway station and Princess Royal Hospital was included in the Plan
- On page 11, reference should be made to the Town Council, not Parish Council
- It was noted that a road speed reduction system would be helpful
- Councillors wished to request that the need for a bypass for Much Wenlock be added into the Place Plan
- On page 23 Sheinton was spelt incorrectly
- Policy CS3 was referenced, indicating that “Much Wenlock will have limited development”

## 9. Shropshire Council Building Control

Members noted correspondence from Shropshire Council Building Control regarding services and contacts.

**10. Flooding issues**

- a. Councillors considered issues associated with recent flooding in the town resulting from Storm Dennis. It was noted that the Gaskell corner drains had been blocked by debris. The drains were quite small and could not cope with the volume of water. The flood attenuation ponds had worked well. Some houses had been flooded in the High Street and Sheinton Street had also been flooded. It was noted that not all houses had flood gates and not all those who did have them had fitted them before the flooding. Councillors had helped with clearing drains and supporting residents.

One of the drains in Sheinton Street had concrete in it and the Shropshire Council Flood Officer was aware of this.

- b. Councillors noted correspondence from Shropshire Council regarding support available for those affected by flooding. The Mayor and Councillor White had delivered information on flooding and what to do afterwards to residents affected in the town centre and Hunters Gate
- c. Councillors noted an update from the Flood Group provided by Mrs Sue Davies. The group had been liaising with John Bellis, the new Flooding and Drainage Officer for Shropshire Council who had been very helpful. He had visited the town and walked around with members of the Flood Group, who had shown him the drainage already in place, where it was working and where not, and where additional measures were required. Mr Bellis had been quick to respond to concerns and to provide the sludge gulper when notified it was required.

Discussions were in progress with the landowners about the creation of a pool on land off Bourton Road to help the flooding in that area. It was noted that water had also been coming off the fields as the ground was so saturated.

On 15<sup>th</sup> February 5 or 6 houses at the top of the High Street had flooded. The water had pooled at the Gaskell corner and then run down. The flood map showed the water running down the High Street but it actually flowed down Back Lane.

It was noted that a resident of Forester Avenue had been flooded for the first time in 60 years and it was thought that this problem was connected with the construction of a wall built on Hunters Gate under permitted development.

It was noted that the developers of Callaughtons Ash had created a soakaway which had become full and some of the water flooding Hunters Gate had come from that soakaway – this had been tracked with dye.

The work to take water from Stretton Road to join the stream above the attenuation pool and then channel it into the attenuation pool was scheduled to be carried out during the current year.

There were still some blocked drains, e.g. in the George Shut in the High Street, Bourton Road and the car park of the doctor's surgery.

Mrs Davies was thanked for her report.

- d. There were no other flooding issues arising.

**11. Climate Change and Sustainability**

Nothing to report.

**12. Street Lighting**

Councillors noted concerns raised by residents about Shropshire Council part-night lighting in Sheinton Street. The Clerk was asked to clarify the situation with Shropshire Council and to check the procedure for requesting that the lights stay on all night.

**13. Street naming \***

None received.

**14. Footpath/Bridleway Creation Orders\***

None received.

**15. Footpath Diversion Orders\***

None received

**16. Road closures\***

None notified.

**17. Highways matters \***

- a. Councillors were very pleased that the long outstanding repairs had recently been completed in the High Street and Wilmore Street. Thanks had been expressed to Shropshire Council and the contractor.
- b. It was noted that there were still outstanding highways repairs and the potholes in Victoria Road were specifically mentioned. It was noted that Shropshire Council had employed a consultant at £1,000 per day to address problems with the highways department.

It was reported that Wyke Lane had been very busy when the bridges had been closed and the whole lane was in a dreadful condition.

- c. It was noted that 37 Barrow Street was still fenced off for safety, forcing pedestrians to walk in the road or cross to the other side and back. Shropshire Council Building Control had contacted the solicitor handling the sale as well as the Estate Agent but no action had been taken yet. He was also liaising with the Conservation Officer at Shropshire Council. **It was PROPOSED, SECONDED and RESOLVED to write to the solicitor handling the sale of 37 Barrow Street to press for action.**
- d. Councillors noted a report based on the temporary air quality monitoring device provided by Shropshire Council. It was noted that the levels of nitrogen dioxide and particulates recorded so far were below the levels set in the UK Air Quality Strategy. There were usually one or two peaks of nitrogen dioxide at morning and evening rush hour. Air pollution was also very dependent on the weather. The monitor was continuing in place at present.
- e. There were no other highways matters arising.

**18. West Mercia PCC Road Safety Strategy**

Councillors noted correspondence received regarding the above. **It was PROPOSED, SECONDED and RESOLVED that the Chair and Clerk would respond to the survey on behalf of the Council.**

**19. Promotion of 436 Bus Service**

Councillors considered correspondence from Bus Users Shropshire regarding the promotion of the 436 bus service. Councillors were supportive of the initiative and agreed to display the bus timetable on the Council's noticeboard and website. The Council would also advertise for a volunteer Bus Champion.

**20. Tree Preservation Orders\***

None received.

**21. Stopping Up Orders\***

None received.

**22. Speed Limit Orders\***

None received.

**23. Prohibition Orders\***

None received.

**24. Date of next meeting**

It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 31<sup>st</sup> March 2020 in the Mary Webb Room at the Corn Exchange.

**25. Planning Enforcement**

There were no enforcement matters to hand.

**26. Shropshire Green Infrastructure Strategy – Survey for Town and Parish Councils**

Councillors considered correspondence regarding the above. The Council was asked to identify green spaces in the town and provide information on whether they were performing well or not, what were the threats and opportunities. **It was PROPOSED, SECONDED and RESOLVED that the Chair and Clerk would respond to the survey on behalf of the Council.**

The meeting closed at 8.15pm

Signed.....  
Chairman

Date.....