

25/20

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 6.15 pm on Tuesday, 3rd November 2020

Present: Councillors Mary Hill (in the chair), Yvonne Holyoak, Dafydd Jenkins, Allan Walter and Milner Whiteman

In attendance: Mr Roy Dower, Mr Roger Hearne, Trudi Barrett – Town Clerk

1. Apologies

None received.

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

Two members of the public outlined their objections to application 20/03348/FUL, relating to the Withies Campsite on Stretton Road, for the siting of four caravans; formation of 17 touring caravan pitches and four tent pitches; provision of children's play area; erection of toilet/shower block; formation of vehicular access and on-site access tracks; landscaping scheme (amendments to previously approved).

- a. Mr Dower recalled that the existing consent for 5 caravans, 4 shepherds' huts and 21 tent pitches had been strongly opposed by the Town Council and many residents.

The current application contained several incorrect or misleading statements, e.g that the site could not be seen from a public road, public footpath, bridleway or other public land when it could be seen from every one of these. The application stated that there was no wildlife on the site or trees or hedges that might be important. In fact, there was wildlife on site and the application showed that 60 metres of mature hedging would need to be removed to improve sightlines. There were alarming flood risk issues arising from run off from the additional hard surfacing as well as foul waste and highways issues.

The previous applicant had promoted a need for tent pitches; this applicant stated the opposite, although there were already 33 caravan sites within a 12 mile radius, with 8 sites within 2-3 miles.

Mr Dower called on the Council to oppose the application in every respect.

- b. Mr Roger Hearne concurred with Mr Dower and noted that this was the second application in four years. He was concerned that the proposals might pave the way for the site becoming more substantial and permanent. He cited the poor access to the site, drainage issues, the slope of the field and the view from the road, all of which had been mentioned in objections already lodged.

Mr Dower and Mr Hearne were thanked for their contributions.

5. Minutes

It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the Planning & Environment Committee meeting held on 6th October 2020 be APPROVED and signed as a true record.

6. Planning Applications

- a. The following planning applications were considered:

20/03348/FUL Withies Campsite, Stretton Road, Much Wenlock	Siting of four caravans; formation of 17 touring caravan pitches and four tent pitches; provision of children's play area; erection of toilet/shower block; formation of vehicular access and on-site access tracks; landscaping scheme (amendments to previously approved).
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26/20

	<p>It was PROPOSED, SECONDED and RESOLVED to object to the application on the following grounds:</p> <ol style="list-style-type: none"> a. The previous applicant maintained that there was a need for tent pitches; the current applicant wishes to reduce the tent pitches, introduce lodge pitches and significantly increase caravan pitches from 5 to 17, a huge increase. b. The number of lodges and caravan pitches proposed represents over development of the site in terms of size and scale. c. The lodges proposed would be permanent structures, changing the nature of the current seasonal site, and moving towards a year round site. d. There are already 8 caravan sites within 2-3 miles of this site and 33 within 12 miles. There is no requirement for additional caravan sites in the area. e. Inadequate drainage information is included in the application. The area is well known for flooding onto the road and the additional hard standing will exacerbate this problem. f. Provision for foul drainage is inadequate. g. Vehicular access/egress onto Stretton Road is dangerous. h. There is no footpath along Stretton Road which pedestrians could use to walk into Much Wenlock. Pedestrians walking along this fast road would be at risk. i. There are several incorrect statements in the application. j. The site certainly can be seen from the public highway. k. The proposed removal of 60 m of hedging affects wildlife and increases the visibility of the site from the highway. l. The campsite is surrounded by SSSI sites and there is clearly wildlife on site. Planting of a non-native magnolia tree is inappropriate in this location. m. The application represents ribbon development along Wenlock Edge.
<p>20/04070/LBC 1 Bourton Road, Much Wenlock</p>	<p>Works to facilitate the replacement of 3No. casement windows to first floor and repair to a lunette window (replacement of leaded light) affecting a Grade II Listed Building.</p> <p>It was PROPOSED, SECONDED and RESOLVED to support the application. Councillors were impressed with the quality of the application.</p>
<p>20/04115/FUL 3-4, King Street, Much Wenlock</p>	<p>Subdivision to create 2No dwellings, associated alterations and demolition of single storey extension at No 4.</p> <p>It was PROPOSED, SECONDED and RESOLVED that Councillors were supportive of the conversion to produce two small properties, as more smaller dwellings were needed in the town. However, they would ask for conditions to be placed on the development that the dwellings should be permanent residences and not be converted into holiday lets.</p>
<p>20/04358/FUL 63 Oakfield Park, Much Wenlock</p>	<p>Erection of a single storey side and rear extension following demolition of existing garage and installation of a dormer window in connection with conversion of roofspace into additional living accommodation.</p> <p>It was PROPOSED, SECONDED and RESOLVED no objection.</p>
<p>20/04498/TCA 5 Queen Street, Much Wenlock</p>	<p>To crown reduce by 20% and light thin 1No Himalayan Birch, 1No Whitebeam, 1No Purple Acer and 1No Laburnum trees within the Much Wenlock Conservation Area.</p> <p>It was PROPOSED, SECONDED and RESOLVED no objection.</p>
<p>For information only: 20/04367/CPL 28 Stretton Road, Much Wenlock</p>	<p>Application for Lawful Development Certificate for the proposed construction of a timber framed cabin for use as home office and gym, off a new concrete slab, with drainage to soakaway, and new WC to existing septic tank.</p> <p>Noted.</p>

27/20

7. Planning Decisions

The following planning decisions were **NOTED**:

20/02113/FUL Garage At Rear Of 8 St Marys Road, Much Wenlock	Part conversion of garage to dwelling and creation of replacement parking provision (amended dwgs received) Decision: Grant Permission
20/03566/TCA Oakdene, Barrow Street, Much Wenlock	Fell 1no Atlas Cedar within Much Wenlock Conservation Area Decision: No Objection
20/00204/FUL Proposed Residential Dwelling, Back Lane, Much Wenlock	Erection of 1No dwelling and formation of vehicular access Decision: Grant Permission
Appeal ref: APP/L3245/Q/20/3253112 The Old Chapel, Stretton Westwood, Much Wenlock	Application to have the planning obligation discharged, ref. 19/00860 Decision: The appeal is dismissed

8. Telford & Wrekin Council Local Plan Review

Members noted that consultation on Telford & Wrekin Council's Local Plan Review began on 12th October 2020.

There did not appear to be any matters of particular relevance to Much Wenlock. Councillors were invited to submit comments as individuals.

9. 15 High Street

Members considered correspondence received from the owner of land at 15 High Street. It was noted that the skip placed on the site was for the use of a neighbour, and not associated with work at 15 High Street. Councillors were interested in the ideas put forward by the owner but agreed that the current uncertainty made it unlikely there would be any progress soon.

10. Planning Training

Members noted a report from Councillor Walter on the recent Shropshire Council Planning training course presented by Ian Kilby, Head of Planning Services at Shropshire Council. The session had been very useful and had strongly conveyed the message that local councils had to comply with planning policy and the national framework. An overview of proposed changes to the planning system had also been provided. Councillor Walter recommended that Councillors view the recording of the presentation.

It was PROPOSED, SECONDED and RESOLVED to invite Ian Kilby to talk to the Town Council about the government's planning white paper in the new year.

11. Flooding issues

- a. The Flood Group continued to work on local flooding issues but there was nothing specific to report.
- b. It was noted that the drainage in the kerb stones on the Bridgnorth Road towards the petrol station were still blocked. The Clerk was asked to pursue this matter.

12. Air Quality Monitoring

- a. Members considered the results of the air quality monitoring at the Gaskell corner from 1st March to 3rd October 2020. Councillors were pleased that it had been possible to continue the monitoring for an extended period of almost nine months in total and that a firm measure of air quality at the Gaskell corner had been obtained. Shropshire Council's Environmental Health Officer had advised that there were expected peaks in nitrogen dioxide at rush hours and that the annual average of 40 micrograms was not being exceeded. This was consistent with previous nitrogen dioxide monitoring in the town. The level of particulate matter was very low at the location.
- b. Members noted that the evidence produced did not indicate a need for further monitoring at the Gaskell corner. It was therefore **PROPOSED, SECONDED and RESOLVED that there was no need to purchase air quality monitors at present.**

13. Street Lighting

28/20

14. Street naming ***15. Footpath/Bridleway Creation Orders*****16. Footpath Diversion Orders*****17. Road closures***

Councillors noted the following temporary road closures:

- a. **Road Closure:** Much Wenlock Remembrance Sunday event
Date: 8th November 2020
Purpose: A Remembrance Sunday Service will take place in Much Wenlock on 8th November 2020. High St, Wilmore St and Barrow St will be closed for a short duration between 10am and midday.

It was noted that this road closure would not be implemented as the Remembrance Service would no longer take place.

- b. **Road closure:** B4378, Bourton
Dates/Times: 23rd to 25th November 2020, 07.00 – 18.00
Purpose: Rock cutting inspection and maintenance
- c. **Road closure:** B4378, Brockton
Dates/Times: 26th to 30th November 2020, 07.00 – 18.00
Purpose: Rock cutting inspection and maintenance

The Clerk was asked to send Councillors the diversion routes for the above road closures.

18. Highways matters *

- a. Members noted an update on the removal of double yellow lines on the parking area on Farley Road. Shropshire Council's Traffic Engineer had advised that he was in discussions about a possible exemption of the area from the Traffic Order. If that were not possible, the only other option would be to amend the existing Order to remove the double yellow lines from in front of the parking area, which would require a further legal consultation.
- b. Members noted Shropshire Council consultation on awareness of Shropshire's highways maintenance services.
- c. Members noted that there had been 3-way traffic lights at Buildwas the previous week which had caused long delays. If permanent traffic lights were installed in connection with the proposed development at the Ironbridge Power Station, such delays would occur every day. Councillors agreed to send comments provided by Councillor Harper on this situation to the relevant planning officer at Shropshire Council, following up the recent meeting with Shropshire Council officers at the Gaskell corner.

19. National Pavement Parking Consultation

Councillors noted national consultation on pavement parking and to consider a response (link to consultation: <https://www.gov.uk/government/consultations/managing-pavement-parking/pavement-parking-options-for-change>)

20. Tree Preservation Orders (TPOs)***21. Stopping Up Orders*****22. Speed Limit Orders*****23. Prohibition Orders*****24. Correspondence**

Members noted receipt of the Housing Plus Group 2019-20 Annual Report (available on-line).

25. Date of next meeting

It was **NOTED** that next meeting would be held on Tuesday, 1st December 2020 at 6.15pm.

29/20

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.

26. Planning Enforcement

Members noted planning enforcement case 20/07501/ENF.

27. Affordable Housing Update

Councillors noted an update on affordable housing provision.

The meeting closed at 7.45pm.

Signed.....
Chairman

Date.....