

# MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Corn Exchange, Much Wenlock  
9:30 am on Tuesday 1 August 2017

**Present:**

Cllr. Mary Hill (Chairman), Cllr. Trevor Childs, Cllr. Herbert Harper and Cllr. Milner Whiteman OBE

**Town Clerk:**

Sharon Clayton

**Present:**

19 Members of the public

**1) Chairman**

The Chairman welcomed everyone to the meeting.

**2) APOLOGIES**

Apologies were received from Cllr. Dafydd Jenkins who had a work commitment.

**This apology was AGREED and CONFIRMED as APPROVED absence.**

**3) MINUTES**

The minutes of a Planning and Environment Committee meeting held on 4 July 2017 were considered for approval.

**It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

**4) 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 the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

**5) Dispensations**

None requested.

**6) Public session**

The Chairman invited a member of the public to speak concerning Berrys proposal for development at Hunters Gate as part of Shropshire 'Call for Sites' & Local Plan Review. He expressed concern that the proposals were not included for discussion at today's meeting. The Chairman informed members of the public that it would not be discussed until September 2017.

**7) Planning matters**

The following planning applications were considered:

17/02318/FUL Rock House Inn, Much Wenlock Road, Farley, Much Wenlock	Change of Use from public house to a mixed use of A1 (retail paintings and craft), A3 (sale of alcohol consumed on the premises with food), C3 (dwelling), D1 (exhibiting art and educational facilities), D2 (recreational pursuits e.g. car boot sales, weddings and meetings) <b>WITHDRAWN</b>
17/02702/FUL 14 Southfield Road, Much Wenlock	Erection of single storey front, side and rear extension <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>

<p>17/02964/FUL Bank House, 4 Wilmore Street, Much Wenlock</p>	<p>Erection of workshop and timber carport following demolition of existing timber outbuilding and brick boundary wall, creation of new vehicular and pedestrian access and relocation of timber gates <b>It was PROPOSED, SECONDED and unanimously AGREED to object on the following grounds:</b></p> <ul style="list-style-type: none"> <li>i. <b>Flood Defence Consent is required in accordance with the Water Resources Act 1991 and associated byelaws since the site is within 8 metres of a mains river.</b></li> <li>ii. <b>The proposals are over-development of the site and do not accord with Objective 6, Policy GQD2, in the Neighbourhood Plan for Much Wenlock, particularly with reference to the efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area.</b></li> <li>iii. <b>The sizing of the workshop is not obvious from the plans.</b></li> <li>iv. <b>The tree should not be removed. Trees are a great asset to the environment in the Conservation Area and the Silver Birch should not be removed.</b></li> </ul>
<p>17/02965/LBC Bank House, 4 Wilmore Street, Much Wenlock</p>	<p>Erection of workshop and timber carport following demolition of existing timber outbuilding and brick boundary wall, creation of new vehicular and pedestrian access and relocation of timber gates affecting a grade II Listed Building. <b>It was PROPOSED, SECONDED and unanimously AGREED to object on the following grounds:</b></p> <ul style="list-style-type: none"> <li>i. <b>Flood Defence Consent is required in accordance with the Water Resources Act 1991 and associated byelaws since the site is within 8 metres of a mains river.</b></li> <li>ii. <b>The proposals are over-development of the site and do not accord with Objective 6, Policy GQD2, in the Neighbourhood Plan for Much Wenlock, particularly with reference to the efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area.</b></li> <li>iii. <b>The sizing of the workshop is not obvious from the plans.</b></li> <li>iv. <b>The tree should not be removed. Trees are a great asset to the environment in the Conservation Area and the Silver Birch should not be removed.</b></li> </ul>
<p>17/03092/FUL 2 Hunters Gate, Much Wenlock</p>	<p>Installation of a radio mast in rear garden <b>It was PROPOSED, SECONDED and unanimously AGREED to:</b></p> <ul style="list-style-type: none"> <li>i. <b>Object because the structure will be too tall and unsuitable for this locality.</b></li> <li>ii. <b>Agree with SC Regulatory Services that, should permission be granted, the structure is removed if any noise impacts on the amenity of the locality.</b></li> </ul>
<p>17/03118/TPO 1 Farley Road, Much Wenlock</p>	<p>To crown lift and crown reduce one Sycamore tree protected by Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995 <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b></p>
<p>17/03163/FUL 26 Southfield Road, Much Wenlock</p>	<p>Erection of a two-storey side extension and single storey rear extension <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b></p>
<p>17/03195/FUL 55 Sheinton Street, Much Wenlock</p>	<p>Conversion of garage building into one self-contained residential unit ancillary to main dwelling <b>It was PROPOSED, SECONDED and unanimously AGREED no objection provided;</b></p> <ul style="list-style-type: none"> <li>i. <b>The building remains within the curtilage of the main property.</b></li> <li>ii. <b>There is no reference to the drainage required for the WC and further details are required.</b></li> </ul>

17/03243/FUL Gate House, Barrow Street, Much Wenlock	Erection of single storey side extension <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
17/03274/TCA Priory Cottage, 5 Bull Ring, Much Wenlock	Crown reduction by 10% and minor works to one Mulberry tree within Much Wenlock Conservation Area <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
17/03299/TCA The Rectory, New Road, Much Wenlock	To remove one Rowan tree, reduce by 20% two large twin stemmed Sycamore trees, one Walnut tree by 10% and one Cherry tree by 15% within Much Wenlock Conservation Area <b>It was PROPOSED, SECONDED and unanimously AGREED no objection provided it meets with the approval of the Tree Officer.</b>
17/03490/FUL Proposed affordable dwelling to the east of Bourton road, Much Wenlock	Erection of affordable dwelling with detached double garage and installation of treatment plant <b>It was PROPOSED, SECONDED and unanimously AGREED to support.</b>
17/03728/TCA Holy Trinity Church, Wilmore Street, Much Wenlock	To fell three Conifer trees, one Golden Conifer tree, one Cheery tree, three Hawthorn trees and one Elder tree; to tip reduce to create 2.5 metre ground clearance, crown lift and remove lower branch touching grave of one Willow tree, reduce lower crown by 2 metres of one Pine tree; crown reduce by 1.5 metres one Cherry tree; crown lift to 2.5 metres two Hawthorn trees within Much Wenlock Conservation Area <b>It was PROPOSED, SECONDED and unanimously AGREED no objection provided it meets with the approval of the Tree Officer.</b>

The following planning **DECISIONS** were **NOTED**

17/02725/FUL 16 Victoria Road, Much Wenlock	Erection of first floor rear extension and new dormer window to match existing Permission <b>GRANTED</b> 27 July 2017
17/02733/LBC The Old Smithy, 2 Victoria Road, Much Wenlock	Replacement of front door and sidelights (including frames) Permission <b>GRANTED</b> 26 July 2017
17/02736/FUL 30 Walton Avenue, Much Wenlock	Erection of front extension and replacement of flat roof with pitched roof Permission <b>GRANTED</b> 28 July 2017

#### 8) Flooding issues

No volunteers had put themselves forward to help review and update flood alleviation plans for Much Wenlock.

**It was PROPOSED, SECONDED and AGREED that a meeting should be called in September 2017 to consider progress of the attenuation ponds and any other flooding issues at which members of the public will be encouraged to attend.**

#### 9) Monitoring development in accordance with the Neighbourhood Development Plan

Members considered whether there were any planning applications that needed to be included in the monitoring of housing development in accordance with the Neighbourhood Plan for Much Wenlock.

**It was PROPOSED, SECONDED and AGREED that:**

- i. **Planning application 17/03490/FUL should be added to the data for the monitoring and review of the Neighbourhood Plan for Much Wenlock.**
- ii. **Shropshire Council should be asked to provide housing data to assist with the review and monitoring of the Neighbourhood Plan for Much Wenlock.**

#### 10) Street naming

It was **NOTED** that "Callaughton Ash" had been approved for the development off Callaughton Lane.

#### 11) Footpath/bridleway creation orders

None received.

**12) Footpath diversion orders**

None received.

**13) Road closures**

None received.

**14) Tree Preservation Orders**

None received.

**15) Stopping Up Orders**

None received.

**16) Speed Limit Orders**

None received.

**17) Prohibition Orders**

None received.

**18) Traffic issues**

Members expressed concern about HGVs travelling through the town, the failure of Shropshire Council to reinstate the bollard outside the Guildhall, and the lack of attention to the faulty swinging gate at Manor House Close.

**It was PROPOSED, SECONDED and AGREED that:**

- i. Cllr. David Turner should be asked to pursue the traffic issues in the town.
- ii. The Town Clerk should write to STAR Housing Board to express concern about the faulty gate.

**19) Correspondence received**

- a) Email from local resident concerning proposed installation of ten lighting columns with associated floodlights at William Brookes School – 17/02435/FUL.

**It was AGREED that Shropshire Council should be asked that an Ecological Assessment be carried out before considering this planning application.**

**20) Date of next meeting**

It was **NOTED** that the next meeting would take place on Tuesday 5 September 2017.

**PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

Pursuant to Section 1(2) of the above Act it was **PROPOSED, SECONDED and RESOLVED** that due to the confidential nature of the business to be transacted the public and press should not be present.

**21) Planning enforcement case**

Members were informed of a planning enforcement case.

**NOTED.**

The meeting closed at 11:02.

Signed.....  
Chairman

Date.....