

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 1 December 2015

PRESENT:

Cllr. Mary Hill (Chairman), Cllr. Graham Edgcumbe Venning, Cllr. Bert Harper, Cllr. Dafydd Jenkins, Cllr. Paul Laming and Cllr. Milner Whiteman OBE.

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

1 member of the public

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

There were no apologies since all Members were present.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 5 November 2015 were APPROVED. 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 or not the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

None declared.

5) DISPENSATIONS

None requested.

6) PUBLIC SESSION

The Chairman invited a member of the public to express concerns about planning application number 15/04539/FUL – barn conversion at Hill Farm, Bourton. Access to the farm was via two driveways of which the applicant had spent very little attention on their maintenance. Barn conversions on this site had taken place over a period of years and, due to their increasing number, were now within close proximity to each other. The applicant seemed to want to convert every building onsite into dwellings, which would create additional vehicular movement, although there were plans to provide vehicle parking. The member of the public felt it was time to end further conversions and asked Members to take his concerns into consideration when responding to the application.

7) PLANNING MATTERS

The following planning applications were considered:

<p>15/04539/FUL Barn Conversion at Hill Farm, Bourton, Much Wenlock</p>	<p>Conversion of existing barn to dwelling.</p> <p>Members were concerned that, although they understood concerns expressed during the public session, there was no valid reason to object to these proposals. However, Members agreed that it was a piece-meal application where development had been on-going since at least 2004.</p> <p>It was unanimously AGREED –</p> <ul style="list-style-type: none"> i. That Shropshire Council should be asked to urge the applicant to proceed with greater speed because the development had been on-going since at least 2004. The applicant should also be asked to tidy up the site and keep it tidy. ii. To concur with the Drainage Officer’s comments. iii. No objection since the proposals conform to Objective 1, Policy H4 in the Neighbourhood Plan for Much Wenlock.
<p>15/04451/HHE 1 Hodgcroft Estate, Much Wenlock</p>	<p>Erection of a single storey rear conservatory to semi-detached dwelling, dimensions 4.5 metres beyond rear wall, 4 metres maximum height and 3 metres high to eaves.</p> <p>It was unanimously AGREED – no objection.</p>

The following **DECISIONS** were **NOTED**.

<p>15/03627/FUL 28 Stretton Road, Much Wenlock</p>	<p>Erection of rear single storey extension; existing stone to be rendered Permission GRANTED 6 November 2015</p>
<p>15/04024/LBC 18A High street, Much Wenlock</p>	<p>Internal and external alterations affecting a Grade II Listed Building Permission GRANTED 4 November 2015</p>
<p>15/04253/TPO Much Wenlock Town Council Gaskell Recreation Ground, Station Road, Much Wenlock</p>	<p>Various works to trees protected by Bridgnorth District Council (William Brookes School/Gaskell Recreation Ground, Much Wenlock) TPO 2008 Permission GRANTED 3 November 2015</p>
<p>15/04336/TCA 10 Victoria Road, Much Wenlock</p>	<p>Removal of one ash tree; pollard four Sycamore trees to 6ft and removal of one Hawthorn within Much Wenlock Conservation Area Permission GRANTED 3 November 2015</p>
<p>15/04560/TPO The William Brookes School, Farley Road, Much Wenlock</p>	<p>Works to one Oak tree and one Sycamore tree protected by Bridgnorth District Council (William Brookes School/Gaskell Recreation Ground, Much Wenlock) Permission GRANTED 25 November 2015</p>

8) LICENCE

Members considered further a club licence variation for The Huntsman and The Whipper Inn at 15 High Street, Much Wenlock. Concern was expressed that additional hand writing had been added to the public notice displaying the application and it was not evident from the advert in the newspaper that the application included live outside music. **It was AGREED to object to outside live music in this location because it would be a nuisance to nearby residents.**

9) MONITORING THE NEIGHBOURHOOD PLAN

Members considered for approval how best to feedback to the Neighbourhood Plan Monitoring Panel on the practical application of the Neighbourhood Plan for Much Wenlock. Concern was expressed that there was not sufficient guidance within the Plan on contentious areas such as applications for wind turbines. Following a comprehensive discussion it was agreed that the Plan should make provision for:

- Members of the Town Council who wished to make representation for or against planning applications to be afforded more than 3 minutes to speak at Shropshire Council Planning Committee meetings.
- Inclusion of more detailed maps.

- Reference to Much Wenlock being within a Rapid Response Catchment area and how this will impact on present and future development.
- Reference to extensions/alterations to existing properties.

it was unanimously **AGREED** that:

- i. **The Chairman would convey the Committee's comments to Cllr. David Turner when she met with him on 22 December 2015.**
- ii. **The Committee would consider further what revisions were needed to all Objectives within the Plan.**

10) STREET NAMING

None received.

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

None discussed.

19) CORRESPONDENCE

None received.

20) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 5 January 2016.

The meeting closed at 19:18.

Signed.....
Cllr. Mary Hill
Chairman

Date.....