

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 1 March 2016

PRESENT:

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

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

Martin Sutton
2 Members of the public

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

Apologies were received from Cllr. Dafydd Jenkins who had work commitments.

This apology was ACCEPTED and CONFIRMED as APPROVED absence.

3) TREES AND HEDGES

The Chairman invited Martin Sutton, County Arboriculturalist from the Natural Environment Team at Shropshire Council to inform Members how best to respond to planning applications that require work to trees and hedges. She suggested that the best approach would be in the form of questions and answers.

Question - What justifies a Tree Preservation Order (TPO) being made and do they only apply to certain trees?

Answer – A TPO can be made on any type of tree and is determined by a tree's public amenity value, which is usually its appearance. A TPO can also be made on a tree if its character contributes to the locality although other values are taken into account, e.g. if it is a memorial tree or home to wildlife. A TPO can be placed on a tree if it is thought to be under threat. Shropshire Council is responsible for making TPOs and the Natural Environment Team acts under delegated authority.

Question – Can a formal order be made to replace a tree if someone has committed an offence?

Answer – Yes, but the team is encouraged to work with the offender to replace a tree that has been removed without permission.

Question – Does the owner have to notify Shropshire Council that they want to remove a dead or dying tree that has a TPO?

Answer – Yes, although there is a process to follow. However, if there is an emergency, then retrospective permission can be applied for. The onus is on the owner to prove that a tree was in danger or was dead.

Shropshire Council will inspect trees on a development site to ensure they are not damaged or whether they need to be removed. Shropshire Council cannot tell people what to do with their trees and cannot intervene in civil disputes. If a tree is dangerous Shropshire Council will put a 28-day notice on it. When trees affect the highways Shropshire Council will bring it to the attention of the owner who will be told to conform to the Highways Act.

There is a whole set of legislation that applies to hedgerows and Shropshire Council will investigate any hedge removal that has taken place without permission.

Question – If a tree with a TPO is removed and replaced does the replacement tree automatically have a TPO placed on it?

Answer – No, a new application would have to be made unless there was a clause within the original TPO stating that the tree must be replaced. However, Shropshire Council can insist that a replacement tree is planted if a tree with a TPO is removed.

Question - What happens to a tree with a TPO which no longer looks attractive?

Answer - It will remain as it is and the TPO will still apply.

Question - What about a tree with a zip wire attached?

Answer - If the system has been designed correctly the tree acts as an anchor and won't come to any harm. The Forestry Commission is responsible for the felling of trees.

Question - What are the criteria for protecting hedgerows?

Answer - You can't put a TPO on a hedgerow unless it is a row of trees which would have to be identified. Regulations apply to countryside hedgerows and appropriate notice must be given to the Planning Authority if removal is sought. If a hedgerow conforms to certain criteria which deems it to be important then removal can be refused. A hedgerow cannot be protected by a TPO.

Question - What trees are deemed as suitable replacement trees in a Conservation Area?

Answer – None in particular. The Wildlife Trust has a list of trees although some types may not be suited to specific locations. It is difficult to give a list to select from and each case is judged on its merits. The law does not allow a Planning Authority to insist that a replacement tree is planted.

The Chairman thanked Mr. Sutton for a very informative conversation after which he left the meeting.

4) MINUTES

The minutes of the Planning and Environment Committee meeting held on 2 February 2016 were APPROVED.

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

5) 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.

6) DISPENSATIONS

None requested.

7) PUBLIC SESSION

The Chairman invited a member of the public to express his concerns about planning application no: 16/00521/FUL for the erection of a multi purpose building at the Withies Campsite at Stretton Road. The gentleman said there were severe questions on the veracity of this application. The environmental information supporting the application was misleading and the application was not in conformity with the Neighbourhood Development Plan for Much Wenlock. The proposals impinged on the local landscape, and access and egress along a busy road with fast moving traffic was also cause for concern. There could be 72 people on the site at any one time and the site was not suitable for caravans. It would be pure countryside abuse and granting permission would set a precedent for other similar sites to be used for the same purposes.

The gentleman thanked Members for allowing him to speak.

8) PLANNING MATTERS

The following planning applications were considered:

<p>16/00473/TPO Willow House, Barrow Street, Much Wenlock</p>	<p>To reduce one Weeping Willow by 20% protected by the Bridgnorth District Council (Former St Mary Magdalene Church, Barrow Street, Much Wenlock) TPO 2008</p> <p>It was unanimously AGREED to support. It was also NOTED that Cllr. Joffrey Watson was the agent for the applicant.</p>
<p>16/00521/FUL Withies Campsite, Stretton Road, Much Wenlock</p>	<p>Erection of multi purpose building; siting of four Shepherds Huts, and a composting toilet cabin.</p> <p>It was unanimously AGREED to object because the application does not conform to the following policies in the Neighbourhood Development Plan for Much Wenlock:</p> <ul style="list-style-type: none"> ● Policy EJ3 –the scale and nature of these proposals are unacceptable in this area. ● EJ7 – the application does not conserve the quality of the parish’s built and natural environments. ● The application is contrary to policy CW2 because it could have significant harmful impacts on the amenities of the surrounding residents and other activities and, the proposals would have a harmful impact on the surrounding local environment and, would have unacceptable impacts on the local road network. ● The application does not protect the high quality nationally recognised rural landscapes and the town’s landscapes setting (page 3), and; <ol style="list-style-type: none"> i. the application does not address long-standing issues with traffic since the access to and egress from a busy road are not suitable for the proposals. ii. Enforcement action should be taken on any buildings which have not been permitted and are already on site.
<p>16/00560/FUL Stokes Barn, Newtown Farm, Shrewsbury Road, Much Wenlock</p>	<p>Construction of a zip wire, launch platform suspended from a tree and a landing platform 7m x 1m to include change of use from agricultural.</p> <p>It was unanimously AGREED that the Council could not comment because the zip wire was already installed and enforcement officers should check whether appropriate permission had been granted for other activities and ancillary buildings on the site.</p>
<p>16/00694/FUL Homer Farm, Homer, Much Wenlock</p>	<p>Erection of two storey and single storey extension with detached garage.</p> <p>It was unanimously AGREED – no objection</p>
<p>16/00375/FUL Grange Fencing, Stretton Road, Much Wenlock</p>	<p>Installation of three demountable buildings to be used as office and staff facilities.</p> <p>It was unanimously AGREED – no objection</p>
<p>16/00901/TCA 3 Barrow Street, Much Wenlock</p>	<p>One Silver Birch dismantle to ground level, one Prunus crown reduce by 2m side branches to prevent branch failure (Rabinia), one Holly trim all over (re-shape) within Much Wenlock Conservation Area.</p> <p>It was unanimously AGREED – no objection</p>

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

15/03784/FUL Land adjacent 1 Barrow Street, Much Wenlock	Erection of garage following demolition of existing garage Permission GRANTED 4 February 2016
15/05219/FUL 14 King Street, Much Wenlock	Erection of a two store rear extension including insertion of roof lights Permission REFUSED 10 February 2016. It was AGREED to note this refusal and inform Shropshire Council that work had already begun.
15/05367/FUL 7A Smithfield Road, Much Wenlock	Erection of two storey extension and single storey extension; formation of Juliet balcony at first floor level with a fixed glass screen to restrict access (Amended Plans) Permission GRANTED 4 February 2016
16/00038/HRM Bourton Grange, Bourton, Much Wenlock	Remove approximately 25m of hedgerow Permission GRANTED 17 February 2016

9) STREET NAMING

None received.

10) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

11) FOOTPATH DIVERSION ORDERS

None received.

12) ROAD CLOSURES

- a) B4376 closed from Willey Park junction to B4373 junction Dunge, Barrow, Broseley from 14 to 15 March 2016 between 09:30 and 16:00 hours to complete milling and overlay
NOTED.

13) TREE PRESERVATION ORDERS

None received.

14) STOPPING UP ORDERS

None received.

15) SPEED LIMIT ORDERS

None received.

16) PROHIBITION ORDERS

None received.

17) TRAFFIC ISSUES

None discussed.

18) CORRESPONDENCE RECEIVED

- a) Letters from the Civic Society advising of comments concerning planning application nos: 16/00521/FUL and 16/00560/FUL.
b) Copy letter to Shropshire Council concerning planning application no: 15/05359/FUL.

NOTED.

19) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 5 April 2016 at the earlier time of 9:30.

The meeting closed at 19:24.

Signed.....
Cllr. Mary Hill
Chairman

Date.....