

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 2 February 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

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) MINUTES

The minutes of the Planning and Environment Committee meeting held on 5 January 2016 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

There were no members of the public present.

7) PLANNING MATTERS

The following planning applications were considered:

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| <p>15/04010/FUL Rock House Inn, Much Wenlock Road, Farley, Much Wenlock</p> | <p>Change of use from Public House to residential. Members expressed concern that the pubic house had only been in business for six months which the Committee considered not to be sufficiently long enough to determine whether the business could or could not be profitable. The venue could be used for weddings and other parties and could make a good community facility.</p> <p>It was unanimously AGREED that:</p> <ul style="list-style-type: none">i. The Committee reiterates its previous comments.ii. This is an employment site and Appendix 1, Demonstrating Viability on page 33 in the Neighbourhood Development Plan for Much Wenlock states that the period of marketing should be 18 months.iii. There is possibility for successful development of the business if it incorporates the other planning consents granted on the site i.e. the micro brewery and holiday chalets. |
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| 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). It was unanimously AGREED – the Committee was happy with the amended plans and had no objection. |
| 15/05447/CPL & 15/01944/CPE Presthope Caravan Park, Presthope, Much Wenlock | Application for Lawful Development Certificate for the proposed siting of static caravans for the purposes of human habitation throughout the year. The Committee had previously considered this application at its last meeting when Members had expressed concern about the application for the siting of static caravans when the site had previously been used as a touring caravan site. It was unanimously AGREED that: <ul style="list-style-type: none"> i. This had been a touring caravan site since 1970. It was also a caravan club. ii. It had never had anything other than touring caravans on the site. iii. It should not be anything other than a touring caravan site in the future. iv. It has never had static caravans on site. |
| 15/05536/FUL 4 Bull Ring, Much Wenlock | Internal and external alterations and extensions to existing dwelling to include removal of internal wall; formation of flat roof over utility, formation of tiled porch over door; installation of new window and roof lights and widening of driveway gates. It was unanimously AGREED: <ul style="list-style-type: none"> i. No objection other than to question the need for widening of the driveway when a section of the stone wall in a Conservation Area needs to be demolished. ii. Flood Defence Consent will be required in accordance with the Water Resources Act 1991 and associated byelaws. |
| 15/05537/LBC 4 Bull Ring, Much Wenlock | Internal and external alterations and extensions to existing dwelling to include removal of internal wall; formation of flat roof over utility, formation of tiled porch over door; installation of new window and roof lights and widening of driveway gates affecting a Grade II Listed Building. It was unanimously AGREED: <ul style="list-style-type: none"> i. No objection other than to question the need for widening of the driveway when a section of the stone wall needs be demolished on a site within a Conservation Area. ii. Flood Defence Consent will be required in accordance with the Water Resources Act 1991 and associated byelaws. |
| 15/05594/VAR Ironbridge Power Station, Buildwas Road, Ironbridge, Telford | Variation of Condition no: 23b attached to Planning Permission 12/00032/MAW dated 5 April 2012 - The building should be removed from site by 31 December 2017 unless a scheme has been submitted to and approved in writing by the Local Planning Authority. It was unanimously AGREED – no objection. |
| 16/00038/HRM Bourton Grange, Bourton, Much Wenlock | Remove approximately 25m of hedgerow. It was unanimously AGREED – no objection but the applicant should be encouraged to plant some appropriate trees to compensate for the loss of the hedgerow. |
| 1 High Causeway, Much Wenlock | Potential disposal of land. It was unanimously AGREED that this land is designated open space as shown on Map 2 in the Neighbourhood Development Plan for Much Wenlock, and Objective 7 clearly indicates that these areas should be protected. Therefore Members do not support a change of use. |

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

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| 14/02106/FUL Bourton Cottage, Bourton, Much Wenlock | Conversion, alteration and extension of existing outbuilding to create new open market dwelling Permission GRANTED 22 January 2016 |
| 15/04331/FUL 18A High Street, Much Wenlock | Formation of pedestrian access into rear boundary wall with insertion of gate Permission GRANTED 8 January 2016 |
| 15/04332/LBC 18A High street, Much Wenlock | Works to rear boundary wall and the formation of pedestrian access into rear boundary wall with insertion of gate Permission GRANTED 8 January 2016 |
| 15/04928/FUL 31-32 Woodhousefields, Bourton, Much Wenlock | Erection of a two storey side extension following demolition of existing lean to Permission GRANTED 8 January 2016 |
| 15/05313/TCA 1 Wilmore Street, Much Wenlock | To fell one Leylandii tree within Much Wenlock Conservation Area Permission GRANTED 6 January 2016 |
| 15/05497/TCA 8 King Street, Much Wenlock | Cut down to half height one Cypress, trim crown on all sides and reduce by 10% one Yew and crown lift and reduce crown by 30% one Sycamore tree within Much Wenlock Conservation Area Permission GRANTED 12 January 2016 |

8) MONITORING AND REVIEW OF THE NEIGHBOURHOOD PLAN FOR MUCH WENLOCK

Members considered feedback from the Neighbourhood Plan Monitoring Panel as follows:

- Housing completions were on target in accordance with the Plan.
- There was likely to be a 2-year delay before the designated employment sites at Stretton Road could be marketed as such until the attenuation ponds had been installed.
- The Community well being indicator was adequate.
- Much Wenlock was below the county average for available open space per head of population.
- The Affordable Housing project off Callaughton Lane had been well received by the community according to feedback from the first consultation event.
- Shropshire Council hoped to roll forward the Core Strategy with modifications through from 2026 to 2036 and had indicated that this was a possible option for the review of the Neighbourhood Plan since there was no guidance from the government about how the Plan should be reviewed.
- The Plan's review should acknowledge development in Telford and its impact on Much Wenlock.

It was unanimously AGREED to NOTE.

9) AFFORDABLE HOUSING

Members considered recent communication about the delivery of affordable housing. Concern had been expressed about the development at Sytche Lane which had initially been marketed as affordable but had eventually been sold on the open market.

It was unanimously AGREED that little could be done about the situation.

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

None received.

13) ROAD CLOSURES

- a) Road to be closed at High Street, Much Wenlock from junction with Back Lane to junction with Wilmore Street for one day on 28 February 2016 for the installation in carriageway of short comm pipe by Severn Trent Water.

NOTED.

- b) B4371 road to be closed from Longville to Easthope from 14 – 18 March 2016 between 09:30 and 16:00) for patching by Ringway.

NOTED.

14) TREE PRESERVATION ORDERS

Members considered notification of a Tree Preservation Order for a tree on land to the rear of 40 High Street, Much Wenlock.

It was unanimously AGREED that:

- i. **The TPO should be supported.**
- ii. **The Tree Officer should be invited to the next meeting to advise the Committee about how best to comment on Tree Preservation Orders and hedgerows.**

15) STOPPING UP ORDERS

None received.

16) SPEED LIMIT ORDERS

None received.

17) PROHIBITION ORDERS

None received.

18) TRAFFIC ISSUES

Cllr. Bert Harper informed Members that he had received a letter from a resident in St. Owens Road complaining about cars parking on the grassed area on the corner of St. Owens Road and Back Lane.

It was unanimously AGREED to write to Shropshire Council to inform that the Town Council had received several complaints about cars parking on this land and that it should be protected.

19) CORRESPONDENCE

Letter from the Civic Society advising of comments concerning planning application nos: 15/05367/FUL and 15/05536/FUL.

NOTED.

20) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 1 March 2016.

The meeting closed at 19:07.

Signed.....
Cllr. Mary Hill
Chairman

Date.....