

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 3 June 2014

PRESENT:

Cllr. Mary Hill (Chairman), Cllr. Kevin Hadley, Cllr. Bert Harper and Cllr. Yvonne Holyoak.

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

4 Members of the public

Cllr. David Turner – Shropshire Council

1) ELECTION OF CHAIRMAN

In pursuance of LGA 1972 s15(1)(2) it was PROPOSED by Cllr Yvonne Holyoak and SECONDED by Cllr. Kevin Hadley that Cllr. Mary Hill be elected as Chairman for the ensuing year.

It was unanimously RESOLVED that Cllr. Mary Hill be elected as Chairman for the ensuing year.

2) ELECTION OF DEPUTY CHAIRMAN

In pursuance of LGA 1972 s15(1)(2) it was PROPOSED by Cllr. Bert Harper and SECONDED by Cllr. Kevin Hadley that Cllr. Yvonne Holyoak be elected as Deputy Chairman for the ensuing year.

It was unanimously RESOLVED that Cllr. Yvonne Holyoak be elected as Deputy Chairman for the ensuing year.

3) APOLOGIES

COUNCILLOR	REASON
Dafydd Jenkins	Work commitments
Milner Whiteman	Family commitments

These apologies were **ACCEPTED**.

4) MINUTES

The minutes of the Planning and Environment Committee meeting held on 6 May 2014 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

None declared.

6) DISPENSATIONS

None requested.

7) PUBLIC SESSION

The Chairman invited members of the public to speak about the following:

14/02184/FUL - Wenlock Edge Inn, Easthope

One member of the public put forward his objections about the above planning application stating that the proposals were not in keeping with its surroundings and that some of the development site is adjacent to and included in the SSSI according the National Trust. He proposed that the original site should be redeveloped rather than develop the car park. He also expressed concern that the application did not acknowledge the public right of way which runs through the site.

Another member of the public objected to the development proposals for the car park but did not object to proposals to develop the site on which the public house was already situated. Her concerns about development on the car park included users of the facilities having to negotiate busy traffic on the road which would essentially run between both sites, the proposed development is within an AONB and a SSSI and would disturb local wildlife.

Cllr. David Turner gave the following verbal report:

He said that the Much Wenlock Neighbourhood Plan had been given a very firm endorsement at the referendum on 22 May 2014. This pioneering and high-profile plan can now be used to shape development in the parish along the lines indicated by the community during continuous consultation from November 2011 until April 2013.

The Wenlock Edge Inn planning application had been discussed at a public meeting locally and the site had been paced out so that the scale and location of the development could be appreciated.

The Bradley Farm planning application had only recently been validated and had not been advertised. It was, however, a site that was submitted when the Neighbourhood Plan sought proposals. Policies were created that could be used to consider the suitability of such developments. Cllr. Turner urged the Planning & Environment Committee not to take a decision until it had been able to reflect on the views of all those expressing an opinion – whether in support or not.

The Town Clerk advised Members that, if the Committee did not consider and comment on the application this evening, the Committee would miss the deadline for comments.

14/01753/FUL – Construction of an attenuation pond off Stretton Road and

14/01754/FUL – Construction of an attenuation pond at Sytche Lane

A member of the public said he had spoken to the Environment Agency which said that it wanted to delay the above development. He intended to object on the basis that Shropshire Council was looking at the application as a new application when, in fact, it was covering up earlier development which had caused problems elsewhere e.g. at the Pound. He said that the proposals would create a bund when they should create a dam. He said that any proposals to alleviate flooding should protect the town because of the downstream.

The Chairman thanked members of the public for their comments and said that business would continue in the same order as it was presented on the agenda.

8) PLANNING MATTERS

The following planning application were considered:

14/01579/CPL The Stables, Victoria Road, Much Wenlock	Lawful Development Certificate for the erection of replacement wooden structure with straw-bale building workshop. It was AGREED to NOTE the proposals.
14/01753/FUL Land north west of Bridge House, Stretton Road, Much Wenlock and 14/01754/FUL Sytche Lane, Much Wenlock	Construction of an attenuation pond designed to attenuate 12,000m ³ of water. With three votes for both of these applications and one vote against (Cllr. Bert Harper) - It was AGREED: i. To SUPPORT the application but draw Shropshire Council’s attention to the key issues highlighted by the Community Flood Action Group as follows: <ul style="list-style-type: none"> ◆ The size of the attenuation areas compared to national guidance (1 in 30 risk as opposed to 1 in 100+Climate change). ◆ The risks when either area overtops or fails. What are the Exceedance routes? Will the risks be more or less than currently? ◆ Will the attenuation areas relieve the pressure on the escape area at The Pound? How can this be made safer? ◆ What can be done about the undersized culvert and the ‘nuisance’ associated with the work undertaken in the 2000s? ◆ The risks of attenuation in a rapid response catchment. Reservoirs are a problem because of dam failure – these areas are mostly below ground level with only limited banks.

	<ul style="list-style-type: none"> ◆ How will the attenuation areas be maintained? Who will be responsible? ◆ These attenuation areas are the first option in the Integrated Urban Drainage Management Plan (IUDMP). It is estimated they only reduce risk by 41%. What will the council say about reducing the risk further?
14/02106/FUL Bourton Cottage, Bourton, Much Wenlock	<p>Conversion, alteration, and extension of existing outbuilding to create new open market dwelling.</p> <p>With three objections and one abstention -</p> <p>It was AGREED that:</p> <ol style="list-style-type: none"> i. The proposals would be over-development of the site which is in a Conservation Area. ii. The plans do not include any comments from the Conservation Officer which would have been helpful in assisting the Committee to reach its decision.
14/02127/FUL Bradley Farm, Farley, Much Wenlock	<p>Construction of an equestrian centre to include: main facilities building incorporating reception, offices, changing rooms, therapy room, toilets, boiler room, viewing area, stables, stores and indoor arena, outdoor manège, carriage track, paddocks, two field shelters, vehicle parking, package treatment plant, surface water, attenuation pool and associated drainage, formation of access and highway improvements, and landscaping.</p> <p>It was unanimously AGREED to strongly object to the applications on the grounds that:</p> <ol style="list-style-type: none"> i. The site is within close proximity of a 21 acres chemical factory complex producing fertiliser products. The owner of the factory has previously been prosecuted for polluting the atmosphere with toxic chemicals and is currently in dispute with the Environment Agency. ii. There are highways issues in relation to access to and from the development site. iii. The site is on a known and designated Rapid Response Catchment Area, and the development proposals will increase the risk in relation to flooding both fluvial-pluvial and groundwater at the site and surrounding area. iv. The Committee has severe reservations about the size of the development.
14/02184/FUL Wenlock Edge Inn, Easthope, Much Wenlock	<p>Erection of two tourist accommodation blocks with meeting room, creation of parking areas, demolition of derelict outbuilding, change of use of outbuilding (letting room) to site shop, installation of sewage treatment plant.</p> <p>It was unanimously AGREED to strongly object to the application on the grounds that development of the car park is not appropriate.</p>

Cllr. Kevin Hadley declared a prejudicial interest and left the Council Chamber.

14/01864/FUL The Old Police Station, 60 Sheinton Street, Much Wenlock	<p>Conversion of an existing coach house to form holiday accommodation, erection of an outbuilding to form a workshop, erection of single storey extension to kitchen.</p> <p>It was unanimously AGREED to support the application.</p>
14/01865/LBC The Old Police Station, 60 Sheinton Street, Much Wenlock	<p>Conversion of an existing coach house to form holiday accommodation, erection of an outbuilding to form a workshop, erection of single storey extension to kitchen.</p> <p>It was unanimously AGREED to support the application.</p>

Cllr. Kevin Hadley returned to the Council Chamber.

14/02327/FUL 1-2 King Street, Much Wenlock	<p>Conversion of one dwelling into two dwellings and associated works, erection of single storey extension to rear of no: 2 King Street.</p> <p>It was unanimously AGREED to support the application in accordance with Policies H4 and H6 of the Much Wenlock Neighbourhood Plan</p>
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14/02325/FUL Fire Station, Smithfield Road, Much Wenlock	Erection of a new training tower. It was unanimously AGREED to support the application.
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The following **DECISIONS** were **NOTED**.

13/04266/FUL Derelict building, Queen Street, Much Wenlock	Conversion of redundant stables to dwelling Permission GRANTED 15.05.14
13/04897/FUL Edge Renewables, Lea Quarry, Presthope, Much Wenlock	Erection of plant and equipment storage building, installation of photovoltaic solar panels Permission GRANTED 02.06.14
14/01443/FUL Yew Tree Cottage, 9 Bourton Westwood, Much Wenlock	Demolition of conservatory and flat roof balcony, erection of single and two storey extensions and alterations and erection of garage Permission GRANTED 16.05.14

9) STREET NAMING

10) FOOTPATH/BRIDLEWAY CREATION ORDERS

11) FOOTPATH DIVERSION ORDERS

None received.

12) ROAD CLOSURES

Road closure at Sheinton Street, Much Wenlock from 27 May to 4 June 2014 between 08:00 and 17:00 to repair a broken sewer pipe in the middle of the road.

It was AGREED to NOTE.

13) STOPPING UP ORDERS

None received.

14) SPEED LIMIT ORDERS

None received.

15) PROHIBITION ORDERS

None received.

16) CONSULTATION

None received.

17) CORRESPONDENCE

Letters of objection were received and **NOTED** with reference to the following planning applications:

- 14/02106/FUL – Bourton Cottage, Bourton
- 14/02184/FUL – Wenlock Edge Inn

18) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 1 July 2014 commencing at 6 pm.

The meeting closed at 19.51.

Signed.....
Chairman

Date.....