

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 3 November 2015

PRESENT:

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

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

Cllr. Graham Edgcumbe Venning

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting and gave a special welcome to Cllr. Graham Edgcumbe Venning who was interested in joining the Committee and was in attendance as an observer.

2) APOLOGIES

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

This apology was ACCEPTED as APPROVED absence.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 29 September 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

There were no members of the public present.

7) PLANNING MATTERS

The following planning applications were considered:

15/00862/VAR Hill Farm House, Bourton, Much Wenlock	Variation of Condition Nos: 2, 3, and 4 attached to Planning Permission 04/0543 dated 12 October 2004 (amended description) It was unanimously AGREED - no objection provided the proposed plans meet with the approval of the Conservation Officer.
15/03784/FUL 5 Park View, Much Wenlock	Erection of garage following demolition of existing garage It was unanimously AGREED - no objection.
15/04010/FUL Rock House Inn, Much Wenlock Road, Farley, Much Wenlock	Change of Use from Public House to residential It was unanimously AGREED to object due to insufficient information, and the drawings of the interior layout gave no information of the applicant's intentions.

<p>15/04024/LBC 18A High Street, Much Wenlock</p>	<p>Internal and external alterations affecting a Grade II Listed Building It was unanimously AGREED:</p> <ul style="list-style-type: none"> i. No objection provided the plans meet with the approval of the Conservation Officer. ii. To concur with the Civic Society's comments which ask that the applicant seek a prior survey to ensure that installing the recommended flue for the log burner will not either increase fire risk to adjacent timbers or compromise the structural integrity of the dwelling and the terrace as a whole.
<p>15/04052/FUL Flat 1 and 2, 64A High Street, Much Wenlock</p>	<p>Alterations to two existing flats to create four flats in total It was unanimously AGREED:</p> <ul style="list-style-type: none"> i. To object to the wall being removed to allow for additional parking. ii. The Design and Access Statement seems in conflict with the details shown on the proposed site plan. iii. To agree with the comments made by the Highways Officer. iv. No objection to the proposals to create two more flats. Objective 1, Policy H6 in the Neighbourhood Plan for Much Wenlock applies. It was further AGREED that this policy needs to be reviewed and that the Committee should meet with the Neighbourhood Plan Monitoring Panel to discuss the practicalities of referring to the Plan when commenting on planning applications.
<p>15/04253/TPO Much Wenlock Town Council Gaskell Recreation Ground, Station road, Much Wenlock</p>	<p>Various works to trees (see attached schedule) protected by Bridgnorth District Council (William Brookes School/Gaskell Recreation Ground, Much Wenlock) TPO 2008 No comment since the Town Council is the applicant.</p>
<p>15/04331/FUL 18A High Street, Much Wenlock</p>	<p>Formation of pedestrian access into rear boundary wall with insertion of gate It was unanimously AGREED to object on the grounds that:</p> <ul style="list-style-type: none"> i. The proposals may breach the original consent (APP/FUL/05/1047, which was submitted on 19 December 2005 headed "Land rear of High Street, Much Wenlock). ii. The breaking up of the wall in a Conservation Area would add to the proliferation of refuse bins left on the pavement around Falcon's Court car park which restrict pedestrian access.
<p>15/04332/LBC 18A High Street, Much Wenlock</p>	<p>Works to rear boundary wall to facilitate formation of pedestrian access and insertion of gate It was unanimously AGREED to object on the grounds that:</p> <ul style="list-style-type: none"> i. The proposals may breach the original consent (APP/FUL/05/1047, which was submitted on 19 December 2005 headed "Land rear of High Street, Much Wenlock). ii. The breaking up of the wall in a Conservation Area would add to the proliferation of refuse bins left on the pavement around Falcon's Court car park which restrict pedestrian access.
<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 It was unanimously AGREED:</p> <ul style="list-style-type: none"> i. No objection provided the works meet with the approval of the Tree Officer. ii. The quality of detail given in general for tree works by the majority of applicants is very poor and photographs identifying the branches to be removed would be much more helpful.
<p>15/04418/HHE 7 Hungers Gate, Much Wenlock</p>	<p>Erection of a rear conservatory to an attached dwelling, dimensions 3.6 metres beyond rear wall, 3.2 metres maximum height 2.25 metres high to eaves It was unanimously AGREED - no objection.</p>

15/04560/TPO The William Brookes School, Farley Road, Much Wenlock	Works to one Oak tree, one Beech tree and one Sycamore tree protected by Bridgnorth District Council (William Brookes School/Gaskell Recreation Ground, Much Wenlock) TPO 2008 It was unanimously AGREED: i. No objection provided the works meet with the approval of the Tree Officer. ii. The quality of detail given in general for tree works by the majority of applicants is very poor and photographs identifying the branches to be removed would be much more helpful.
15/04570/FUL 5 Queen Street, Much Wenlock	Erection of replacement single storey extension It was unanimously AGREED - no objection provided the proposals meet with the approval of the Conservation Officer.
15/04571/LBC 5 Queen Street, Much Wenlock	Erection of replacement single storey extension affecting a Grade II Listed Building It was unanimously AGREED - no objection provided the proposals meet with the approval of the Conservation Officer.

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

14/04441/FUL The Arc, Bourton, Much Wenlock	Conversion of agricultural building (The Arc) to one dwelling and Change of Use of adjoining land to provide for equine Permission GRANTED 21 October 2015
14/04443/FUL Keepers Bungalow, Bourton, Much Wenlock	Erection of replacement dwelling following demolition of existing Permission GRANTED 16 October 2015
15/02879/FUL 50 Sheinton Street, Much Wenlock	Erection of a two storey rear extension Permission GRANTED 8 October 2015
15/02880/LBC 50 Sheinton Street, Much Wenlock	Works to Listed Building to facilitate the erection of a two storey rear extension Permission GRANTED 8 October 2015
15/02563/FUL Proposed residential development land north of Victoria Road, Much Wenlock	Erection of four detached dwellings; creation of vehicular access and estate road to include works to, and felling, of trees REFUSED 14 October 2015
15/02770/FUL Harefield, Farley Road, Much Wenlock	Erection of ground floor side extension Permission GRANTED 16 October 2015
15/03577/FUL 25 Homer, Much Wenlock	Application under Section 73a of the Town And Country Planning Act 1990 for the re-building of walls and the erection of a roof to building for use as a store room (part retrospective) Permission GRANTED 27 October 2015
15/03092/FUL Water Treatment Works, Much Wenlock	Erection of a kiosk, emergency shower and heated hose reel Permission GRANTED 28 October 2015
15/03154/FUL 60 Sheinton Street, Much Wenlock	Erection of single storey extension and detached outbuilding Permission GRANTED 30 October 2015
15/03155/LBC 60 Sheinton Street, Much Wenlock	Works to Listed Building to facilitate the erection of single storey extension Permission GRANTED 30 October 2015
15/03892/FUL 6 Bull Ring, Much Wenlock	Erection of four-bay detached garage following demolition of existing outbuilding/garage Permission GRANTED 30 October 2015

15/03893/LBC 6 Bull Ring, Much Wenlock	Works including demolition of existing garage block and erection of four-bay detached garage Permission GRANTED 30 October 2015
---	---

8) LICENCE

Members considered a club licence variation for The Huntsman and The Whipper Inn at 15 High Street, Much Wenlock. Concerns were expressed that the application was based upon two planning applications (14/04254/FUL and 14/04255/LBC) which were objected to most strongly by Much Wenlock Town Council. Members could not understand how a variation could be requested when there was no existing licence to be varied.

It was AGREED to write to the Licensing Department and ask whether this application was to be accepted as a valid application when clearly these premises were subject to the consent of planning application numbers 14/04254/FUL and 14/04255/LBC. Furthermore the application sought a variation referred to in the Design and Access Statement as a property which had historically been a Coaching Inn but was not currently licensed as a public house.

9) PLANNING APPLICATION RESPONSES

In response to evidence requested by Shropshire Councillor David Turner Members sought to identify planning applications which had been approved by Shropshire Council to which the Committee had objected even though the Committee had used the Neighbourhood Plan for Much Wenlock as a guide and quoted policies when responding to planning applications where possible. Examples include properties at the Bull Ring, Hodgecroft, and Mardol House, Pound Cottage, and Bradley Farm, the latter of which the Committee had objected to because of its location within a Rapid Response Catchment Area and the site's archaeological significance.

It was unanimously AGREED that the Committee would report these examples to the Town Council at its meeting on 5 November 2015.

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

None received.

13) ROAD CLOSURES

Merrywell Lane, Much Wenlock closed from Wednesday 11 November 2015 for 17 days (24 hours) to enable carriageway re-surfacing, ironwork adjustment, and road markings to be carried out.

NOTED**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 1 December 2015.

21) PLANNING ENFORCEMENT CASES

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.

Members were informed about a planning enforcement case.

NOTED

The meeting closed at 19:28.

Signed.....
Cllr. Mary Hill
Chairman

Date.....