

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Corn Exchange, Much Wenlock
9:30 am on Tuesday 30 May 2017

PRESENT:

Cllr. Mary Hill (Chairman), Cllr. Trevor Childs, Cllr. Herbert Harper, and Cllr. Milner Whiteman OBE.

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

Cllr. Robert Toft

2 Members of the public

1) ELECTION OF CHAIRMAN

Nominations were sought for the election of Chairman for the ensuing year.

it was PROPOSED by Cllr. Milner Whiteman and SECONDED by Cllr. Herbert Harper that Cllr. Mary Hill be elected as Chairman for the ensuing year.

It was unanimously AGREED that Cllr. Mary Hill be appointed as Chairman for the ensuing year.

2) ELECTION OF DEPUTY CHAIRMAN

Nominations were sought for the election of Deputy Chairman for the ensuing year.

it was PROPOSED by Cllr. Herbert Harper and SECONDED by Cllr. Trevor Childs that Cllr. Milner Whiteman be elected as Deputy Chairman for the ensuing year.

It was unanimously AGREED that Cllr. Milner Whiteman be appointed as Deputy Chairman for the ensuing year.

3) APOLOGIES

There were no apologies.

Cllr. Dafydd Jenkins was ABSENT.

4) MINUTES

The minutes of a Planning and Environment Committee meeting held on 2 May 2017 were considered for approval.

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 the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

6) DISPENSATIONS

None requested.

7) PUBLIC SESSION

There was no public session.

8) PLANNING MATTERS

The following planning applications were considered:

16/04223/FUL Barn conversions at Hill Farm, Bourton, Much Wenlock	Conversion of outbuilding to form four dwellings, associated external works and parking areas and Change of Use of agricultural land to domestic use. It was PROPOSED, SECONDED and unanimously AGREED no objection.
17/01643/FUL 11 Mardol Terrace, Smithfield Road, Much Wenlock	Erection of a two-storey rear extension and loft conversion. It was PROPOSED, SECONDED and unanimously AGREED: i. To support the extension. ii. Clarification of the car parking area was needed, particularly with reference to the hedge and trees. iii. Comments made by the Committee when this application was first considered at the last meeting should be reiterated.
17/01996/FUL 15 High Street, Much Wenlock	Change of Use of building to A4 (pub/bar) and associated works (reversion to former use)(re-submission). It was PROPOSED, SECONDED and unanimously AGREED that the Committee welcomes the overall Plan. However, in the detail, attention should be paid to possible flooding issues and therefore: i. Flood Defence Consent is required in accordance with the Water Resources Act 1991 and associated byelaws because the development is near a main river. ii. The application is not in accordance with Objective 3, Policy RF2 of the Neighbourhood Plan. iii. The committee urges the planning officer to look at the report issued by Telford & Wrekin Council after the 2007 flood which makes specific reference to this location and Falcons Court. iv. Object to astro turf as it is not in keeping with a Grade II Listed Building. v. Concur with the comments made by the Tree Officer.
17/01997/LBC 15 High Street, Much Wenlock	Change of Use of building to A4 (pub/bar) and associated works affecting a Grade II Listed Building (reversion to former use)(re-submission). It was PROPOSED, SECONDED and unanimously AGREED that the Committee welcomes the overall Plan. However, in the detail, attention should be paid to possible flooding issues and therefore: i. Flood Defence Consent is required in accordance with the Water Resources Act 1991 and associated byelaws because the development is near a main river. ii. The application is not in accordance with Objective 3, Policy RF2 of the Neighbourhood Plan. iii. The committee urges the planning officer to look at the report issued by Telford & Wrekin Council after the 2007 flood which makes specific reference to this location and Falcons Court. iv. Object to astro turf as it is not in keeping with a Grade II Listed Building. v. Concur with the comments made by the Tree Officer.
17/02129/HHE 40 Stretton Westwood, Much Wenlock	Erection of a rear extension to an attached dwelling, dimensions 4 metres beyond the rear wall, 3.1 metres maximum height, 3.1 metres high to eaves. It was PROPOSED, SECONDED and unanimously AGREED to NOTE this application had already been granted permission.
17/02264/CPL 2 St Owens Road, Much Wenlock	Installation of two roof lights and one window to side elevation of existing single storey building. It was PROPOSED, SECONDED and unanimously AGREED to NOTE.
17/02266/CPL 31 Hunters Gate, Much Wenlock	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension. It was PROPOSED, SECONDED and unanimously AGREED to NOTE.
17/02296/MAW Sewage Works V742, Much Wenlock	Installation of one Sludge Thickening Building and one Motor Control Centre (MCC) Kiosk. It was PROPOSED, SECONDED and unanimously AGREED to welcome improvements and to support the application.

The following planning **DECISIONS** were **NOTED**

17/01679/TCA Bourton Cottage, Bourton, Much Wenlock	Works to three Sycamore trees and one Ash tree as per schedule within Bourton Conservation Area. No objection 2 April 2017
17/01713/TCA 16 Barrow Street, Much Wenlock	Felling of two Holly bushes/trees within Much Wenlock Conservation Area No objection 2 May 2017
17/01020/FUL Land at Mardol House, King Street, Much Wenlock	Erection of detached dwelling and detached two bay garage with storage above to include formation of vehicular access Permission GRANTED 9 May 2017

It was further **AGREED** that a copy of the Officer's Report should be requested concerning planning application 17/00419/FUL for a car park north of Bridge House Stretton Road Much Wenlock Shropshire.

9) FLOODING ISSUES

The Chairman proposed that a working group should be established with Cllr. Herbert Harper and Cllr. Trevor Childs taking the lead to work with members of the community to review the Much Wenlock and District Community Flood Information, Prevention and Action Plan.

It was **PROPOSED, SECONDED and AGREED** that:

- i. **A working group should be established whose members would include Cllr. Herbert Harper and Cllr. Trevor Childs who would work with members of the community with a view to updating the Much Wenlock and District Community Flood Information, Prevention and Action Plan.**
- ii. **Shropshire Council should be asked to arrange a site visit for the Town Council and interested members of the community to visit the attenuation sites at Stretton Road and Sytche Close in order to learn the theory and the practice of how they work.**

10) NEIGHBOURHOOD PLAN

Members considered how the Committee would manage the Neighbourhood Plan in terms of its review and monitoring and make recommendations to the Town Council.

It was **PROPOSED, SECONDED and AGREED** that:

- i. **The review and monitoring of the Neighbourhood Plan should be discussed with Adrian Cooper at Shropshire Council.**
- ii. **Shropshire Council should be asked how it intends to carry out a housing need survey.**
- iii. **The Committee would monitor housing development in line with the Neighbourhood Plan.**

11) STREET NAMING

None received.

12) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

13) FOOTPATH DIVERSION ORDERS

None received.

14) ROAD CLOSURES

B4378 Wenlock to Shipton Road – 26 July 2017, evening/night time closure from 18:00 to 00:00 hours, to allow removal of road studs (cats eyes), and 27 July 2017, daytime closure from 09:30 to 16:00, to apply surface dressing treatment.

NOTED.

15) TREE PRESERVATION ORDERS

None received.

16) STOPPING UP ORDERS

None received.

17) SPEED LIMIT ORDERS

None received.

18) PROHIBITION ORDERS

None received.

19) TRAFFIC ISSUES

Members expressed concern that the yellow lines had still not been installed at Queen Street bus stop, neither had the new directional signage for the town. Although the Town Clerk had written to Star Housing concerning an open gate along Sheinton Street no response had been received. It was also noticeable that, since its depot had closed in Telford, a greater volume of HGVs from Grange Fencing were driving along Sheinton Street on a regular basis.

It was PROPOSED, SECONDED and AGREED that:

- i. **Cllr. David Turner should be asked for an update on progress of the installation of the yellow lines at Queen Street and the directional traffic signs.**
- ii. **A further letter should be sent to Star Housing for an update on what action they intended to take concerning the gate at Sheinton Street.**

20) CORRESPONDENCE RECEIVED

Information received from Shropshire Council concerning CIL payments.

NOTED.

21) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 4 July 2017.

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 of a recent Planning Enforcement Case.

NOTED.

The meeting closed at 10:46.

Signed.....
Chairman

Date.....