

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 5 August 2014

PRESENT:

Cllr. Yvonne Holyoak (Chairman), Cllr. Bert Harper and Cllr. Milner Whiteman OBE.

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

Cllr. Paul Laming
1 member of the public

1) CHAIRMAN'S WELCOME

In the absence of the Chairman, the Deputy Chairman, Cllr. Yvonne Holyoak chaired the meeting. She welcomed everyone to the meeting.

2) APOLOGIES

COUNCILLOR	REASON
Kevin Hadley	Holiday
Mary Hill	Holiday
Dafydd Jenkins	Work commitments

These apologies were ACCEPTED.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 1 July 2014 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

None declared.

5) DISPENSATIONS

None requested.

6) PUBLIC SESSION

There were no requests to speak from members of the public.

7) PLANNING MATTERS

The following planning application were considered:

14/02184/FUL Wenlock Edge Inn, Easthope Much Wenlock	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. This application had previously been considered by the Committee on 3 June 2014 and the Committee had objected on the grounds that development of the car park was not appropriate. Now the applicant had re-submitted the application with slight variations and the Committee re-considered the amended plans.
--	--

	<p>It was AGREED to strongly object on the grounds that:</p> <ul style="list-style-type: none"> i. In accordance with the National Planning Policy Framework the application does not demonstrate a need for this development in the proposed location, and would be best developed on the same side as the Inn. ii. The proposals do not meet the requirements for development in an AONB in terms of scale and design as set out in the Shropshire Core Strategy. iii. The proposed development is contrary to policies CS5, CS6, CS13, CS16 and CS17 in the Shropshire Core Strategy. iv. It is contrary to the Neighbourhood Plan Policy LL3 because it detracts from the connectivity between wild life areas and green space on the west side of the B4371. v. It is not compatible with the Shropshire Hills AONB Management Plan. vi. The Council does not agree that the six bedrooms on the east side in the Inn cannot make a significant contribution to the finances of the business. In 2002 they contributed £24,478 to that business.
14/02875/FUL Westwood Farm, Bourton, Much Wenlock	Removal of existing agricultural workshop; erection of new steel portal frame agricultural building with extension to house biomass boiler and fuel store. It was AGREED – no objection.
14/03024/TCA 6 and 7 Shrewsbury Road, Much Wenlock	To fell one Ash tree within Much Wenlock Conservation Area It was AGREED to support.
14/03066/LBC Salon Ten, 44 High Street, Much Wenlock	Alterations in connection with replacement of timber windows to front elevation affecting a Grade II Listed Building It was AGREED to support provided it meets with the approval of the Conservation Officer.
14/03067/FUL 3 Queens Court Barns, Queen Street, Much Wenlock	Remove ground floor window in NW elevation and replace with double doors It was AGREED to support provided it meets with the approval of the Conservation Officer.
14/03068/LBC 3 Queens Court Barns, Queen Street, Much Wenlock	Remove ground floor window in NW elevation and replace with double doors It was AGREED to support provided it meets with the approval of the Conservation Officer.

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

12/01806/FUL The Lydens, Station Road, Much Wenlock	Erection of four detached dwellings and garages following the demolition of garages and workshop; alterations to existing access and associated landscaping Permission GRANTED 8 July 2014
14/01864/FUL The Old Police Station, 60 Sheinton Street, Much Wenlock	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 Permission GRANTED 16 July 2014
14/01865/LBC The Old Police Station, 60 Sheinton Street, Much Wenlock	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 Permission GRANTED 16 July 2014
14/02720/FUL 27 Swan Meadow, Much Wenlock	Erection of a single storey extension to rear and alterations to existing garage to include erection of first floor extension over Permission GRANTED 15 July 2014
14/02832/LBC Bourton Manor, Bourton, Much Wenlock	Internal alterations to reinstate two dwellings to one dwelling affecting a Grade II Listed Building Permission GRANTED 29 July 2014

8) NEIGHBOURHOOD PLAN

Members received a response methodology to 'Objective 3 – reducing flood risk' which recommended how the Planning & Environment Committee should use the Neighbourhood Plan to respond to planning applications. The methodology had been developed by the Much Wenlock Community Flood Action Team.

It was AGREED to ADOPT the response methodology, with the addition of complying with the requirements of the Environment Agency and the requirement for flood defence consent for development which goes in-over-under a mains river or is within 8 metres of a watercourse.

9) HOUSING INFORMATION

Members received information which outlined the number of dwellings which had either been approved or were pending since March 2013, including affordable dwellings.

It was AGREED to discuss housing numbers further with Shropshire Council at the next meeting.

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

None received.

13) ROAD CLOSURES

None received.

14) STOPPING UP ORDERS

None received.

15) SPEED LIMIT ORDERS

None received.

16) PROHIBITION ORDERS

None received.

17) CONSULTATION

None received.

18) CORRESPONDENCE

None received.

19) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 2 September 2014 commencing at 6 pm.

20) PLANNING ENFORCEMENT CASES

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Due to the confidential nature of the business to be transacted and pursuant to Section 1(2) of the above Act it was agreed that the public and press should not be present.

A recent planning enforcement case was **NOTED**.

The meeting closed at 18.36.

Signed.....
Chairman

Date.....