

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
9:30 am on Tuesday 5 April 2016

PRESENT:

Cllr. Milner Whiteman OBE (Chairman), Cllr. Graham Edgcumbe Venning, Cllr. Bert Harper, and Cllr. Paul Laming.

TOWN CLERK:

Sharon Clayton

1) CHAIRMAN'S WELCOME

In the absence of the Chairman, the Deputy Chairman, Cllr. Milner Whiteman welcomed everyone to the meeting.

2) APOLOGIES

Apologies were received from Cllr. Dafydd Jenkins who had work commitments and Cllr. Mary Hill who was away on holiday.

These apologies were ACCEPTED and CONFIRMED as APPROVED absence.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 1 March 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:

<p>15/05536/FUL 4 Bull Ring, Much Wenlock</p>	<p>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 windows and roof lights and widening of driveway gates (amended design).</p> <p>It was unanimously AGREED that the Committee was in favour of the application which was to be commended for its attention to detail. However the Committee objects to the widening of the gateway, and to taking down and reducing the height of the wall which should remain untouched since it is located in a Conservation Area – Policy GQD2, Objective 6 in the Neighbourhood Development Plan for Much Wenlock refers.</p>
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<p>15/0537/LBC 4 Bull ring, Much Wenlock</p>	<p>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.</p> <p>It was unanimously AGREED that the Committee was in favour of the application which was to be commended for its attention to detail. However the Committee objects to the widening of the gateway, and to taking down and reducing the height of the wall which should remain untouched since it is located in a Conservation Area – Policy GQD2, Objective 6 in the Neighbourhood Development Plan for Much Wenlock refers.</p>
<p>16/00642/FUL Barn to the north of Woodfield House, St. Mary’s Lane, Much Wenlock</p>	<p>Conversion of redundant barn to one dwelling with extension and relocated access.</p> <p>It was unanimously AGREED to object on the following grounds:</p> <ul style="list-style-type: none"> i. The proposed roofline would be too high and imposing on the neighbours. ii. Overdevelopment on a small site in a Conservation Area – Policy GQD2, Objective 6 in the Neighbourhood Development Plan for Much Wenlock refers.
<p>16/00951/TCA 2 Bowling Green Way, Much Wenlock</p>	<p>To fell one Cherry tree within Much Wenlock Conservation Area</p> <p>No comment since the application had already been approved.</p>
<p>16/00981/FUL 7 Shrewsbury Road, Much Wenlock</p>	<p>Erection of detached self-contained annexe and garage.</p> <p>It was unanimously AGREED that the Committee believes the proposed development is outside of the development boundary of the town and the application should not be considered because it does not meet any exception site criteria.</p>
<p>16/01060/TPO 5 Foresters Garden, Much Wenlock</p>	<p>To fell one Maple and one Hawthorn protected by Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995.</p> <p>It was unanimously AGREED to NOTE that this was a retrospective application since the tree had already been removed.</p> <p>It was unanimously AGREED that the felling of the tree was in breach of Policy LL2, Objective 8, in the Neighbourhood Development Plan for Much Wenlock and Shropshire Council could be asked what action it would take as a consequence. It was further AGREED that a replacement tree should be planted.</p>
<p>16/01151/TCA 7A Smithfield Road, Much Wenlock</p>	<p>To fell one Apple and one Crab Apple tree within Much Wenlock Conservation Area.</p> <p>It was NOTED that Cllr. Joffrey Watson was the agent.</p> <p>Whilst it was NOTED that the garden was to be landscaped it was unanimously AGREED to object because the Committee would prefer these trees to be included within the landscape.</p>
<p>16/01179/FUL The Signals, Stretton Road, Much Wenlock</p>	<p>Creation of new access in association with wildlife hospital to include the removal of 4 metres of hedgerow.</p> <p>It was unanimously AGREED no objection.</p>
<p>16/01099/AGR Westwood Farm, Bourton Westwood, Much Wenlock</p>	<p>Erection of an agricultural building – metal clad. For information only.</p> <p>It was unanimously AGREED to NOTE.</p>

16/01253/FUL Rowan House, Back Lane, Much Wenlock	Erection of detached single garage. It was unanimously AGREED no objection.
16/01378/TCA Sheinton House, Sheinton Street, Much Wenlock	To remove one major stem, reduce remaining stems by 30% and remove any crossing or damaged branches of one Willow tree within Much Wenlock Conservation Area. It was NOTED that Cllr. Joffrey Watson was the agent. It was unanimously AGREED no objection.

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

15/03359/FUL Westwood Quarry, Stretton Westwood, Much Wenlock	Restoration of disused quarry to restore habitat, in particular to encourage the re-growth of calcareous grassland (UK Biodiversity Action Plan) utilising surplus material from proposed attenuation ponds that will form the Much Wenlock Flood Alleviation Scheme. Permission GRANTED 4 March 2016.
16/00375/FUL Grange Fencing, Stretton Road, Much Wenlock	Installation of three demountable buildings to be used as office and staff facilities. Permission GRANTED 4 April 2016.
16/00473/TPO Willow House, Barrow Street, Much Wenlock	To reduce one Weeping Willow by 20% protected by the Bridgnorth District Council) former St Mary Magdalene Church, Barrow Street, Much Wenlock) TPO 2008. Permission GRANTED 8 March 2016.
16/00901/TCA 3 Barrow Street, Much Wenlock	One Silver Birch dismantle to ground level, one Prunus crown reduce by 2m side branches to prevent branch failure (rabinia), one Holly trim all over (reshape) within Much Wenlock Conservation Area. Permission GRANTED 29 March 2016.
16/00951/TCA 2 Bowling Green Way, Much Wenlock	To fell one Cherry tree within Much Wenlock Conservation Area Permission GRANTED 29 March 2016

8) STREET NAMING

None received.

9) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

10) FOOTPATH DIVERSION ORDERS

None received.

11) ROAD CLOSURES

None received.

12) TREE PRESERVATION ORDERS

None received.

13) STOPPING UP ORDERS

None received.

14) SPEED LIMIT ORDERS

None received.

15) PROHIBITION ORDERS

None received.

16) TRAFFIC ISSUES

None discussed.

17) CORRESPONDENCE RECEIVED

None received.

18) RETROSPECTIVE PLANNING APPROVAL

Members considered a proposal by Cllr. Bert Harper that the Town Council should write to Cllr. Mal Price at Shropshire Council concerning the number of retrospective planning applications submitted after development work had begun. He felt this undermined planning regulations and the Neighbourhood Development Plan for Much Wenlock and he was concerned about the lack of any apparent enforcement actions being taken against possible transgression.

It was PROPOSED, SECONDED and AGREED to write to Cllr. Mal Price, and Ian Kilby at Shropshire Council to express these concerns.

19) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 3 May 2016 at the earlier time of 9:30.

The meeting closed at 10:24.

Signed.....
Chairman

Date.....