

# MUCH WENLOCK TOWN COUNCIL

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

**PRESENT:**

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

**TOWN CLERK:**

Sharon Clayton

**IN ATTENDANCE:**

4 member of the public

**1) CHAIRMAN'S WELCOME**

The Chairman welcomed everyone to the meeting.

**2) APOLOGIES**

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

**This apology was ACCEPTED and CONFIRMED as APPROVED absence.**

**3) MINUTES**

The minutes of a Planning and Environment Committee meeting held on 31 May 2016 were considered for approval.

**It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

The minutes of an Extraordinary Planning and Environment Committee meeting held on 14 June 2016 were considered for approval.

**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**

The Chairman invited a member of the public to express her concerns about planning application no: 14/04254/FUL, 15 High Street. She felt that the planning application misinformed and was non compliant with the Neighbourhood Development Plan for Much Wenlock. She urged Members to object to the application on the grounds that the change of use would impact on the quality of life for nearby residents in terms of noise and privacy, and much of the development was outside of the retail core as defined in the Neighbourhood Development Plan for Much Wenlock.

**7) PLANNING MATTERS**

The following planning applications were considered:

<p>14/04254/FUL 15 High Street, Much Wenlock</p>	<p>Refurbishment, extension and change of use to provide A4 (pub/bar), A5 (hot food takeaway) and residential use and associated works (amended description).</p> <p>Whilst Members welcomed plans to improve the site, concern was expressed about the scale (height) and clarity of the proposals, including plans for attenuation.</p> <p>It was PROPOSED that the application be referred to the Town Council for consideration with a recommendation to object to the proposals and request that the developer prepares a more suitable application.</p> <p><b>Whilst the Committee would welcome a design that would be more conducive within its setting it was unanimously AGREED to recommend to the Town Council to object on the following grounds:</b></p> <ul style="list-style-type: none"> <li>i. <b>The proposals are not in keeping with Objectives GQD 1 and GQD 2.</b></li> <li>ii. <b>The applicant needs Flood Defence Consent in accordance with the Water Resources Act 1991 and associated byelaws because the site is within 8 metres of a main river, and attenuation proposals must conform with Objective 3 in the Neighbourhood Development Plan for Much Wenlock.</b></li> <li>iii. <b>The proposed development, by reason of unsatisfactory design, excessive size, and close proximity to the listed buildings adjacent to the site, would adversely affect the setting of each listed building, and is contrary to policies within the Neighbourhood Development Plan for Much Wenlock.</b></li> <li>iv. <b>The Committee notes and endorses the comments of the Public Protection Specialist dated 15 June 2016.</b></li> </ul>
<p>16/02180/FUL 17 High Street, Much Wenlock</p>	<p>Erection of detached outbuilding.</p> <p>Members were unable to comment on this application because permission had already been granted.</p> <p><b>It was unanimously AGREED to write to Shropshire Council and express concern that the planning officer had made a decision before the Town Council had time to respond within the consultation period.</b></p>
<p>16/02257/LBC 17 High Street, Much Wenlock</p>	<p>Works to facilitate the erection of detached outbuilding.</p> <p>Members were unable to comment on this application because permission had already been granted.</p> <p><b>It was unanimously AGREED to write to Shropshire Council and express concern that the planning officer had made a decision before the Town Council had time to respond within the consultation period.</b></p>
<p>16/02730/COU Bourton Grange, Bourton, Much Wenlock</p>	<p>Application under Section 73a of the Town and Country Planning Act 1990 for the change of use from agricultural building to equestrian use (stables and tack room).</p> <p><b>It was unanimously AGREED no objection.</b></p>
<p>16/02887/TCA Bourton Quarry, Manor View, Bourton, Much Wenlock</p>	<p>Works to various trees within Bourton Conservation Area.</p> <p><b>It was unanimously AGREED to request more details so that the matter could be discussed further at the next meeting.</b></p>

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

<p>16/00323/FUL Land to the east of Bourton Road, Much Wenlock</p>	<p>Erection of one (affordable) dwelling and detached garage Permission <b>GRANTED</b> 28 June 2016</p>
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16/00642/FUL Barn to the north of Woodfield House, St. Mary's Lane, Much Wenlock	Conversion of redundant barn to one dwelling with extension and relocated access Permission <b>GRANTED</b> 24 June 2016  <b>It was AGREED that the Chairman would write to the Neighbourhood Plan Monitoring Working Group and express concern that, although the Committee had objected to this application because it did not conform to policies within the Neighbourhood Development Plan for Much Wenlock, permission was granted.</b>
16/01463/FUL 50 Sheinton Street, Much Wenlock	Erection of a single storey rear extension Permission <b>GRANTED</b> 23 June 2016
16/01564/FUL 7 Bourton Westwood, Much Wenlock	Erection of two storey side extension Permission <b>GRANTED</b> 7 June 2016
16/01877/FUL 4 Bull Ring, Much Wenlock	Internal and external alterations and extension to existing dwelling to include removal of internal wall, formation of flat roof over utility, installation of new window and roof lights and widening of driveway gates (revised scheme) Permission <b>GRANTED</b> 20 June 2016  <b>It was AGREED that the Chairman would write to the Neighbourhood Plan Monitoring Working Group and express concern that, although the Committee had objected to this application because it did not conform to policies within the Neighbourhood Development Plan for Much Wenlock, permission was granted.</b>
16/02052/FUL William Brookes School, Farley Road, Much Wenlock	Erection of single storey extension Permission <b>GRANTED</b> 30 June 2016
16/02180/FUL 17 High Street, Much Wenlock	Erection of detached outbuilding Permission <b>GRANTED</b> 29 June 2016
16/02257/LBC 17 High Street, Much Wenlock	Works to facilitate the erection of detached outbuilding Permission <b>GRANTED</b> 29 June 2016

**8) STREET NAMING**

None received.

**9) FOOTPATH/BRIDLEWAY CREATION ORDERS**

None received.

**10) FOOTPATH DIVERSION ORDERS**

None received.

**11) ROAD CLOSURES**

- a) Temporary road closure for essential carriageway re-surfacing work at Oakfield Park from 4 July to 22 July 2016.
- b) Temporary road closure for essential carriageway re-surfacing work at Merrywell Lane, Walton from 26 July to 5 August 2016.

**NOTED.****12) TREE PRESERVATION ORDER**

TPO created 27 January 2016 and confirmed on 17 June 2016 to preserve the visual amenity and character of the area by protecting an Oak tree that makes a significant contribution to these attributes at land to the rear of 40 High Street, Much Wenlock.

**NOTED.****13) STOPPING UP ORDERS**

None received.

**14) SPEED LIMIT ORDERS**

None received.

**15) PROHIBITION ORDERS**

None received.

Cllr. Paul Laming left at this point in the meeting.

**16) TRAFFIC ISSUES**

None considered.

**17) CORRESPONDENCE RECEIVED**

- a) Letter concerning the Withies Caravan/Camping site, Much Wenlock.
- b) Letter from Much Wenlock Civic Society concerning 14/04254/FUL – 15 High Street, Much Wenlock.

**NOTED.**

**18) DATE OF NEXT MEETING**

It was **NOTED** that the next meeting would take place on Tuesday 2 August 2016 at 09:30.

**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 two recent Planning Enforcement cases.

**NOTED.**

The meeting closed at 10:34.

Signed.....  
Chairman

Date.....