

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Corn Exchange, Much Wenlock
9:30 am on Tuesday 9 January 2018

Present:

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

Town Clerk:

Sharon Clayton

In attendance:

Cllr. David Gibbon
2 members of the public

1) Chairman

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

Apologies were received from Cllr. Milner Whiteman OBE who had a hospital appointment and Cllr. Dafydd Jenkins who had a work commitment.

These apologies were CONFIRMED and ACCEPTED as APPROVED absence.

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 5 December 2017 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 the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

Cllr. Herbert Harper declared a non-pecuniary interest in planning application number 17/05666/OUT.

5) Dispensations

None requested.

6) Public session

The Chairman allowed one member of the public to express his concerns relating to planning application number 17/05666/OUT for the erection of a dwelling at 1 Sytche Close.

The Chairman allowed a member of the public to speak on behalf of the applicants in support of planning application number 17/05723/FUL for the erection of an affordable dwelling

7) Planning matters

The following planning applications were considered:

<p>17/05666/OUT 1 Sytche Close, Much Wenlock</p>	<p>Outline application for the erection of a dwelling to include access It was PROPOSED, SECONDED and unanimously AGREED to object most strongly to this application for the following reasons:</p> <ul style="list-style-type: none"> ○ The application was out of character with other properties in Sytche Close and did not comply with Policy H4 in the Neighbourhood Plan for Much Wenlock.
--	--

	<p>02/18</p> <ul style="list-style-type: none"> ○ Over-development of a small plot and not in accordance with Policy H4 and H5, and Objective 6, Good Quality Design in the Neighbourhood Plan. ○ The site lacks a garden of appropriate size and does not comply with Objective 6 in the Neighbourhood Plan. ○ The positioning of the garage was well forward of the building line of Sytche Close and breaches a covenant. <p>Members further noted that a fence had been erected around the visibility splay giving the impression that the visibility splay land was part of property no. 1, and the assumption could be made that this would provide the garden for the proposed dwelling. The site was situated on a dangerous corner and it was essential that the visibility splay was retained since this junction had become quite dangerous due to an increase in traffic from the Mendips View development and the Sytche caravan site.</p>
17/05722/FUL 17 Homer, Much Wenlock	Erection of a 1.8m high garden wall facing the highway following removal of existing fence It was PROPOSED, SECONDED and unanimously AGREED no objection.
17/05723/FUL proposed affordable dwelling east of Bourton Road, Much Wenlock	Erection of local needs dwelling and associated garage; installation of package treatment plant It was PROPOSED, SECONDED and unanimously AGREED to fully support this application because it was for a local family and was in compliance with Policy H5 of the Neighbourhood Plan. It was further AGREED that Cllr. David Turner should be asked to support this application.
17/05851/FUL 24 Sheinton Street, Much Wenlock	Erection of external steps and retaining wall and formation of parking space following demolition of garage and boundary wall It was PROPOSED, SECONDED and unanimously AGREED not to support this application because the property is a Grade II Listed Building and Listed Building Consent had not been applied for. Furthermore, the photograph appended to the application was not the garage referred to in the application.
17/05905/TCA 35 St Owens Road, Much Wenlock	Fell to ground level two Cypress trees and grind out stumps within Much Wenlock Conservation Area It was PROPOSED, SECONDED and unanimously AGREED to support this application provided two more suitable trees were planted in a suitable location.
17/05916/FUL Magnolia Cottage, Copse Hill Lane, Homer, Much Wenlock	Erection of two storey side extension and the building façade is to be renovated with glazing feature and new entrance to front elevation It was PROPOSED, SECONDED and unanimously AGREED no objection provided the neighbours were not unduly affected.
17/05970/TCA Laurelbank, 36 Barrow Street, Much Wenlock	To reduce one Spruce tree by 40% and two Conifers by 30% within the Much Wenlock Conservation Area It was PROPOSED, SECONDED and unanimously AGREED to support.
17/05971/TCA 48 Sheinton Street, Much Wenlock	Crown reduce one Walnut tree and one Oak tree by 20% within the Much Wenlock Conservation Area It was PROPOSED, SECONDED and unanimously AGREED that Members were unable to make a decision on this application due to there being no outline drawing of the site and the trees that sit within it.

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

17/01661/FUL Willow House, 16 The Paddock, Much Wenlock	Erection of a detached partly open fronted double garage/storage to side of dwelling Permission GRANTED 3 January 2018
--	--

17/02964/FUL Bank House, 4 Wilmore Street, Much Wenlock	Erection of workshop and timber carport following demolition of existing timber outbuilding and brick boundary wall; creation of new vehicular and pedestrian access and relocation of timber gates Permission GRANTED 5 December 2017
17/02965/LBC Bank House, 4 Wilmore Street, Much Wenlock	Erection of workshop and timber carport following demolition of existing timber outbuilding and brick boundary wall; creation of new vehicular and pedestrian access and relocation of timber gates affecting a grade II Listed building Permission GRANTED 5 December 2017
17/04246/FUL Papillon, Homer, Much Wenlock	Erection of a single storey extension to side elevation with associated internal alterations and single storey extension to rear elevation following demolition of conservatory; elevational alterations to rear and side elevations; works to increase the ridge height (6.5m) of existing garage to facilitate the creation of first floor accommodation to include installation of windows, dormer windows and external staircase Permission GRANTED 7 December 2017
17/05304/TPO 1 Farley Road, Much Wenlock	To cut back the branches of one Sycamore tree protected by Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995 Permission GRANTED 18 December 2017
17/05339/FUL 59 Oakfield Park, Much Wenlock	Erection of single storey rear extension Permission GRANTED 21 December 2017
17/05364/FUL The Mount, Farley, Much Wenlock	Creation of new vehicular access and restricting existing access to pedestrian only Permission GRANTED 4 January 2018

8) Flooding issues

It was noted that there was water in the Sytche attenuation pond although water was pooling behind the caravan site. Members were concerned that this could lead to possible flooding at the bottom of the caravan site and agreed it should be monitored. It was also noted that debris was collecting in the grill at the Stretton Road attenuation pond following recent stormy weather and the gullies had still not been cleared around the Gaskell corner where it is prone to flooding.

Following the last meeting the Town Clerk had written to Shropshire Council asking a number of questions about the attenuation ponds to which there had been no acknowledgement.

It was PROPOSED, SECONDED and AGREED that Shropshire Council should be asked to respond to the questions asked concerning the attenuation ponds.

9) Street naming

None received.

10) Footpath/bridleway creation orders

None received.

11) Footpath diversion orders

None received.

12) Road closures

None received.

13) Tree Preservation Orders

None received.

14) Stopping Up Orders

None received.

15) Speed Limit Orders

None received.

16) Prohibition Orders

None received.

17) Traffic issues

None discussed.

18) Correspondence

None received.

19) Date of next meeting

It was **NOTED** that the next meeting would take place on Tuesday 30 January 2018

20) Planning enforcement case

None received.

The meeting closed at 10:52.

Signed.....
Chairman

Date.....