

# MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock  
6 pm on Tuesday 8 January 2019

**Present:**

Cllr. Mary Hill (Chairman), Cllr. Herbert Harper, Cllr. Dafydd Jenkins, Cllr. Daniel Thomas and Cllr. Milner Whiteman

**Locum Town Clerk:**

Trudi Barrett

**In attendance:**

Four members of the public

**1) Chairman's Welcome**

The Chairman welcomed everyone to the meeting.

**2) Apologies**

An apology was received from Cllr. Themans due to a work commitment.

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

**3) Minutes**

The minutes of a Planning and Environment Committee meeting held on 4 December 2018 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.

**5) Dispensations**

None requested.

**6) Public Session**

A member of the public spoke on the Local Plan, Preferred Sites consultation. He raised several questions:

- a. How had Shropshire Council reached the conclusion that the Town Council supported the extension of the town boundary?  
Councillors responded that the Town Council had held preliminary discussions with Shropshire Council about the sites put forward but the town boundary had not formed part of those discussions. However, it would be unrealistic to assume that the current boundary was a fixed line for all time.
- b. Did the Committee acknowledge that it had a legal obligation to implement the Much Wenlock Neighbourhood Plan?  
Councillors explained that when the Neighbourhood Plan was concluded it had to be in conformity with what was then a combination of Shropshire Council's SamDev and core strategy. When the new Shropshire Local Plan comes into being, probably in 2020, the Neighbourhood Plan will have to be in conformity with this. At present it was not known what mechanism could be used to change the Neighbourhood Plan. It was further explained that Neighbourhood Plans were intended to promote development, not prevent it, and to allow the town to benefit from payments such as CIL to improve infrastructure.
- c. Bearing in mind that there had been no consultation with the public by the Town Council, when would the minutes of the current meeting be available for Councillors and members of the public?

The Chair responded that the draft minutes would be available by the end of the week. However, the public consultation was being undertaken by Shropshire Council, not the Town Council. Members of the public should put forward their individual views to Shropshire Council. The Town Council would also take part in the consultation but Shropshire Council would make the final decision. The matter would not be discussed at the forthcoming Town Council meeting on 10<sup>th</sup> January. An extraordinary Town Council meeting would be held on 17<sup>th</sup> January to consider the Local Plan Preferred Sites and agree the Town Council's response to Shropshire Council. It was noted that the Town Council was not a statutory consultee in planning matters.

For the benefit of the members of the public present, agenda item 9 was brought forward.

#### **7) Shropshire Local Plan Review 2016 – 2036 – Preferred Sites**

- a. Councillors noted correspondence from a member of the public regarding the above.
- b. Councillors reviewed the Much Wenlock section of Shropshire Local Plan Review – Preferred Sites with regard to **housing**.

It was noted that the consultation required only consideration of the site put forward, not any other possible sites. Much Wenlock needed to provide 95 dwellings with 80 proposed for land off Hunter's Gate and 15 windfall.

Councillors considered the development site was sustainable. A site of this size would normally accommodate 121 dwellings but only 80 were proposed to allow space for provision of the required flooding attenuation. 16 of the dwellings would be affordable housing units.

It was noted that some residents would prefer several small housing developments. However, these would not generate a large amount of Community Infrastructure Levy funding at one time and would not bring infrastructure improvements to the town. The proposed development off Hunter's Gate would include improvements to flood management and could include a new roundabout on the Bridgnorth Road. These would both be beneficial to the town.

Councillors considered the importance of flood management and were pleased that the consultation documents noted that Much Wenlock was in a rapid response area for flooding. Improvements were required to the current drainage for Hunter's Gate along with appropriate provision for the proposed development, which could be by means of underground tanks. This would give rise to amenity land and open spaces.

Councillors agreed that a roundabout on Bridgnorth Road should be a guaranteed feature of the proposed development to slow traffic approaching the town. Access to the proposed development from Hunter's Gate should be pedestrian only with vehicular access onto Bridgnorth Road.

Councillors considered the design of buildings for the proposed development. Despite initial opposition from residents to the development on Hunter's Gate, this was an excellent estate and Councillors would wish to see the same attention to detail in terms of building design and materials for any new houses, with a mix of styles and sizes. Reference would be made to the Neighbourhood Plan in this regard.

Councillors acknowledged that more houses on further sites could have been proposed for Much Wenlock. If an objection were to be made against the proposed site, very good arguments would need to be made to the Planning Inspectorate.

**It was PROPOSED, SECONDED and RESOLVED to recommend to full Council that the Council support the preferred site off Hunter's Gate with the proviso that a roundabout be included in the scheme and the problem of flooding in Hunter's Gate be dealt with at the same time. Vehicular access should be onto Bridgnorth Road.**

It was noted that the response form for Much Wenlock related to the Much Wenlock Place Plan area and included Cressage. Councillors agreed that they would not wish to comment on proposals for Cressage.

Councillors considered the provision of **employment land**.

It was noted that the site previously allocated on the Church Stretton Road had become a car park for the Olympic Games, then an industrial site, part had been used for an attenuation pond and most of the site had been transferred from Shropshire Council to Skan Automotive. What remained was not suitable for the provision of employment land and more was required. Shropshire Council will need to find two hectares of land, as recommended in the proposed Local Plan.

**It was PROPOSED, SECONDED and RESOLVED to recommend to full Council that Shropshire Council be asked to seek additional employment land in the town.**

## 8) Planning Matters

The following PLANNING APPLICATIONS were considered:

18/05610/LBC 54 High Street, Much Wenlock	Works to enlarge opening within existing stone wall at first floor and the creation of a new shower room affecting a Grade II Listed Building. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection providing the Shropshire Council Conservation Officer had no concerns about the development.</b>
18/05638/TCA Wenlock Pottery & Craft Centre, Old Chapel House, Sheinton Street, Much Wenlock	Crown reduce by 20% 1 no Ash within Much Wenlock Conservation Area. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
18/05754/TPO 1 Park View, Much Wenlock	Crown lift to give clearance of approx. 3m over private driveway and 5m over public highway of 1 no. Walnut protected by the Bridgnorth District Council (Old Engineering Works, Barrow Street, Much Wenlock) TPO 2002 (Ref: BR/TPO/116). <b>It was PROPOSED, SECONDED and unanimously AGREED no objection providing the Shropshire Council Tree Officer was in agreement.</b>
18/05698/LBC Manor House, 20 Sheinton Street, Much Wenlock	Replacement of 7 no. windows and a door and removal of staircase affecting a Grade II Listed Building. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
18/05426/FUL Waggoners Cottage, 5 Wyke, Much Wenlock	Works to increase ridge height of existing garage to accommodate first floor extension and conversion into self-contained annex ancillary to main dwelling. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
18/05004/FUL 18/05005/LBC	Erection of glazed canopy to side elevation; erection of detached art studio at Woodhouse Farmhouse, Wyke, Much Wenlock. Works to Listed Building to facilitate the erection of glazed canopy to side elevation at Woodhouse Farmhouse, Wyke, Much Wenlock.  To be considered by the Southern Planning Committee on 15 <sup>th</sup> January 2019. Recommendation to Grant Permission.  <b>It was noted that the Town Council had not been notified of the applications. It was agreed to inform the Planning department at Shropshire Council that no comment had been submitted by the Town Council as no notification of the re-submission of the applications had been received.</b>
18/05880/FUL	Installation of 1 sludge thickening building and 1 motor control centre kiosk at the Sewage Works V742, Much Wenlock. It was noted that this was a retrospective application. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>

The following NOTIFICATION was **NOTED**:

18/05729/SCO Farley Quarry, Farley, Much Wenlock	Request for a scoping opinion under regulation 13 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011. <b>Notification only</b>
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The following planning DECISIONS were **NOTED**:

<p>17/05182/FUL Bourton Quarry, Bourton, Much Wenlock</p>	<p>Change of use of 4 agricultural sheds, and rebuilding and relocation of 5<sup>th</sup> shed for B1(c) light industrial use. <b>WITHDRAWN</b> 11 December 2018</p> <p>Councillors noted that a new application 18/05298/FUL had been submitted. This had not been notified to the Town Council, however, the Shropshire Council Planning officer considered the revised application an improvement.</p>
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#### 9) Presthoke Grange

Councillors noted the response from Ian Kilby, Planning Services Manager at Shropshire Council, to the Town Council's correspondence regarding the Park Home development at Presthoke Grange. Mr Kilby stated that the site could be used to site caravans which could be occupied for 12 months of the year, following an appeal decision in 2016. The development was not liable for CIL or affordable housing and/or contributions. Councillors were very disappointed with this response and it seemed there was little else the Town Council could do.

Councillors also noted correspondence received from a resident in Telford expressing concerns about the development based on his personal experience. With the resident's permission, the correspondence had been passed to Shropshire Council.

#### 10) Ironbridge Power Station Redevelopment

- a. Councillors noted correspondence from The Gorge Parish Council outlining the responses to a recent consultation exercise carried out by the Parish Council on the future of the Ironbridge Power Station Site. It was noted that Buildwas had opted in to the Much Wenlock Place Plan area as a Community Cluster. Councillors agreed to invite Buildwas Parish Councillors to a meeting to exchange ideas on the development of the power station site.
- b. Councillors noted the December 2018 Ironbridge Power Station Redevelopment newsletter from Harworth.

#### 11) Flooding issues

Councillors noted the approach from a Flood Resilience Advisor at the Environment Agency wishing to engage with the Council and local residents regarding the local flood risk. In the first instance, an invitation had been accepted to speak to the Planning Committee at the next meeting on 5 February 2019.

#### 12) Street naming \*

None received.

#### 13) Footpath/Bridleway Creation Orders\*

None received.

#### 14) Footpath Diversion Orders\*

None received.

#### 15) Road closures\*

None received.

#### 16) General Highways Matters

- a. Councillors noted concerns about the placement of a floral planter at the junction of Sheinton Street and New Road. The planter had been removed pending relocation to an alternative location where it would not cause any visibility problems.
- b. Councillor Jenkins intended to contact Shropshire Council's highways department to discuss a bollard on the corner by the Guildhall. A bollard had been removed on account of the narrow pavement but a replacement could be installed slightly further down, towards the church, to ensure the corner of the Guildhall building was not clipped by large vehicles.

**17) Tree Preservation Orders\***

None received.

**18) Stopping Up Orders\***

None received.

**19) Speed Limit Orders\***

None received.

**20) Prohibition Orders\***

None received.

**21) Community Infrastructure Levy (CIL) and Place Plans**

Councillors noted an update on CIL and guidance for applicants on CIL Local Funding from Shropshire Council. Shropshire Council been subjected to much criticism from town and parish councils for reluctance to allocate CIL funding to local projects. It was noted that the allocation scheme was under review.

**22) Correspondence**

Councillors noted correspondence from a resident regarding the Local Plan preferred site allocation.

**23) Date of next meeting**

It was **NOTED** that the next meeting would take place on Tuesday 5 February 2019 at 6.00pm.

**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.

**24) Members NOTED** recent planning enforcement cases. It was agreed that a site visit would be beneficial.

The meeting closed at 7.30 pm.

Signed.....  
Chairman

Date.....