

# MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock  
at 6 pm on Tuesday, 2<sup>nd</sup> April 2019

## Present:

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

## Locum Town Clerk:

Trudi Barrett

## In attendance:

Cllr. Holyoak and one member of the public.

### 1) Chairman's Welcome

The Chairman welcomed everyone to the meeting.

### 2) Apologies

None.

### 3) 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.

Cllr Thomas declared a pecuniary interest in agenda item 21, Local Connection, as the applicants were family members.

### 4) Dispensations

None requested.

### 5) Public Session

None.

### 6) Minutes

The minutes of a Planning and Environment Committee meeting held on 5<sup>th</sup> March 2019 were considered for approval. **It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

### 7) Planning Matters

The following PLANNING APPLICATIONS were considered:

<p>19/00946/FUL 3-4 High Street, Much Wenlock and 19/00947/LBC</p>	<p>Sub-division of existing retail unit to create two units affecting a Grade II Listed building. <b>It was PROPOSED, SECONDED and unanimously RESOLVED to support the application.</b></p>
<p>19/01021/VAR Withies Campsite, Stretton Road, Much Wenlock</p>	<p>Variation of Condition nos. 2 (approved plans) and 3 (no. of tents/huts) pursuant to Planning Permission 16/03878/FUL to allow for an increase in the number of tents in lieu of Shepherd Huts. <b>It was PROPOSED, SECONDED and unanimously RESOLVED to object to the application.</b> <b>The permission dated 1<sup>st</sup> February 2017 specified as Condition 3:</b> <b>"No more than 4 shepherds huts structures, 5 touring caravans and 16 tent pitches shall be provided/sited within the application site at any one time.</b></p>

	<b>Reason: To define the scale of the holiday accommodation enterprise, for the avoidance of doubt." This application was too open ended and called the numbers specified into doubt.</b>
19/01386/TCA Holy Trinity Church, Wilmore Street, Much Wenlock	To carry out a crown reduction (as shown on photo) and removal of the lowest branch overhanging the footpath of 1 no. Willow tree within Much Wenlock Conservation Area. <b>It was PROPOSED, SECONDED and unanimously RESOLVED no objections.</b>
19/01387/FUL and 19/01334/LBC Baillie Accountants, 11 Bull Ring, Much Wenlock	Internal alterations to enable change of use of first and second floor into one dwelling, to include removal and replacement of partition walling; insertion of first floor window (SE Elevation). <b>It was PROPOSED, SECONDED and unanimously RESOLVED to object to the application.</b> <b>The applicant had failed to provide details as required by the Much Wenlock Neighbourhood Plan - see Appendix 1: Demonstrating Viability.</b> <b>The applicant had not demonstrated that this was not a viable business premises.</b>

Councillors **NOTED** the following application, which was for information only:

19/01205/AGR Yew Tree Cottage, Stretton Westwood, Much Wenlock	Erection of an agricultural building.
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The following planning DECISIONS were **NOTED**:

18/05426/FUL Waggoners Cottage, 5 Wyke, Much Wenlock	Alterations to existing garage building to facilitate its conversion into a self-contained annex ancillary to main dwelling. <b>Grant Permission</b>
19/00204/LBC Library, 62 High Street, Much Wenlock	Works to facilitate the installation of one hanging sign to the front elevation. <b>Grant Permission</b>
19/00291/ADV Library, 62 High Street, Much Wenlock	Erect and display 1 no. non-illuminated hanging sign on the front façade. <b>Grant Permission.</b>
19/00575/TPO Willow House, Barrow Street, Much Wenlock	To reduce by 20% 1No Weeping Willow tree protected by Bridgnorth District Council (Former St Mary Magdalene Church, Barrow Street, Much Wenlock) TPO 2008. <b>Grant Permission.</b>
19/00713/TCA 16 Victoria Road, Much Wenlock	Fell 1 no Conifer within Much Wenlock Conservation Area. <b>No objection.</b>

## 8) Flooding issues

- a. Councillors noted that the contact details required updating but that other elements of the Much Wenlock Flood Plan were still valid. Councillor Harper undertook to update the contact details. Concerns were raised again about the condition of the drains and culverts in the town. It was noted that Sherry Woolgrove, Emergency Planning Officer at SC, had offered to check the maintenance arrangements but had yet to provide the information. The Clerk would pursue the matter.
- b. Councillors considered how to work with the Environment Agency (EA) and other organisations to raise awareness of the flood risk in Much Wenlock. It was noted that many residents were unaware of the risk or were not willing to acknowledge it. Councillors did not think that EA attendance at a Council surgery would be the best way of engaging with members of the public. The Clerk was asked to contact the EA and suggest the Council facilitate an event at the Priory Hall (at the expense of the EA), perhaps on a weekday evening in June. The structure of the evening would need to be agreed with EA representatives, but it was important that residents be provided with practical information on what they could and should do to prepare for a flood. Invitations to the event should be delivered to residents in advance.

**9) Street naming \***

Councillors noted that the problems associated with Shropshire Council allowing a second building in the town to be named the Old Police Station had not been resolved. The Clerk was asked to contact the Street Number and Naming Officer at Shropshire Council again to request that she address the matter with the property agent for the recently refurbished police station in Smithfield Road. The officer had advised that the primary address for a property was the property number, however, Councillors noted that in this case the name used for the new residential property was causing confusion.

**10) Footpath/Bridleway Creation Orders\***

None received.

**11) Footpath Diversion Orders\***

Councillors noted that the Footpath Diversion Order for Footpath 50, relating to a public right of way over land situated at Shadwell Quarry, was confirmed on 21<sup>st</sup> March 2019.

**12) Road closures\***

**13) Highways Matters**

- a. Councillors noted correspondence from Shropshire Council regarding parking issues at the junction of Bridge Road and Smithfield Road. The location had been added to the list of potential waiting restrictions but would need to go through a formal consultation process.
- b. Councillors expressed concerns about the use of the annexe to no. 9 St Mary's Road. The Clerk was asked to check whether the property was still being used as an annexe to the main property or as a separate residence (14/03644/FUL granted on 14<sup>th</sup> October 2014 refers).
- c. Councillors noted that a large touring caravan (for sale) was parked on the side of the road outside Hodgecroft, taking up most of one lane. The caravan was not lit at night and there was no room for an emergency vehicle to pass. The matter had been raised with Shropshire Council and the local police. The Clerk was asked to contact the Fire Service and Ambulance Service regarding access for emergency vehicles.
- d. Councillors noted that there was no pollution monitor in the town and that this matter had been raised at a recent Council surgery. There had previously been a monitor by the Gaskell Arms. The Clerk was asked to request the installation of pollution monitors around the town in Wilmore Street, by the Gaskell Arms, Smithfield Road and in Farley Road near the school.

**14) Tree Preservation Orders\***

None received.

**15) Stopping Up Orders\***

None received.

**16) Speed Limit Orders\***

None received.

**17) Prohibition Orders\***

None received.

**18) Neighbourhood Plan**

- a. Councillors noted activities undertaken by the "Much Wenlock Neighbourhood Plan Refresh 2019" group.
- b. Councillors had been investigating the legal position and were hoping to have definitive answers for the full Council meeting on 4<sup>th</sup> April. Further discussion was deferred until that meeting

**19) Place Plans**

Councillors reviewed the draft Place Plan in preparation for the full Council meeting on 4<sup>th</sup> April. It was noted that there were inaccuracies with regard to housing numbers on page 14, where it was believed that the need for a further 105 dwellings should read 95. The Planning Policy & Strategy Manager at Shropshire Council had also agreed that there was currently no employment land in Much Wenlock.

Councillors noted that little information was provided in Table 1 with regard to the development of Ironbridge Power Station. Councillors were aware that Shropshire Council officers had made a presentation, which referred to the Power Station, at MIPIM, a developer conference held in Cannes, France. A copy of the presentation had been requested from SC and was awaited.

With regard to page 9, Transport and Accessibility, it was noted that the double yellow lines in Queen Street had been installed.

Councillors noted that Cllr. Robert Tindall was listed as representing a constituency within the Much Wenlock Place Plan area but this was believed to be incorrect.

**20) Community Infrastructure Levy (CIL) Presentation Notes**

Councillors noted the presentation on CIL from a Shropshire Council training event held on 8<sup>th</sup> March 2019. Concerns were raised about the impact of development on the Ironbridge Power Station site on Much Wenlock and the need for additional infrastructure.

Having declared a pecuniary interest in the following item, Councillor Thomas left the meeting.

**21) Local Connection**

Councillors considered a request for confirmation of local connection with regard to two applications to Shropshire Council for Build Your Own Affordable Homes for Mr Lewis Thomas and Mr Max Thomas. Councillors Whiteman and Themans stated that they had known the family of the applicants for many years and that they could confirm a local connection. **It was PROPOSED, SECONDED and unanimously RESOLVED to recommend to full Council that the local connection be confirmed.**

Councillor Thomas returned to the meeting.

**22) Availability of land locally for mountain biking**

Councillors considered a letter from Philip Dunne, MP, regarding the availability of land locally for mountain biking, following an enquiry from a constituent. It was noted that the Town Council had no land available. Councillors agreed to suggest that the individual concerned approach the Edge Adventure Centre on Shrewsbury Road, the National Trust and Wenlock Estates.

**23) Date of next meeting**

It was **NOTED** that the next meeting would take place on Tuesday, 30<sup>th</sup> April 2019 at 6.00pm in the Mary Webb Room at the Corn Exchange.

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**PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

**Pursuant to Section 1(2) of the above Act and due to the confidential nature of the following business to be transacted it was PROPOSED, SECONDED and RESOLVED that the public and press should not be present.**

**24) Planning Enforcement**

Councillors noted current enforcement matters.

The meeting closed at 7.30pm

Signed.....  
Chairman

Date.....