

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at The Corn Exchange, Much Wenlock at 6.15 pm on Tuesday, 3rd September 2019

Present:

Cllr. Yvonne Holyoak, Cllr. Dafydd Jenkins, Cllr. Daniel Thomas, Cllr. Allan Walter and Cllr. Milner Whiteman

In attendance:

Cllr. Herbert Harper, one member of the public

Town Clerk:

Trudi Barrett

1) Apologies

Cllr. Mary Hill - unwell

2) 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.

3) Dispensations

None requested.

4) Public Session

No requests to speak had been received.

5) Minutes

The minutes of a Planning and Environment Committee meeting held on 30th July 2019 were considered for approval. **It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

6) Planning Matters

The following PLANNING APPLICATIONS were considered:

19/03495/FUL The Wheatlands Residential Home, Southfield Road, Much Wenlock	Part removal and reconstruction of 2 no. conservatories. No objections
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The following planning DECISIONS were **NOTED**:

19/02696/VAR 40 High Street, Much Wenlock	Variation of conditions 2 (approved plans) and 3 (works to weather tight building) pursuant to 19/00155/FUL to allow for revisions to previously approved scheme Grant permission
19/02700/LBC 40 High Street, Much Wenlock	Amendments to the previously approved scheme 17/00989/LBC and 19/00156/LBC affecting a Grade II Listed Building Grant permission
19/01854/FUL Waggoners Cottage, 5 Wyke, Much Wenlock	Siting of 3 no shepherds huts for tourism with associated alterations Withdrawn
19/02811/FUL Wood Lodge, Copse Hill Lane, Homer	Change of use of existing stone outbuilding to create a self-contained annexe. Grant permission

7) Implications for Much Wenlock housing development in connection with proposals for the former Ironbridge Power

- a. Councillors noted comments made by a member of the public at the Extraordinary Council meeting held on 15th August: in view of the 1,000 houses proposed for the former Power Station site, would the Town Council withdraw its support for the development of 80 dwellings on site MUW012, land adjacent to Hunter's Gate, proposed in the Shropshire Local Plan Review of Preferred Sites.
- b. Councillors noted the decision taken by the Town Council at the Extraordinary Council meeting held on 17th January 2019, minute 6c, to support site MUW012.
- c. Councillors considered the request made at the Town Council meeting held on 15th August and reviewed relevant information. It was noted that a total of 150 dwellings were required for Much Wenlock as part of the Local Plan and that there were few infill sites available in the town. An alternative site MUW008, land to the south of Sytche Lane, was on a steep hill, which could give rise to drainage problems. It was also noted that Shropshire Council viewed the site MUW008 as having potential for 324 dwellings, a much larger development than proposed for MUW012. The site MUW012 had been identified for development in the Neighbourhood Plan, although for a lower number of houses. Development of MUW012 was expected to bring improvements to the town such as a roundabout on the Bridgnorth Road. A smaller development would be unlikely to bring infrastructure improvements.

Councillors noted that very careful consideration had been given to Shropshire Council's preferred sites options earlier in the year and this had resulted in the Council's support for the site MUW012.

It was PROPOSED, SECONDED and RESOLVED to recommend to full Council that the Council's support of site MUW012 be confirmed and no change be made to the Council's response to the Preferred Sites consultation.

8) Flooding issues

- a. Councillors considered problems caused by mud flowing onto the road from a field in the Callaughtons Ash development during heavy rain and noted photographs illustrating the problem. The gateway had been opened up for the site office for the Callaughtons Ash development but had not been closed after the site office was removed. Responsibility had now been left with the landowner.
It was PROPOSED, SECONDED and RESOLVED to write to the Highways Authority and to Connexus requesting action to resolve the problem, with a copy to the landowner.
- b. Councillors noted the cost of distributing a Personal Flood Plan with the Wenlock Herald. The Clerk had approached the Environment Agency to seek financial support for this initiative. Members agreed to await a response and to consider the matter again at the next meeting.
- c. Councillors noted that Shropshire Council had advised that individual agencies held lists of "vulnerable" people who might require additional support in the event of a flood. Councillors noted the importance of ensuring that emergency contact numbers were included in the Flood Plan.
- d. In response to the Council's enquiry regarding flooding on the Stretton Road, the responsible Shropshire Council officer had advised that Shropshire Council had commissioned the consultant WSP to design four drainage schemes in Shropshire, including Stretton Road. The design was due to be delivered by March 2020 with construction the following year. However, this would depend on budget constraints.
- e. The officer had also advised that the design of the attenuation pond was considered to be more efficient without the grille. However, a meeting on site had been offered to consider the issue. Councillors were keen to take up this offer and the Clerk was asked to make arrangements for a meeting.
- f. Councillors noted that a resident had obtained the costs of the attenuation pond from Shropshire Council.

9) Climate Change and Sustainability

Councillors noted that the declaration of a climate emergency would be considered by full council at the meeting on 5th September.

10) Street naming *

None received.

11) Footpath/Bridleway Creation Orders*

None received.

12) Footpath Diversion Orders*

None received.

13) Road closures*

Councillors noted that gas works were scheduled to commence in the High Street and Wilmore Street on 9th September and road closures would be implemented. The work was expected to be completed on 3rd October.

14) Highways Matters

- a. Shropshire Council had advised that proposals for the provision of additional parking restrictions in the town were being developed, including for further double yellow lines in Back Lane. It was expected that consultation would commence in the Autumn.
- b. Councillors noted that Shropshire Council officers did not consider Falcon's Court car park to be the best option for coach parking in the town and that they considered it would be better to look at alternative locations as part of traffic regulation order changes. The Clerk was asked to suggest that coaches might drop off and pick up in Queen Street by the bus stop and then go to park in Station Road. The lay-by next to the Gaskell Arms in Bridgnorth Road might be an alternative location. Councillors would await Shropshire Council's proposals.
- c. Councillors considered a proposal from Councillor Walter that the Town Council arrange an independent report for air pollution monitoring at the Gaskell Arms and at the two schools in the town. Shropshire Council had advised that they would require use of their monitors until next Spring although it might be possible to consider monitoring in Much Wenlock next Spring/Summer if there were sufficient funds to keep monitors running for an extended period.

It was agreed to consider this matter further at the next meeting and, in the meantime, to ask Shropshire Councillor Turner for his support in trying to arrange monitoring by Shropshire Council.

- d. Councillors considered a proposal from Councillor Walter that the Town Council arrange an independent report on the current and anticipated traffic flows in the town as the Ironbridge Power station site develops.

It was PROPOSED, SECONDED and RESOLVED to endeavour to obtain a quotation for the production of a report on current traffic flows from all directions at the Gaskell Arms corner, as well as projected traffic flows arising from the proposed development at the Ironbridge Power Station.

- e. There were no other highways matters arising.

15) Rural Bus Services

Councillor considered correspondence regarding the Shropshire wide bus upgrade project. It was noted that the 436 bus service to Shrewsbury was reasonable with a bus running every hour, although the 18 service to Telford offered only four buses per day. **It was PROPOSED, SECONDED and RESOLVED to respond that Councillors were keen to retain the existing bus services in Much Wenlock.**

16) Salvation Army Clothing Bank

Councillors noted that Shropshire Council were not in favour of introducing a clothes bank in St Mary's car park. It was noted that there was a clothes bank in place at the Fire Station and that use of this facility should be promoted in the town.

17) Tree Preservation Orders*

None received.

18) Stopping Up Orders*

None received.

19) Speed Limit Orders*

None received.

20) Prohibition Orders*

None received.

21) Date of next meeting

It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 1st October 2019 in the Mary Webb Room at the Corn Exchange.

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.

22) Planning Enforcement

There were no planning enforcement matters to hand.

The meeting closed at 7.20pm

Signed.....
Chairman

Date.....