



# Much Wenlock Town Council

Corn Exchange  
Much Wenlock  
Shropshire  
TF13 6AE  
01952 727509

[townclerk@muchwenlock-tc.gov.uk](mailto:townclerk@muchwenlock-tc.gov.uk)

[www.muchwenlock-tc.gov.uk](http://www.muchwenlock-tc.gov.uk)

**Town Clerk: Trudi Barrett BA (Hons)**

NOTICE IS HEREBY GIVEN that a meeting of the above-named Town Council **PLANNING & ENVIRONMENT COMMITTEE** will take place remotely by video conference commencing at **6.15 pm** on **Tuesday, 2<sup>nd</sup> June 2020** and Members are hereby summoned to attend for the purpose of transacting the following business.

The link to the meeting is: <https://us02web.zoom.us/j/86850432400?pwd=R1NiVEIKcm9CTys0bmJtdThjNHE2UT09>

Trudi Barrett, BA (Hons)  
Town Clerk

Date: 22<sup>nd</sup> May 2020

# AGENDA

## FILMING AND RECORDING OF COUNCIL MEETINGS AND THE REQUIREMENTS OF THE DATA PROTECTION ACT 2018

Any person present at a Council meeting may not orally report or comment about a Council meeting as it takes place but otherwise may: film, photograph, or make an audio recording of a meeting; use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; report or comment on the proceedings in writing during or after a meeting, or orally report or comment after the meeting. Anyone making a recording for non-domestic purposes is advised to seek advice on their obligations to ensure any processing of personal information complies with the Data Protection Act 2018.

**Anyone who objects to being filmed or recorded should notify the Town Clerk prior to the commencement of the meeting.**

### 1. Election of Chair

To elect the Chair of the committee.

### 2. Election of Deputy Chair

To elect the Deputy Chair of the committee.

### 3. Apologies

To receive apologies for absence.

### 4. Disclosure of pecuniary interests

Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting, and which is not included in the register of interests. Members are 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

Requests for dispensation should be in writing, addressed to the Town Clerk, and received prior to the meeting.

### 6. Public session

At the discretion of the Chairman members of the public, who have given prior written notice to the Town Clerk, may speak with regard to a planning matter included on this agenda.

*Committee Members:*

*Councillors Mary Hill, Yvonne Holyoak, Dafydd Jenkins, Marcus Themans, Allan Walter and Milner Whiteman OBE*

## 7. Minutes

To APPROVE the minutes of a meeting held on 3<sup>rd</sup> March 2020.

## 8. Impact of the Coronavirus Pandemic on Meetings

To note that Planning Committee meetings scheduled for 31<sup>st</sup> March and 5<sup>th</sup> May were not held due to Government restrictions in force at that time relating to control of the Coronavirus outbreak.

## 9. Planning Applications

a. To note that responses to the following applications were made between meetings with the agreement of members of the Planning & Environment Committee and to resolve to approve the comments submitted:

<p>20/01101/LBC Red House, Linden Avenue, Much Wenlock</p>	<p>Internal works to facilitate the removal of storage heaters and installation of central heating system including meters, boilers and radiators (all flats) <b>No objections</b></p>
<p>20/00684/FUL Proposed dwelling, Homer, Much Wenlock</p>	<p>Erection of a detached dwelling. <b>No objections</b></p>
<p>20/01146/FUL 11 Bull Ring, Much Wenlock</p>	<p>Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) (re-submission). <b>Town Councillors are disappointed that there has been little commercial interest in the property during the period of marketing by Halls. However, it is acknowledged that a longer period of marketing has now been undertaken, as specified in the Much Wenlock Neighbourhood Plan and highlighted in the comments submitted by the Town Council in relation to the previous application for change of use, no. 19/01387/FUL. Town Councillors therefore accept that the efforts made to retain the property for commercial use have been unsuccessful and reluctantly accept that alterations are required to enable a change of use to residential premises. It is hoped that this will enable the property to be preserved and effectively maintained as a significant building in the town centre.</b></p>
<p>20/01147/LBC 11 Bull Ring, Much Wenlock</p>	<p>Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) affecting a Grade II Listed Building. <b>Town Councillors are disappointed that there has been little commercial interest in the property during the period of marketing by Halls. However, it is acknowledged that a longer period of marketing has now been undertaken, as specified in the Much Wenlock Neighbourhood Plan and highlighted in the comments submitted by the Town Council in relation to the previous application for change of use, no. 19/01387/FUL. Town Councillors therefore accept that the efforts made to retain the property for commercial use have been unsuccessful and reluctantly accept that alterations are required to enable a change of use to residential premises. It is hoped that this will enable the property to be preserved and effectively maintained as a significant building in the town centre.</b> <b>Town Councillors concur with the comments of the Conservation Officer with regard to the alterations proposed.</b></p>
<p>20/00923/FUL Mary Way House, 7 St Marys Lane, Much Wenlock</p>	<p>Erection of single storey and two storey extensions with Juliet balcony; renovation works to include insertion of windows and doors; elevational alterations to garages; demolition of later additions; create disabled access; internal reconfiguration; associated drainage and other minor amendments; minor tree works. <b>Mary Way House has suffered additions over the decades which have not enhanced the original property and Councillors appreciate the efforts of the owners to remove these and to create a unified house. It is clear that great care has been taken to produce proposals sympathetic to the building and its surroundings and Councillors are supportive of the principles.</b></p>

*Committee Members:*

*Councillors Mary Hill, Yvonne Holyoak, Dafydd Jenkins, Marcus Themans, Allan Walter and Milner Whiteman OBE*

	<p><b>However, Councillors would make the following observations:</b></p> <ul style="list-style-type: none"> <li>a. This is a very large house and has no parking. The lack of parking could be problematic in this location.</li> <li>b. The house, along with its two much older garages, forms an important part of the street scene in St Mary's Lane. There is a proposal to remove the decorative features (brick dressings and 'relieving arches' in 'Tudor gothick' style) on the garages and replace them with a horizontal beam. Although these features are modern, they are in the spirit of Wenlock vernacular, with similar examples throughout the town, and their loss would impoverish the street scene.</li> <li>c. The proposed design of the entrance from the street does not appear to be in keeping with the house and a more appealing design would be one relating to the adjacent front door of the Cottage.</li> <li>d. The round window above the entrance door has precedents in Wenlock but the 'Juliet' balconies do not. A sash window above the entrance door and in the extension would help to impart visual integrity. Generally, it might be desirable to retain similar fenestration across the façades of such a large building.</li> <li>e. Councillors note the comments of the neighbours and would ask that these are given due consideration by the Planning Officer. In normal circumstances, members of the Planning Committee would have asked to visit the neighbours' property to better understand the concerns they have, but obviously that has not been possible under the current restrictions.</li> <li>f. Councillors defer to the opinion of the Tree Officer with regard to work to trees on the site.</li> </ul>
20/01230/FUL 10 Bourton Westwood, Much Wenlock	Erection of two storey front extension <b>No objections</b>
20/01342/FUL 1 Shrewsbury Road, Much Wenlock	Erection of a part single/part two storey rear extension and retaining wall <b>Councillors have found the plans provided difficult to understand and have been unable to visit site due to the current restrictions. They therefore feel unable to make meaningful comment and defer to the opinion of the responsible Planning Officer.</b>

b. To approve a response to the following applications:

20/01751/EIA Farley Quarry, Farley, Much Wenlock	The recycling of construction, demolition and excavation wastes and the construction of a development platform in the quarry by means of the placement of materials and soils that cannot be recycled, together with ancillary activities and improvements to the site access.
20/01811/VAR 40 High Street, Much Wenlock	Variation of condition no.2 (approved plans) pursuant to 19/00155/FUL to allow for an overall re-design of approved dwellings to include amendments to building design, fenestration and internal amendments.
20/00204/FUL Land At Mardol House, King Street, Much Wenlock <b>Reconsultation</b>	Erection of 1No dwelling and formation of vehicular access <b>Amendment(s) are:</b> Amended plans and a Heritage Impact Assessment has been received on 18 May 2020.

***NOTE:** \*Planning applications not listed above that are received after the issue of this Agenda and included on Shropshire Council's website will also be considered due to response time frames*

*Committee Members:  
Councillors Mary Hill, Yvonne Holyoak, Dafydd Jenkins, Marcus Themans, Allan Walter and Milner Whiteman OBE*

## 10. Planning decisions

To note the following planning decisions:

19/05594/VAR Bourton Storage, Bourton, Much Wenlock	Variation of condition 4 attached to planning permission 17/05184/FUL dated 23rd March 2018 Decision: <b>Grant Permission</b>
20/00151/FUL Telephone Exchange, New Road, Much Wenlock	Installation of 4no air handling units on the rear elevation Decision: <b>Grant Permission</b>
20/00518/FUL Mardol Coach House, King Street, Much Wenlock	Erection of single storey rear extension and formation of enlarged opening with French doors in side extension Decision: <b>Grant Permission</b>
20/00585/FUL Ashfield Cottage, 50 High Street, Much Wenlock	Erection of first floor extension and changes to internal layout at ground floor (revised scheme) Decision: <b>Refuse</b>
20/00586/LBC Ashfield Cottage, 50 High Street, Much Wenlock	Erection of first floor extension and changes to internal layout at ground floor affecting a Grade II Listed Building Decision: <b>Refuse</b>
20/00684/FUL Proposed dwelling, Homer, Much Wenlock	Erection of a detached dwelling. Decision: <b>Refuse</b>
20/01101/LBC Red House, Linden Avenue, Much Wenlock	Internal works to facilitate the removal of storage heaters and installation of central heating system including meters, boilers and radiators (all flats) Decision: <b>Grant Permission</b>
20/01474/LBC 6 Wyke, Much Wenlock	Installation of radio dish affecting a Grade II Listed Building Decision: <b>Withdrawn</b>
20/01342/FUL 1 Shrewsbury Road, Much Wenlock	Erection of a part single/part two storey rear extension and retaining wall Decision: <b>Grant Permission</b>
20/01230/FUL 10 Bourton Westwood, Much Wenlock	Erection of two storey front extension Decision: <b>Grant Permission</b>
20/01146/FUL 11 Bull Ring, Much Wenlock	Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) (re-submission) Decision: <b>Grant Permission</b>
20/01147/LBC 11 Bull Ring, Much Wenlock	Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) affecting a Grade II Listed Building Decision: <b>Grant Permission</b>

## 11. Flooding issues

- To note that cleaning of the eco-kerbs in Sheinton Street has been carried out and that regular cleaning of the drains has been requested to prevent the accumulation of silt.
- To note an update from the Flood Group.
- To consider any other flooding issues arising.

## 12. Climate Change and Sustainability

- To consider correspondence from Sustainable Transport Shropshire, including the discussion paper 'Joining People with Places: A Practical Vision for Travel in Shropshire' produced by Sustainable Transport Shropshire.
- To consider correspondence received from Bus Users Shropshire on Rejuvenating Shropshire's Market Towns - Transport.

## 13. Street Lighting

To note a verbal update on the Town Council's LED street lighting replacement project.

## 14. Street naming \*

## 15. Footpath/Bridleway Creation Orders\*

## 16. Footpath Diversion Orders\*

*Committee Members:*

*Councillors Mary Hill, Yvonne Holyoak, Dafydd Jenkins, Marcus Themans, Allan Walter and Milner Whiteman OBE*

### **17. Road closures\***

To note the following temporary road closures:

- a. B4378 Bourton from 8<sup>th</sup> June to 8<sup>th</sup> July 2020  
Surface dressing to include: stud removal 08 to 11/06/20, 20.00 - 05.00, surface dressing 19 to 21/06/20 09.30 - 16.00, studs and lining 01 to 03/07/20, 09.30 - 16.00
- b. Bridge Road, Much Wenlock from 19<sup>th</sup> June to 19<sup>th</sup> July 2020  
Surface dressing 19 to 23/06/20, 07.30 – 17.00, lining 30/06/20 to 02/07/20, 07.30 - 17.00
- c. Merrywell Lane, Much Wenlock from 18<sup>th</sup> June to 14<sup>th</sup> July 2020  
Surface Dressing 18 to 22/06/20, 07.30 – 09.30 and 16.00 – 18.30 hours  
White Lining 29/06/20 to 01/07/20, 09.30 to 16.00 hours

### **18. Highways matters \***

- a. To note a report from a meeting held with Shropshire Council to consider temporary alterations to the town centre road, footpath and parking arrangements to allow social distancing when lockdown restrictions ease.
- b. To note proposals from Telford & Wrekin Council to impose car parking restrictions and road closures in Ironbridge to address social distancing concerns and to consider the impact of these measures on traffic in Much Wenlock.
- c. To note that SC consultation on potential changes to parking restrictions in the town has been delayed due to the current restrictions.
- d. To note Shropshire Council's Highways Improvement Plan and their planned 2020/2021 Highways Capital programme for next year.
- e. To consider any other highways matters arising.

### **19. Tree Preservation Orders\***

To note the following provisional Tree Preservation Order relating to a Sycamore and a Walnut tree:  
Shropshire Council (Land to the south-west of The Old Vicarage, Victoria Road, Much Wenlock) TPO 2020  
TREE PRESERVATION ORDER: SC/00456/20

### **20. Stopping Up Orders\***

### **21. Speed Limit Orders\***

To note the speed limit order for Bourton, which came into effect on 19<sup>th</sup> April, and was for administrative reasons only, with the lengths of road concerned becoming 30mph by order, rather than by virtue of being street-lit.

### **22. Prohibition Orders\***

### **23. Date of next meeting**

To **NOTE** that next meeting will be held on Tuesday, 30<sup>th</sup> June 2020 at 6.15pm.

---

### **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 will be **PROPOSED, SECONDED and RESOLVED** that the public and press should not be present.

### **24. Planning Enforcement \***