

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 6.15 pm on Tuesday, 30th June 2020

Present:

Councillors Mary Hill (in the chair), Yvonne Holyoak, Dafydd Jenkins, Allan Walter and Milner Whiteman

Town Clerk: Trudi Barrett

In Attendance: Shropshire Councillor David Turner, one member of the public

1. Apologies

Councillor Marcus Themans - work

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

None

5. Minutes

It was **PROPOSED, SECONDED and unanimously RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 2nd June 2020 be **APPROVED** and signed as a true record.

6. Planning Applications

a. The following planning applications were considered:

20/02113/FUL Garage At Rear Of 8 St Marys Road, Much Wenlock	Part conversion of garage to dwelling. It was PROPOSED, SECONDED and RESOLVED to object to the application on the grounds of overdevelopment of the site. If the application were to be approved, Councillors requested that a condition be placed on the permission to prevent the garage/dwelling being sold as a separate dwelling.
20/02352/FUL 9 King Street, Much Wenlock	Erection of single storey extension following demolition of existing. It was PROPOSED, SECONDED and RESOLVED no objection. Councillors noted the lack of drawings to accompany the application. The provision of plans would have given greater clarity, particularly in showing which parts of the roof would be pitched and which flat.
20/02380/FUL Siena, Homer, Much Wenlock	Erection of single storey porch to front, ground floor modifications and a first floor extension to side. It was PROPOSED, SECONDED and RESOLVED no objection.
20/02367/FUL Grange Fencing Limited, Coates Works, Stretton Westwood, Much Wenlock	Erection of single-storey office building and associated parking area. It was PROPOSED, SECONDED and RESOLVED to support the application.
20/02435/LBC 47 High Street, Much Wenlock	Installation of 2No replacement windows on rear elevation, 2No new windows on side elevation and 2No conservation roof windows on side elevation affecting a Grade II Listed Building. It was PROPOSED, SECONDED and RESOLVED no objection.

20/00923/FUL Mary Way House, 7 St Marys Lane, Much Wenlock	Erection of single storey and two storey extensions; 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. Revised Plans. It was PROPOSED, SECONDED and RESOLVED no objection.
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7. Planning Decisions

The following planning decisions were **NOTED**:

20/00494/FUL 12 High Street, Much Wenlock	Conversion of shop at first and second floors to form 1No. flat Decision: Grant Permission
20/01031/LBC 12 High Street, Much Wenlock	Internal alterations to facilitate the conversion of shop at first and second floors to form 1 no. flat including insertion of partition walling affecting a Grade II Listed Building. Decision: Grant Permission

8. Shropshire Council Local Plan Review

Members noted correspondence regarding the above, dated 18th June 2020, sent by the Much Wenlock Neighbourhood Plan Refresh Group to Shropshire Councillors Nutting and Macey in anticipation of consideration of the pre-submission version of the Local Plan at the Shropshire Council Cabinet meeting on 20th July.

Members considered several points made in the letter:

- It was stated that the Local Plan ignored the Much Wenlock Neighbourhood Development Plan. Cllr Hill noted that the Neighbourhood Plan covered the period up to 2026, while the new Local Plan extended to 2036 and had to take account of a longer time period. The most recent document would carry more weight in planning terms so there was little point in revising the Neighbourhood Plan until the Local Plan had been completed.
- With regard to the link between flood alleviation and housing development, Cllr Hill noted that the Drainage and Flood Risk Manager at Shropshire Council was very aware of the flooding problems in Much Wenlock and both Shropshire Council and the Town Council were paying close attention to the flooding problems. The Town Council had not submitted any comments regarding the proposals for additional houses on site MUW012 as no application had been received. If another site were chosen for housing, this would not solve the problem of flooding in the Hunters Gate area.
- The letter outlined the view of the group that Much Wenlock was likely to be overwhelmed with development in surrounding areas – Ironbridge, Bridgnorth, Presthope, possibly Shadwell Quarry. Members agreed that the number of developments proposed for the local area was very concerning but there was little expectation that the Town Council's comments would make a significant difference to what was proposed elsewhere. There had been a huge number of objections to the outline plans for the Ironbridge power station site, but nothing further was known. It was agreed that the A458 junction was vital and if development did go ahead at Ironbridge then the Council would push harder for a bypass.
- The assertion in the letter that there was an "absence of a strategic assessment of flooding risk" was thought to be incorrect. The Shropshire Council Drainage and Flood Risk Manager was already working on a flooding assessment.
- With regard to a review of the Neighbourhood Plan, Councillors held the view that now was not the time and it was unlikely that sufficient funds would be available to undertake a review.

It was PROPOSED, SECONDED and RESOLVED to note the letter.

9. Change of Use in Town Centre

It was understood that bedrooms belonging to The Raven at 13 St Mary's Lane were being marketed for commercial use by small businesses, but no application had been made for a change of use. There was some concern about the types of businesses involved and the potential for noise nuisance. It was agreed to advise Shropshire Council that the Town Council was keen to encourage small businesses in the town, but a change of use would be required in this instance and an application should be made.

As a general principle, Councillors wished to retain the core of the town for retail use. It was noted that the use of some buildings was being changed from commercial to residential and vice versa.

10. Shropshire Playing Fields Association 'Freedom to Move Strategy 2019-2024'

Members considered the above document and related correspondence. Councillors were very supportive of the statements and aims of the strategy in principle. It was noted that many of the suggestions could be implemented in a town such as Shrewsbury, however, it would be difficult to introduce cycleways and similar measures in Much Wenlock due to the narrow roads. There were already positives in the town, such as the Gaskell Recreation Ground and other green spaces.

Councillors agreed it was important to keep an open mind to the ideas expressed in the strategy. Councillor Hill and the Clerk would compose an appropriate reply to the author.

11. Flooding issues

- a. Members noted correspondence received from Philip Dunne, MP.
- b. There was no update from the Flood Group.
- c. It was noted that contact was awaited from the Drainage and Flood Risk Manager at Shropshire Council to inform the response to petitioners from Hunters Gate.

12. Climate Change and Sustainability

Members noted correspondence from the South Shropshire Climate Action Group regarding their activities.

It was noted that a meeting with a local resident to discuss possible measures in Much Wenlock had been postponed due to the current restrictions.

13. Street Lighting

14. Street naming *

15. Footpath/Bridleway Creation Orders*

16. Footpath Diversion Orders*

17. Road closures*

Members noted the following:

- a. Temporary suspension of parking on **High Street**, Much Wenlock.
8th June 2020 to 6th September 2020
Purpose: Covid-19 distancing measures are being introduced on High St in Much Wenlock. Parking is to be suspended as directed on site by signs and traffic measures. The limited waiting parking bay adjacent to The George and Dragon pub is being reassigned for pedestrian use only. The changes will come into effect from 8th June 2020 for a period of 3 months however, dates may change in accordance with Government guidance.
- b. **Sheinton Street**, Much Wenlock
12th July 2020, 07.00 – 17.00
Purpose: Road Closure: STW - Manhole frame and cover replacement.
Works Promoter: Severn Trent Water
- c. **Barrow Street**, Much Wenlock
19th July 2020, 08.00 – 17.00
Purpose: Road Closure: Cadent/ Balfour Beatty - Remedial works to rectify defect within carriageway.
Works Promoter: Cadent
- d. **Wilmore Street**, Much Wenlock
19th July 2020, 08.00 – 17.00
Purpose: Traffic Management only to allow remedial works to be completed safely on Barrow Street.
Works Promoter: Cadent

- e. **Bourton Road**, Much Wenlock
21st August 2020, 09.30 – 16.00
Purpose: Road Closure: Tree Trimming.
Works Promoter: Western Power Distribution
- f. **Back Lane**, Much Wenlock
28th August 2020, 07.00 – 17.00
Purpose: Manhole frame and cover replacement.
Works Promoter: Severn Trent Water
- g. **Sheinton Road**, Much Wenlock
1st to 3rd September 2020, 08.30 – 16.30
Purpose: Road Closure: Access to Overhead Network - renewal of faulty aerial cable.
Works Promoter: BT

18. Highways matters *

Councillor Hill declared an interest in this item as a resident of Stretton Road.

Members noted that concerns had been raised by a resident about the lack of street signage to differentiate between Havelock Crescent and Stretton Road and the consequent problems with deliveries to houses in those roads. The only Havelock Crescent sign was on the wall of the first house in Havelock Crescent and there was no sign to indicate Stretton Road.

It was PROPOSED, SECONDED and RESOLVED to request that Shropshire Council install better signage for Havelock Crescent and Stretton Road. Councillor Hill offered to meet the relevant Shropshire Council officer on site.

19. Tree Preservation Orders (TPOs)*

Members noted that representations had been made to Shropshire Council with regard to the Tree Preservation Order (Land at the rear of Oakdene, Barrow Street, Much Wenlock) TPO 2020, created on 21st January 2020, to protect a cedar tree. Having considered the representations, the County Arboriculturalist had recommended that the TPO not be confirmed.

Councillors understood and were in agreement with this recommendation.

20. Stopping Up Orders*

21. Speed Limit Orders*

22. Prohibition Orders*

Members noted a No Waiting at Any Time Prohibition Order made by Shropshire Council relating to parking on lengths of road around Shadwell Quarry, which came into effect on 6th June 2020. It was noted that the double yellow lines were in place and some enforcement had been undertaken.

It was noted that the new parking restrictions had displaced parking to other areas. It was hoped that some of the problems would be resolved following the forthcoming change of ownership of the site.

23. Date of next meeting

It was **NOTED** that next meeting would be held on Tuesday, 28th July 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 was PROPOSED, SECONDED and RESOLVED that the public and press should not be present.

24. Planning Enforcement

Members noted enforcement cases 20/07227/ENF, recorded on 3rd June, and 20/07254/ENF, recorded on 15th June 2020.

The meeting closed at 7.25pm.

Signed.....
Chairman

Date.....