

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held remotely by video conference at 6.15 pm on Tuesday, 1<sup>st</sup> September 2020

**Present:** Councillors Mary Hill (in the chair), Yvonne Holyoak, Dafydd Jenkins, Marcus Themans, Allan Walter and Milner Whiteman

**Town Clerk:** Trudi Barrett

**In attendance:** Mr Chris Bowden

## 1. Apologies

None.

## 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 28<sup>th</sup> July 2020 be **APPROVED** and signed as a true record.

## 6. Planning Applications

a. The following planning applications were considered:

20/03010/TPO 4 Foresters Gardens, Much Wenlock	To carry out works to 1no Sycamore Tree (T1) (as per schedule) protected by Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995. <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>
20/03042/FUL Lower Westwood Farm, Stretton Westwood, Much Wenlock	Erection of a four bay garage following demolition of existing Dutch barn <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>
20/00204/FUL Proposed Residential Dwelling, Back Lane, Much Wenlock	<b>Re-consultation due to amendment:</b> Erection of 1No dwelling and formation of vehicular access. It was noted that the building materials had been changed, which was welcomed. It was proposed to fell a large cherry tree but this was in poor condition and would be replaced with a more suitable species. <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>
20/03239/FUL The Old School House, Homer, Much Wenlock	Erection of freestanding glasshouse. <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>
20/03397/TCA The Bank House, 13 - 14 Bourton, Much Wenlock	Fell 1no Ash & 1no Sycamore within Bourton Conservation Area <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>
20/03345/FUL Oldbury House, 12 Smithfield Road, Much Wenlock	Erection of single storey rear extension following demolition of existing conservatory. <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>

- b. Members noted that amendments had been submitted to application 19/05560/OUT (T&W TWC/2019/1046) and that notification of additional consultation had been received from Telford & Wrekin Council (T&W). Due to the extremely large number of documents, it was unclear to Members what the amendments were, despite seeking guidance from T&W and Shropshire Council. Councillors were therefore unable to agree a recommendation to full Council, for consideration at the meeting to be held on 3<sup>rd</sup> September 2020.

## 7. Planning Decisions

The following planning decisions were **NOTED**:

20/02629/LBC Cromwell Cottage, 34 Barrow Street, Much Wenlock	Erection of a first floor extension above the existing single storey rear extension affecting a Grade II Listed Building. Decision: <b>Grant Permission</b>
20/02630/FUL Cromwell Cottage, 34 Barrow Street, Much Wenlock	Erection of a first floor extension above the existing single storey rear extension. Decision: <b>Grant Permission</b>
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 Decision: <b>Grant Permission</b>
20/02352/FUL 9 King Street, Much Wenlock	Erection of single storey extension following demolition of existing Decision: <b>Grant Permission</b>

## 8. Planning Appeal

19/00860/VAR 106 Appeal ref. 20/02850/REFPOB The Old Chapel, Stretton Westwood, Much Wenlock	Appeal against refusal of variation of Section 106 for planning application number 13/01696/FUL. The appeal will be determined on the basis of written representations. All representations must be received by 30 <sup>th</sup> September 2020.  As Section 106 agreements were handled by Shropshire Council, the appeal was <b>noted</b> .
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## 9. Shropshire Council Local Plan Review

Councillors considered a number of questions raised at the recent extraordinary full Council meeting, held on 20<sup>th</sup> August 2020.

- a. With regard to comments made about conflict with the Neighbourhood Development Plan, the following extracts from the Plan were noted:
- “While we intend that the Plan will last through to 2026, we recognise that challenges and pressures will change.” (pg 5)
- “...the Much Wenlock Neighbourhood Plan must be in line with the National Planning Policy Framework ... and local policy, in particular Shropshire Council’s Core Strategy (2011). ...The Core Strategy sets an indicative scale of up to 500 new dwellings for Much Wenlock between 2006 and 2026...” (pg 4)
- “Open market housing will only be permitted outside the Much Wenlock development boundary where this type of development can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development proposal.”
- It was noted that the proposed development on site MUW012 would include 20% affordable housing.
- b. Concerns had been raised about the impact of additional traffic at the Gaskell corner. This was undoubtedly a pinch point and development at the Power Station would generate additional pressure. It was noted that recent air pollution monitoring had shown that pollution levels in this location were not excessive.

Councillors noted the need to raise concerns with Shropshire Council about the impact of additional traffic in the town, not only at the Gaskell corner but also in Barrow Street, Wilmore Street and Sheinton Street. It was noted that the proposal for a bypass for the town had been dropped in 1996 due to reduced funding from central Government. The economic case for the bypass was negative and it was not considered to demonstrate good

value for money. In 2008 it was agreed by Shropshire Council that the scheme should not be reintroduced into the major scheme forward programme. Despite the financial constraints, Councillors considered that a bypass might be the only solution to the town's traffic problems.

It was suggested that Shropshire Council officers should provide proposals for addressing the traffic problems. A possible option could be a one-way system through the town. The Clerk was asked to add consideration of traffic issues and Town Council support for a bypass to the agenda of the October full Council meeting.

- c. Shropshire Councillor David Turner had posed many questions at the meeting held on 20<sup>th</sup> August. It was noted that some of those questions could not be answered by the Town Council, but should rather be directed to Shropshire Council or other agencies.

With regard to the range of housing proposed for site MUW012, this would not be clarified until a planning application was submitted. However, the Town Council would work with the developer and Shropshire Council to achieve an appropriate outcome. There would be 20% affordable homes and the Town Council would press for these to be allocated to those with Much Wenlock connections.

The Chair introduced Mr Chris Bowden, a member of the Flood Group, who was invited to comment on some of the queries raised.

A certain amount of green space would need to be provided in the development proposed for MUW012 and it was noted that the landowner had requested that this be recreational space, rather than a floodable reserve. It was understood that the capacity of the town's water supply was under review, with the intention of enhancement. Additional pipework would be required for the foul sewage network.

It was noted that the flooding attenuation scheme for the proposed development would not deal with all of the town's flooding issues and that the use of CIL money generated by the development might be used to provide additional flooding attenuation. The Town Council, John Bellis at Shropshire Council and the Flood Group would work together to find solutions. Flow calculations were being made to determine the requirements for pools on the parkland and it was believed that the resulting scheme would also dramatically reduce flooding downstream at Farley. New Government funding for flood alleviation would primarily be directed towards addressing river flooding.

With regard to the proposed roundabout on the Bridgnorth Road, this was intended to slow traffic, not reduce the amount.

The Town Council had no figures for the provision of medical facilities but this was the responsibility of the CCG, not the Town Council. The Headteacher at William Brookes School had previously confirmed that the school could accommodate growth from the Buildwas development.

Consultation had been undertaken by both Berry's, the agent for the developer, and Shropshire Council.

#### **10. Shropshire Council Draft Housing Strategy 2020 - 2025**

- a. Councillors noted that Shropshire Council was consulting on its Draft Housing Strategy between 5<sup>th</sup> August and 16<sup>th</sup> September 2020.
- b. Councillors considered the strategy, which set out principles for housing in the county. Councillors were asked to forward any specific comments on the strategy to the Clerk, before the deadline of 16<sup>th</sup> September. If no comments were received, it was agreed to submit the response that the Council accepts the Draft Housing Strategy 2020-2025.

#### **11. 'Planning for the Future' Government Consultation (electronic copy only)**

**It was RESOLVED to defer consideration of this item to the next meeting of the Planning & Environment Committee.**

#### **12. Flooding issues**

- a. Councillors noted an update from the Flood Group and a 'wish list' compiled by the group. Councillors sought clarification from Mr Bowden on a number of items. It was noted that as part of the Sustainable Drainage Schemes employed in the town there were a number of underground storage crates or large pipes which, as far as the group knew, had not been mapped and had no maintenance plan. This required investigation by Shropshire Council.

The group recommended that no attenuation tank be put in the proposed roundabout by Oakfield Park as most water coming from the Callaughton site had a high silt content, which would block and slow the passage of water.

It was noted that the volume of water intended to go into the parkland had not yet been finalised but the landowner was supportive of the scheme. The landowner had indicated that it would be possible to create a recreational space around the proposed pools.

It was noted that a map detailing the water flow and where drains were intended to go through the town was available for Councillors to view.

Councillors thanked the group for their work and advised that they would be pleased to provide support for the group when required.

- b. Councillors considered the response received from Shropshire Council on 3<sup>rd</sup> August regarding gully clearing. they were disappointed to note that gully clearing in the town was scheduled for only once per year. Concern was raised about material left on the verges of Bourton Road, which would be washed into gullies in a storm and create a blockage. Shropshire Councillor Turner had advised that Bourton Bank was not included in Shropshire Council's road sweeping schedule. **It was PROPOSED, SECONDED and RESOLVED to contact Shropshire Council to request monthly road sweeping of Bourton Bank.**

It was noted that silt was often removed from drains but then left nearby to wash down again. This had been seen particularly by a gully downstream from the old Birchfield garage, in Victoria Road and the matter had been reported to Shropshire Council.

A query was raised about the area covered by Shropshire Council's gully sucker, which was understood to be only within the 30mph zone in the town, with Highways England responsible for areas outside. The Clerk was asked to clarify arrangements.

- c. There were no other flooding issues arising.

### 13. Climate Change and Sustainability

Councillors noted the invitation to attend the South Shropshire Climate Action Conference, on Zoom, on Saturday, 26<sup>th</sup> September between 9.30am and 4.00pm. Any Councillor wishing to attend should contact the Clerk.

### 14. Street Lighting

### 15. Street naming \*

### 16. Footpath/Bridleway Creation Orders\*

### 17. Footpath Diversion Orders\*

### 18. Road closures\*

Councillors noted the following temporary road closures:

- a. Road Closure: Homer Road, Wigwig  
Date: From 5<sup>th</sup> to 8<sup>th</sup> October 2020, Monday to Friday 09.30 – 16.00  
Purpose: Carriageway resurfacing
- b. Road closure: Easthopes Cross/Easthope Mill to Manor Farm junction/Easthopes Cross end of, to Manor Farm Junction  
Date: 12<sup>th</sup> to 14<sup>th</sup> October 2020, 9.30 – 16.00  
Purpose: WPD overhead works

### 19. Highways matters \*

- a. Councillors noted that a wall bordering The Stables in Victoria Road had been damaged and that loose rocks were a danger to road users, especially cyclists. Contact had been made with the householder, who had referred the Town Council to Shropshire Council. **It was PROPOSED, SECONDED and RESOLVED to write to Shropshire Council urging them to clear the road and ensure the wall was made safe.**

It was noted that there were also loose stones on the top of the wall on High Causeway, which posed a danger. This matter had been raised previously with Shropshire Council. The Clerk was asked to contact Shropshire Council again.

- b. Councillors noted that Shropshire Council was considering the issues associated with the double yellow lines on the parking area on Farley Road and would respond to the Town Council as soon as possible.

**20. Flying of drone**

Councillors considered correspondence from a resident regarding the flying of a drone over her house. It was noted that the regulations regarding the flying of drones were complex and evolving and that the Town Council was not best placed to make statements. The resident had already reported the incident to the police. It was suggested that the resident consider logging the complaint with the Civil Aviation Authority.

**21. Tree Preservation Orders (TPOs)\***

**22. Stopping Up Orders\***

**23. Speed Limit Orders\***

**24. Prohibition Orders\***

**25. Date of next meeting**

It was **NOTED** that next meeting would be held on Tuesday, 6<sup>th</sup> October 2020 at 6.15pm.

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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.**

**26. Planning Enforcement**

No new cases notified.

**27. Correspondence regarding availability of land**

Councillors noted correspondence received regarding potential allotment land. The Clerk was asked to facilitate contact between the landowner and Much Wenlock Allotment Society.

The meeting closed at 8.15pm

Signed.....  
Chairman

Date.....