

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 6.15 pm on Tuesday, 1st December 2020

Present: Councillors Mary Hill (in the chair), Yvonne Holyoak, Dafydd Jenkins (from part-way through minute 6a), Allan Walter and Milner Whiteman

In attendance: Mr Arthur Hill, Mr Kevin Jarman, Mr Paul Neep (architect for Connexus), Trudi Barrett – Town Clerk, several members of the public.

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

The following contributions were received from members of the public:

- a. Mr Robert Toft spoke regarding application 20/04580/FUL for land adjoining the Old Vicarage, Victoria Road. He explained that this was orchard land adjoining the Old Vicarage which was, in fact, accessible from Bourton Road, and not Victoria Road. Mr Toft outlined his objections to the application:
 - i. The development was for open market housing and was outside the Much Wenlock development boundary. It was contrary to the Much Wenlock Neighbourhood Development Plan, the Shropshire Core Strategy and the National Planning Policy Framework.
 - ii. The Design and Access statement described the site as 'Previously Developed Land'. This was untrue as the land had never been developed and was currently planted as an orchard. The only buildings on the land were two dilapidated lean-to sheds, which could not be considered permanent structures.
 - iii. The height and aspect of the buildings. The land was several metres above the road, meaning that the houses would be highly conspicuous and out of place.
 - iv. The access was dangerous. Access would be difficult and hazardous on the Bourton Road where drivers already exceeded the 30mph speed limit and there was no footpath in several parts. Creation of the sunken driveway would involve cutting through the bank and verge not owned by the developer and for which permissions did not seem to have been agreed.
 - v. Risk of flooding. The planning application stated that the site was not in an area at risk of flooding, however, the Environment Agency had assessed the site and immediate areas as being at high risk of surface flooding, which occurred several times a year. The driveway and additional hard surfacing would only exacerbate this issue.
- b. Mr Kevin Jarman spoke regarding planning application 20/04432/FUL for land to the south of Callaughtons Ash. He had been a member of the project group for the existing Callaughtons Ash development, which had been successful and had a positive impact on Wenlock families. He acknowledged the flooding problems but questioned whether the wider flooding issues were connected with the development. He urged the Council to lobby for a pelican crossing at the location. Mr Jarman stressed the importance of a local lettings policy, as for the existing development, to enable local people to benefit. He wholeheartedly supported the application so long as the flooding issues could be addressed and a local lettings policy were implemented.
- c. Mr Paul Neep represented Architype, the architects for application 20/04432/FUL, who were also the architects for phase 1 of the development. The principles were based very much on the first development and Connexus had confirmed that exactly the same letting criteria would be applied to the proposed development.

A meeting was being arranged with the Flood Group to discuss flooding issues. He understood that pre-existing flooding issues had not been exacerbated by the development. The developer could only protect the houses within the development from flooding coming into the site and deal with any flooding within the development. The proposed development had been less community led due to the circumstances, but Mr Neep was willing to answer any questions.

- d. Mr Arthur Hill spoke on behalf of the Flood Group regarding application 20/04432/FUL. He advised that the proposed meeting with Connexus to discuss drainage and flooding matters had yet to take place. The group was against approval of the application until the drainage in Callaughtons Ash 1 was correct. There were existing problems with flooding and the group had evidence from residents as well as photographs depicting the issues. Problems included run off from the field, poorly performing swales and many iterations of drainage plans for the current site, with lack of clarity about the final version. There were concerns about the management of the underground drainage tanks, which would gradually fill with soil carried by the water. The group was currently minded to object to the application due to concerns about the existing drainage. Aside from drainage issues, the appearance of the houses was important as they would be on the gateway to the town.
- e. Mr Chris Bowden, a member of the Flood Group, raised a number of technical questions connected with drainage and flooding at Callaughtons Ash and the proposed new development site. He also mentioned that some kind of natural cover would be required between the two developments to reduce overlooking.

The speakers were thanked for their contributions. Connexus was urged to engage with the Flood Group at the earliest opportunity. It was noted that the technical questions would be best addressed by Connexus' drainage engineer.

5. Minutes

It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the Planning & Environment Committee meeting held on 3rd November 2020 be APPROVED and signed as a true record.

6. Planning Applications

- a. The following planning applications were considered:

<p>20/03894/LBC 11 Bull Ring, Much Wenlock</p>	<p>Installation of 1no conservation double glazed top hung skylight to the second floor bedroom, positioned on the south east elevation and replacement of ground floor casement window on south-west elevation affecting a grade II listed building (amended description).</p> <p>It was PROPOSED, SECONDED and RESOLVED no objections.</p>
<p>20/04580/FUL Land Adjoining The Old Vicarage, Victoria Road, Much Wenlock</p>	<p>Erection of two, 3 bedroom dwellings following demolition of existing buildings.</p> <p>Councillors wholeheartedly supported the comments regarding this application made by Mr Toft in public participation. Councillors outlined their concerns regarding the application, which included:</p> <ul style="list-style-type: none"> • The address given for the property, which was on Bourton Road, not Victoria Road • Concerns about drainage and increased flood risk onto Bourton Road and into the town arising from the additional hard surfaces on the site. There were already significant problems with surface water flooding along the Bourton Road and a development at this site would exacerbate the problems. • The site was outside the development boundary of the town • The very poor, sloping access/egress to the site, on to a narrow road with no pavement • The description of the existing buildings, which were only rickety sheds and not permanent structures. • The size and scale of the proposed properties on the elevated site • Overlooking of neighbouring properties <p>It was PROPOSED, SECONDED and unanimously RESOLVED to strongly object to the application, for the reasons outlined above.</p>

<p>20/04432/FUL Proposed Residential Development Land to the South of Callaughtons Ash, Much Wenlock</p>	<p>Erection of 14 No. affordable dwellings with associated parking, roads and landscaping.</p> <p>Councillors discussed their support for affordable housing in principle, so long as a local lettings policy were in place. However, they had significant concerns about flooding problems associated with the existing development at Callaughtons Ash and what further issues might arise from a second development. Councillors also noted the prominent location of the site at the entrance to the town and the design, which did not find general favour.</p> <p>It was understood that of the existing 12 dwellings, 10 were social rentals and two were in shared ownership. It was believed that the whole of the next phase would be for social rent. Other sites for affordable housing had been sought by Connexus but were either not available or were too expensive to acquire.</p> <p>Councillor Jenkins joined the meeting.</p> <p>It was PROPOSED, SECONDED and RESOLVED to support the principle of affordable housing development on land to the south of Callaughtons Ash on condition that the drainage problems on the existing development at Callaughtons Ash be remedied before any building begins on the new site.</p> <p>Councillor Hill advised that she would do her very best to ensure this condition was implemented.</p>
<p>20/04824/TCA Moreton House, 32 Barrow Street, Much Wenlock</p>	<p>Works to trim back epicormic growth of 1no. Yew tree within Much Wenlock Conservation Area.</p> <p>It was PROPOSED, SECONDED and RESOLVED no objection.</p>
<p>20/04817/TCA 33 Barrow Street, Much Wenlock</p>	<p>Canopy reduction of 20% to just above previous prune points of one Mature Ash tree within Much Wenlock Conservation Area.</p> <p>It was PROPOSED, SECONDED and RESOLVED no objection.</p>
<p>20/04825/TCA 34 Barrow Street, Much Wenlock</p>	<p>To crown reduce by 25% 1no mature Ash within Much Wenlock Conservation Area.</p> <p>It was PROPOSED, SECONDED and RESOLVED no objection.</p>
<p>20/04873/TCA 4 Stretton Road, Much Wenlock</p>	<p>T1 - Ash and Sycamore: Re-coppice hedgerow trees along roadside. T2 Fell 1no Ash Tree and T3 Fell 1no Sycamore Tree within Much Wenlock Conservation Area.</p> <p>It was PROPOSED, SECONDED and RESOLVED to respond that Councillors were very disappointed with the application, which gave no indication of why the applicant wished to fell matures trees. They therefore felt unable to comment.</p>
<p>FOR INFORMATION ONLY 20/04795/CPL Shadwell Quarry, Farley Road, Much Wenlock</p>	<p>Application for a Lawful Development Certificate for the use of site for stationing of 130 Holiday Chalets.</p> <p>Shropshire Council had advised that in the case of applications for a Certificate of Lawful Development there was no consultation with third parties as these were purely legal determinations. Further information on the procedure had been requested from Shropshire Council.</p> <p>Councillors raised concerns about the potential use of the chalets and the impact on local infrastructure. It was noted that no Community Infrastructure Levy was payable on holiday chalets but the position with regard to council tax was not known. The Clerk was asked to check with the landowner how the chalets would be marketed.</p>

7. Planning Decisions

The following planning decisions were **NOTED**:

20/03496/TCA Old Brewery Cottage, St Marys Lane, Much Wenlock	Cherry Tree – requires reduction, cutting back/removing and shortening to reduce overall size within the Much Wenlock Conservation Area. Decision: No objection
20/02367/FUL Grange Fencing Limited, Coates Works, Stretton Westwood, Much Wenlock	Erection of single-storey office building and associated parking area. Decision: Grant Permission
20/04070/LBC 1 Bourton Road, Much Wenlock	Works to facilitate the replacement of 3No. casement windows to first floor and repair to a lunette window (replacement of leaded light) affecting a Grade II Listed Building Decision: Grant Permission

8. Local Plan Review

Councillors noted the current timetable for the Shropshire Council Local Plan review. Adoption was estimated to be in May 2022.

9. Ironbridge Power Station Application 19/05560/OUT

Councillors noted correspondence received from Telford & Wrekin Council regarding the above in response to the Town Council's recent comments on highways congestion around Buildwas, when traffic lights had been in place for roadworks.

10. Ironbridge Gorge – Proposals for Rail Link

Councillors considered correspondence received regarding plans of the Ironbridge Railway Trust to reinstate a rail link from the Power Station site to the Iron Bridge and beyond, re-opening rail lines around the Gorge. Councillors noted that this would be a tourist attraction but would also generate considerable additional road traffic, which would impact on Much Wenlock. Councillors thought it very unlikely that it would be possible to extend a railway line to Much Wenlock but wished the Trust well with their project.

11. Flooding issues

- a. The Flood Group continued to work on local issues.
- b. Councillors noted correspondence from a member of the public regarding the Flood Group and the response sent by the Clerk.
- c. It was noted that the issue of blocked kerb drains on Bridgnorth Road had been passed to the Shropshire Council Drainage and Flood Risk Manager by the Flood Group.
- d. Councillors considered the following flooding matters:
 - i. The lack of leaf sweeping on roads, which resulted in leaves being swept down the drains during heavy rain and causing blockages. The Clerk was asked to remind Shropshire Council of the need to clear leaves and to copy in the Chair of the Flood Group.
 - ii. There were blocked kerb drains near to the Bullring following resurfacing. The Clerk was asked to follow this up with Shropshire Council.
 - iii. At the start of the raised walkway in Victoria Road, opposite the old Birchfield Garage, the road had been swept, but the arisings were piled on the side, so that every time there was heavy rain, the material washed back into the drains. The Clerk was asked to follow this up with Shropshire Council.

12. Shropshire Council Draft Statement of Community Involvement

Councillors noted Shropshire Council consultation on the draft Statement of Community Involvement in planning issues between 9th November 2020 and 1st February 2021.

It was PROPOSED, SECONDED and RESOLVED that members of the Planning & Environment Committee should review the document for discussion at the January meeting.

13. Climate Change and Sustainability

Councillors noted the 'Green Grants for Growth' event to be held on 9th December 2020.

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:** A4169 Farley Road, Much Wenlock
Dates/Times: 9th February to 22nd February 2021, 9.30 – 14.45 term time and 9.30 – 16.00 during half-term
Purpose: capital resurfacing works
- b. **Road closure:** High Street and Wilmore Street, Much Wenlock
Dates/Times: 10th January 2021, 8.00 – 18.00
Purpose: removal of Christmas lights

19. Highways matters *

20. Tree Preservation Orders (TPOs)*

21. Stopping Up Orders*

22. Speed Limit Orders*

23. Prohibition Orders*

24. Date of next meeting

It was **NOTED** that next meeting would be held on Tuesday, 12th January 2021 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.

25. Planning Enforcement

There were no planning enforcement matters to hand.

26. Shropshire Council Correspondence

Councillors noted correspondence from Shropshire Council.

The meeting closed at 7.45pm.

Signed.....
Chairman

Date.....