

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 6.15 pm on Tuesday, 2nd February 2021

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

In attendance: Trudi Barrett – Town Clerk, three members of the public

1. Apologies

Apologies were accepted from Cllr Dafydd Jenkins, who was working.

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

Mr C Bowden provided a report from the Flood Group, taken under item 9 of the agenda.

5. Minutes

It was **PROPOSED, SECONDED and unanimously RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 12th January 2021 be **APPROVED** and signed as a true record.

6. Planning Applications

a. The following planning applications were considered:

<p>20/05235/FUL Carnewydd, Farley Road, Much Wenlock</p>	<p>Erection of two storey rear extension and porch to front; extension to roof to facilitate loft conversion; erection of detached double garage to front.</p> <p>It was noted that the Shropshire Council Planning officer had raised concerns about the proposals, including the proposed location of the garage. Members agreed that this was out of line with other properties in the road.</p> <p>It was PROPOSED, SECONDED and RESOLVED to object to the application on the grounds of overdevelopment of the site, with particular reference to the placement of the garage. Councillors concurred with the comments made by the Shropshire Council Planning Officer.</p>
<p>21/00057/PMBPA Bradeley Farm, Bourton, Much Wenlock</p>	<p>Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to form one residential unit.</p> <p>It was PROPOSED, SECONDED and RESOLVED to support the application.</p>
<p>21/00209/TCA Mary Way House, 7 St Marys Lane, Much Wenlock</p>	<p>Crown reduction of 20% of 1 no. Yew Tree (T2) and the removal of dead wood, removal of 1 no. Lawson Cypress (T5) and re-coppicing of 1 no. Hazel (T14) within Much Wenlock Conservation Area.</p> <p>It was noted that the tree survey stated that the Lawson Cypress was in good condition with a life expectancy of 40 years.</p> <p>It was PROPOSED, SECONDED and RESOLVED no objection to the crown reduction of the yew tree (T2) and re-coppicing of the Hazel (T14). Councillors expressed concern about removal of the Lawson Cypress (T5) but agreed to accept the advice of the tree officer with regard to this tree.</p>

21/00264/TPO Mary Way House, 7 St Marys Lane, Much Wenlock	Reduce height by 30% and crown reshaping of 1 no. Sycamore tree (T15) protected by Shropshire Council (Mary Way House, St Marys Lane, Much Wenlock) TPO 2014. It was PROPOSED, SECONDED and RESOLVED no objection.
21/00391/TCA 12 Victoria Road, Much Wenlock	Remove 1no. Conifer Tree within Much Wenlock Conservation Area. It was PROPOSED, SECONDED and RESOLVED to seek the opinion of the tree officer on the value of the tree and if he believed there was good reason for the tree to be felled, to ask him to recommend a suitable tree for replacement.
21/00201/FUL The Old Shoppe, 22 Bourton, Much Wenlock	Insertion of 2No conservation rooflights into the lower part of the roof line. It was PROPOSED, SECONDED and RESOLVED to support the application.

7. Planning Decisions

The following planning decisions were **NOTED**:

20/04955/FUL 46 Hunters Gate, Much Wenlock	Erection of a single storey rear extension. Decision: Grant Permission
20/03576/COU 13 St Marys Lane, Much Wenlock	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from use as hotel bedrooms in connection with the Raven Hotel to six commercial units. Decision: Grant Permission
20/04960/VAR Grange Fencing Limited, Coates Works, Stretton Westwood, Much Wenlock	Variation of Condition no.2 (approved plans) pursuant of 20/02367/FUL to allow for increase in size of approved building Decision: Grant Permission

8. Shropshire Council Local Plan

- a. Members noted that the period for public consultation on the Regulation 19 pre-submission version of the Local Plan had been extended by three weeks and would now close at 5.00pm on Friday, 26th February. Comments regarding 'strategic corridors' had been submitted by the Town Council to Shropshire Council.
- b. Members noted that, on request and where residents did not have access to the internet, paper copies of the Local Plan could be provided due to the limited access to Shropshire libraries at present.

9. Flooding Issues

It was RESOLVED to suspend standing orders to allow Mr C Bowden to provide an update from the Flood Group:

- a. A reminder was given to Members about the problems with drainage proposals for the Callaughtons Ash 2 development. It was noted that the road layout shown on the plans for the development indicated potential for two further extensions. There was currently a halt on the application because of the poor design of the drainage scheme. The Flood Group sought support from the Town Council to ensure that nothing moved forward until the problems were resolved.

Councillors were asked to contact Shropshire Councillor David Turner to seek his support for the views expressed by the Town Council, the Flood Group and WSP regarding the drainage proposals.

Members of the Flood Group had raised concerns about flooding issues on Bourton Road with Shropshire Council. During recent rainstorms Bourton Road had flooded significantly, with storm water from an adjacent field coming out onto the road and highways safety problems. It was noted that the drains were only being cleared by Shropshire Council to the end of the 30mph speed limit and drains further along the road were also blocked and needed clearing.

It was noted that the lack of road sweeping on Bourton Road had been raised with Shropshire Councillor David Turner on several occasions. During heavy rain debris washed down the road blocking drains. Unless the road was swept to the top of the bank, beyond the 30mph limit, debris would continue to flow down.

40/20

It was noted that there were 14 drains to the location of the historic Much Wenlock sign; currently three were clear with the others blocked solid. There was a particular problem with a drain on the public footpath, which was unsafe and posed a health & safety risk.

Councillors agreed to submit the above concerns to Shropshire Council and to press for action.

A question was raised about water on Victoria Road near to the Pound, possibly caused by a leak. It was noted that this issue had been raised with Shropshire Council by the Flood Group.

It was RESOLVED to reinvoke standing orders

Thanks were expressed to the Flood Group for their work which was very important and appreciated by the community.

- b. There were no other flooding issues arising.

10. Grit Bins

- a. Members noted Shropshire Council arrangements for gritting pavements in the town and the treatment priorities.
- b. Members noted the location of grit bins in the town. It was thought that some of the bins indicated on the Shropshire Council plan were no longer in place. Councillor Walter offered to check the bins on the ground against the plan and to suggest further locations where a grit bin might be needed. It was noted that there were definitely grit bins in the Shropshire Council car parks, but these were not marked on the plan.

11. Climate Change and Sustainability

- a. Members noted the announcement of the Zero Carbon Shropshire Plan from Shropshire Climate Action Partnership.
- b. An approach had been made to the Council regarding an initiative to make Much Wenlock a plastic free town. Guidance had been provided for 'Plastic Free' Councils and information had been obtained from Bridgnorth Town Council, who had supported a similar initiative in Bridgnorth.

It was PROPOSED, SECONDED and RESOLVED to refer the initiative to full Council in March for consideration, with the support of the Planning & Environment Committee.

Councillors also requested that the issue of electric vehicle charging points in the town be added to the March full Council agenda.

12. Street Lighting

13. Street naming *

14. Footpath/Bridleway Creation Orders*

15. Footpath Diversion Orders*

16. Road closures*

Councillors noted the following temporary road closure:

Road Closure: High Street, Much Wenlock
 Date/Time: Thursday, 25th February, 08.00 – 17.00
 Purpose: new gas connection
 Works Promoter: Cadent

17. Highways matters *

18. Tree Preservation Orders (TPOs)*

19. Stopping Up Orders*

20. Speed Limit Orders*

21. Prohibition Orders*

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22. Correspondence

Members considered correspondence from a member of the public regarding concerns about the cycleway at Callaughtons Ash.

It was PROPOSED, SECONDED and RESOLVED to forward the correspondence to Shropshire Council for their response to the questions raised.

23. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 2nd March 2021 at 7.00pm (moved to a later time for the convenience of members).

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

- a. Members noted concerns about the new application type BHE (build up householder extensions) which did not allow for policies in the Neighbourhood Plan to be taken into account. The Shropshire Council Planning Officer had advised:

The matters which can be considered in assessing a prior notification for upper floor extensions which meet the criteria set out in Class AA of the General Permitted Development Order are limited in the legislation to the impact on residential amenity and the effect of the proposed works on the external appearance of the front elevation or on a side elevation fronting a highway. Nothing else can be taken into account (Even if there are policies in the Neighbourhood Plan) in coming to a decision on whether to approve or refuse the prior approval request.

- b. Concerns had been raised with Shropshire Council about ongoing development on a listed building. The Conservation Officer was investigating.

The meeting closed at 7.35pm

Signed.....
Chairman

Date.....