

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 7.00 pm on Tuesday, 13th April 2021

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

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

1. Apologies

None – all Members were present.

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

- a. Mr Arthur Hill spoke on behalf of the Flood Group and gave a report from the Shropshire Council (SC) Southern Planning Committee meeting, which he had attended earlier in the day. The Committee had considered application 20/04432/FUL, for the erection of 14 affordable dwellings to the south of Callaughtons Ash. Mr Hill was very disappointed to report that the application had been approved, contrary to the objection from SC Drainage, the Town Council and the Flood Group, as well as the recommendation from the Planning Officer to refuse, due to concerns about the drainage plans. The desire for more affordable homes had outweighed the concerns about flooding and it had been stated that 45 people were waiting for affordable homes in Much Wenlock. At the urging of the Planning Officer, conditions had been agreed on the permission and these would be clarified when the decision was published.

Mr Hill was thanked for his contribution.

- b. As the applicant, Ms Hannah Wilkins-Webb spoke regarding applications 21/00829/FUL and 21/00830/LBC for a first floor extension and changes to internal layout of Ashfield Cottage, High Street. She explained the proposed changes, which had been made to reduce their impact on the historical value of the building following refusal of the previous application. The building was set well back and could not be seen from the High Street and the roof level had been lowered. The plan had been reduced in scale by 50% and the link between Ashfield Hall and the Cottage was now at single storey level only. The applicant needed to extend and reconfigure the building to accommodate elderly parents with health problems and the applicant's business, which operated from the house.

Councillor Jenkins had visited the site and was surprised that the original application had been refused by the Conservation Officer. Ms Wilkins-Webb advised that the Conservation Officer had not visited the premises.

Ms Wilkins-Webb was thanked for her contribution.

5. Minutes

It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the Planning & Environment Committee meeting held on 2nd March 2021 be APPROVED and signed as a true record.

6. Planning Applications

- a. The following planning applications were considered:

<p>21/00829/FUL and 21/00830/LBC Ashfield Cottage, 50 High Street, Much Wenlock</p>	<p>Erection of first floor extension and changes to internal layout at ground floor affecting a Grade II listed building (revised scheme).</p> <p>Members noted that the main problem identified by the Conservation Officer was retention of the separation of Ashfield Hall and Ashfield Cottage. The revised plans maintained a single storey link only.</p>
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	<p>It was PROPOSED, SECONDED and unanimously RESOLVED to support the application. Members urged the applicant to contact the Conservation Office and arrange a site visit to discuss the proposals.</p>
<p>21/00736/FUL Proposed Dwelling NW Of Yew Tree Cottage, Stretton Westwood, Much Wenlock</p>	<p>Proposed construction of zero carbon house, within the quarry edge rock face.</p> <p>NB. Shropshire Councillor Turner had referred this application to Shropshire Council's Planning Committee for consideration.</p> <p>Members agreed that this was an excellent application and that the development looked exciting, innovative and ambitious. Strong environmental credentials were displayed with very clear impact statements. There were plans not only for the dwelling but also for the surroundings.</p> <p>It was PROPOSED, SECONDED and unanimously RESOLVED to support the application.</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. Amendments to drainage proposals.</p> <p>Despite their continuing concerns about the development, as this application had been determined by Shropshire Council earlier in the day, Councillors could only wait to see what conditions had been imposed on the permission and then monitor progress.</p>
<p>21/01098/FUL Proposed Residential Development Land Off, Station Road, Much Wenlock</p>	<p>Erection of residential development of 4No. detached residential units with detached garages following the demolition of garages and workshop, to include improvement to the existing access and all associated external works.</p> <p>Members noted that permission had previously been given for development of this site. There were significant concerns about drainage and flooding on the site with the presence of a stream and culvert. Councillors were also concerned about ground contamination on the site from its previous use.</p> <p>Following the suspension of Standing Orders, Mr C Bowden provided additional information on the flow of the stream and drainage issues. It was proposed to divert the water course to facilitate the development and, in his opinion, the drainage design needed to be reviewed.</p> <p>It was PROPOSED, SECONDED and RESOLVED to support the principle of developing the site and the design of the four detached houses. However, Councillors objected to the present application due to concerns about ground contamination and drainage. The drainage proposals were unsatisfactory, particularly with regard to treatment of the culvert.</p>
<p>21/01292/FUL Proposed Holiday Accommodation at Former Quarry, Presthope, Much Wenlock</p>	<p>Erection of 25no holiday let units; gatehouse/reception building and café building with external eating area; and installation of package treatment plant; landscaping scheme.</p> <p>It was noted that access to the site was from a lane off the Stretton Road, previously used by quarry workers. It was not possible to see the quarry from Stretton Road.</p> <p>Councillors expressed some concern about an increase in such sites in the area. However, this was a brown field site and the development appeared to be of high quality with good design and layout. Retention of the trees would provide screening from the road. The application stated that a CIL contribution would be payable.</p> <p>It was PROPOSED, SECONDED and RESOLVED to support the application. Councillors requested that any amendments in terms of lower standards of environmental protection or chalet design and build should be subject to full planning application, not a variation of the permission.</p>

<p>21/01359/VAR 13 St Marys Lane, Much Wenlock</p>	<p>Variation of conditions no. 2 (usage of specific units) and no. 3 (opening hours) pursuant of 20/03576/COU to allow for a correction in unit numbers and changes to opening hours.</p> <p>Members noted that the small businesses were finding the operating hours restrictive and therefore requested similar conditions to other retailers.</p> <p>It was PROPOSED, SECONDED and RESOLVED to support the variation.</p>
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- b. Members noted and formally approved the response to the following application, agreed between meetings due to the timescale:

<p>21/00944/FUL Carnewydd, Farley Road, Much Wenlock</p>	<p>Erection of a part single/part two storey rear extension and porch to front; extension to roof to facilitate loft conversion; erection of detached double garage to front (resubmission).</p> <p>It was noted that the application was very little changed from the previous submission and, in fact, the garage was slightly wider.</p> <p>It was PROPOSED, SECONDED and RESOLVED to maintain the previous objection to the application on the grounds of overdevelopment of the site, with particular reference to the placement of the garage.</p>
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7. Planning Decisions

The following planning decisions were **NOTED**:

<p>21/00201/FUL The Old Shoppe, 22 Bourton, Much Wenlock</p>	<p>Insertion of 2No conservation rooflights into the lower part of the roof line Decision: Grant Permission</p>
<p>20/04580/FUL Land Adjoining The Old Vicarage, Victoria Road, Much Wenlock</p>	<p>Erection of two detached dwellings following demolition of existing buildings; formation of parking area; to include removal of several trees Decision: Refuse</p>
<p>21/00209/TCA Mary Way House, 7 St Marys Lane, Much Wenlock</p>	<p>Crown reduction of 20% of 1No Yew Tree (T2) and the removal of dead wood, removal of 1No Lawson Cypress (T5) and re-coppicing of 1No Hazel (T14) within Much Wenlock Conservation Area Decision: No Objection</p>
<p>21/00264/TPO Mary Way House, 7 St Marys Lane, Much Wenlock</p>	<p>Reduce height by 30% and crown reshaping of 1No Sycamore tree (T15) protected by Shropshire Council (Mary Way House, St Marys Lane, Much Wenlock) TPO 2014 Decision: Grant Permission</p>
<p>21/00376/FUL Windmill Cottage, Sheinton Road, Much Wenlock</p>	<p>Erection of a single storey mansard roof orangery link extension between the existing house and garage and associated works Decision: Grant Permission</p>
<p>21/00523/VAR 5-6 Old Cottages, Much Wenlock Road, Farley, Much Wenlock</p>	<p>Variation of Condition No. 2 (approved plans) pursuant of 18/00500/FUL for change of materials from stone to rendered walls Decision: Grant Permission</p>
<p>20/02634/FUL Proposed Dwelling At The Site Of Burnetts, Callaughton, Much Wenlock</p>	<p>Erection of replacement dwelling following demolition of existing derelict dwelling Decision: Refuse</p>
<p>21/01350/TCA 36 Sheinton Street, Much Wenlock</p>	<p>Reduce height by approx 25% (3.5m) light crown thin and remove crossing limb at 5m, crown lift to clear 2.5m and prune over extended branches by 1-1.5m 1No Norway Maple (T1), reduce the height by 3.5m and crown lift up to 2.5m of 1No. Tulip tree (T2), crown reduce by 30% and crown lift to 1.5m 1No. Whitebeam tree (T3) and fell 1No. Hazel tree (T4) to ground level within Much Wenlock Conservation Area (amended). Decision: No objection</p>

	NB. The Tree Officer at Shropshire Council advised that due to a problem with validation of the notice for this application, a decision was required at short notice.
20/05318/FUL Orchard Cottage, 1 Much Wenlock Road, Farley, Much Wenlock	Erection of detached 3 bay garage Decision: Grant Permission
21/00944/FUL Carnewydd, Farley Road, Much Wenlock	Erection of a part single/part two storey rear extension and porch to front; extension to roof to facilitate loft conversion; erection of detached double garage to front (resubmission) Decision: Refuse

8. Planning Appeals

- a. Members noted the following Planning Appeal against the Shropshire Council decision to refuse permission, which would be determined on the basis of written representations:
Application 20/00684/FUL
Site address: Proposed dwelling, Homer, Much Wenlock
Description: Erection of a detached dwelling

NB. The Town Council submitted no objections to the application.
- b. Members noted the following Planning Appeal against refusal of a Householder Application, for which there was no opportunity to submit comments as the appeal was proceeding under the Householder Appeals Service:
Application 20/05182/BHE
Site address: 23 Hunters Gate, Much Wenlock
Description: Application for prior approval under Part 1, Class AA of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended) for the one additional storey and roof accommodation.

9. Flooding issues

It was RESOLVED to suspend Standing Orders to receive a report from the Flood Group.

- a. Shropshire Council and the Environment Agency had visited to review the area for drainage arrangements for the Hunters Gate development, including the outfall into the 'great pool' and where it was proposed to make connections to break into the field and drainage systems.
Well holes had appeared at the rear of the former Catholic church site, which had been rectified. The ground water level was high and some additional wells had become active.
Shropshire Council were producing a document on critical drains in the town which would be helpful when reporting problems.

It was RESOLVED to reinvoke Standing Orders.

- b. There were no further flooding issues.

10. Climate Change and Sustainability

- a. Members noted the response from Philip Dunne MP to the Council's letter regarding support for the Climate & Ecological Emergency Bill.
- b. Members noted information from South Shropshire Climate Action, which would be referred to the new Council.

11. Consultation

12. Street Lighting

13. Street naming *

14. Footpath/Bridleway Creation Orders*

15. Footpath Diversion Orders*

16. Road closures*

Members noted the following road closures:

- a. King Street, Much Wenlock
Date: 17th to 19th May 2021
Time: 24 hours
Purpose: Cadent - New Gas Connection
- b. Wyke Junction to Wyke Lane End Of, Much Wenlock
Date: 27th to 30th April 2021
Time: 09.30 – 15.30
Purpose: Road Closure: BT - Direct burying 850m of BT cable in verge with excavation.
- c. Wyke Lane, Posenhall, Broseley
Date: 1st May 2021
Time: 09.30 – 15.30
Purpose: Road Closure: BT - Direct burying 100m of BT cable in verge with excavation.
- d. Manor Farm Junction Wyke to Newhouse Farm, Much Wenlock
Date: 2nd to 6th May 2021
Time: 09.30 – 15.30
Purpose: Road Closure: BT - Direct burying 970m of BT cable in verge with excavation.
- e. Newhouse Farm to Much Wenlock Road, Much Wenlock
Date: 7th to 12th May 2021
Time: 09.30 – 15.30
Purpose: Road Closure: BT - Direct burying 1100m of BT cable in verge with excavation.
- f. Vineyard Road, Much Wenlock
and two-way temporary traffic management on Farley Road
Date: one week commencing 14th June 2021
Purpose: WPD – new electricity connection for Shadwell Quarry
- g. Homer Road, Wigwig
Date: 19th – 21st April and 29th – 30th April
Time: 09.30 – 16.00
Purpose: Surface dressing and white line replacement

17. Highways matters *

- a. Members considered concerns raised by a resident about safe vehicular egress from the cemetery on Bridgnorth Road. **It was PROPOSED, SECONDED and RESOLVED to seek advice from the relevant Shropshire Council highways officer.**
- b. Members noted that consideration of parking restrictions in the layby in Farley Road would be considered as part of the changes to parking restrictions in the town as a whole.
- c. The Clerk advised that the request for additional grit bins had been submitted to Shropshire Council. There had been no response to the enquiry about the cycleway at Oakfield Park. A warning road sign in Station Road indicating the play area ahead had been erected facing the wrong way and this had been reported to Shropshire Council. Waste disposal lorries had been noted travelling in and out of Farley Quarry and an enquiry had been made to Shropshire Council about permission for this, but no response had been received to date.

18. Tree Preservation Orders (TPOs)***19. Stopping Up Orders*****20. Speed Limit Orders*****21. Prohibition Orders*****22. Date of next meeting**

It was **NOTED** that the next meeting would be held on Tuesday, 4th May 2021 at 7.00pm.

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.

23. Planning Enforcement

Councillors noted enforcement cases 21/07704/ENF, 21/07754/ENF and 21/07762/ENF

The meeting closed at 8.45pm

Signed.....
Chairman

Date.....