

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 1st June 2021 at the Guildhall, Much Wenlock

Present: Councillors David Fenwick, Mike Grace, Chris Tyler and Duncan White

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

1. Election of Chair

It was **PROPOSED, SECONDED and RESOLVED** to elect Cllr Duncan White as Chair of the committee.

2. Election of Deputy Chair

It was **PROPOSED, SECONDED and RESOLVED** to elect Cllr Mike Grace as Deputy Chair of the committee.

3. Apologies

It was **RESOLVED** to accept the following apology: Cllr Wilf Grainger - holiday

4. 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.

5. Dispensations

None requested.

6. Public Session

Mr Arthur Hill provided a verbal report from the Flood Group. He explained problems experienced over the last six months with sewage overflow going into the Shyte river from just below the Abbey. A surcharge of 25% from the sewer was legally permitted to flow into the river, however, the capture nets were becoming full very quickly and overflowing into the river. The issue had been raised at the National Flood Forum meeting in February and Severn Trent Water had now implemented a procedure for inspecting the nets every week and emptying them when required. There was still an ongoing health hazard as children often paddled and swam in the water further downstream past Downs Mill. Severn Trent had put forward a scheme to install another tank and separation area to address this issue. There would still be an overflow into the river, but a large automatic screen would prevent matter going through and would increase the sewage flow to the sewage works by 68%, reducing the flow into the river. Shropshire Council, Severn Trent Water and the Environment Agency were all supportive and English Heritage had no objection. It was hoped that work on the project would start in January 2022. The road outside the Abbey would be closed for the duration of the work, which was likely to be around three weeks.

It was noted that there had been two recent sewer blocks in Sheinton Street and Barrow Street. Mr Hill advised that these had been caused by fat balls and were, unfortunately, inevitable, due to a slow-moving drainage junction, which needed re-forming. Some work had been carried out previously to separate the storm water and sewage, but this had reduced the flow of water. A report on the situation was expected from Severn Trent Water at the next meeting of the National Flood Forum.

Mr Hill advised that anyone could join the local Flood Group and he was asked to pass on details of meeting dates. Specific representatives of the group attended National Flood Forum meetings. Whilst members of the group were not experts, they had long experience of problems in the town, a wealth of local knowledge and an extensive collection of drainage plans.

Mr Hill was thanked for his report.

7. Minutes

It was **PROPOSED, SECONDED and RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 4th May 2021 be **APPROVED** and signed as a true record.

8. Planning Applications

The following planning application was considered:

21/02007/FUL 17 Homer, Much Wenlock	Enlargement of and modifications to existing entrance porch, and construction of further boundary walling to match existing. It was PROPOSED, SECONDED and RESOLVED no objections.
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9. Planning Decisions

It was **PROPOSED, SECONDED and RESOLVED** to note the following planning decisions:

21/01359/VAR 13 St Marys Lane, Much Wenlock	Proposal: 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 Decision: Grant Permission
20/03715/LBC The Old Vicarage, Victoria Road, Much Wenlock	Works to facilitate the repair and replacement of existing sash and casement windows; removal of 3No. later fireplace inserts back to the original red brick and lime mortar openings in the library, master bedroom and drawing room, where Victorian tiles shall be set aside and reused affecting a Grade II Listed Building. Decision: Grant Permission
21/00829/FUL Ashfield Cottage, 50 High Street, Much Wenlock	Erection of first floor extension and changes to internal layout at ground floor (revised scheme) Decision: Grant Permission
21/00830/LBC Ashfield Cottage, 50 High Street, Much Wenlock	Erection of first floor extension and changes to internal layout at ground floor affecting a Grade II Listed Building (revised scheme) Decision: Grant Permission
21/01617/FUL 11 Oakfield Park, Much Wenlock	Erection of a single storey side and rear extension following removal of existing garage Decision: Grant Permission
21/02267/TPO Willow House, Barrow Street, Much Wenlock	Reduce back to previous pruning points of 1no Weeping Willow protected by the Bridgnorth District Council (Former St Mary Magdalene Church, Barrow Street, Much Wenlock) TPO 2008 (Ref: BR/TPO/152) Decision: Grant Permission
21/01713/FUL Carnewydd, Farley Road, Much Wenlock	Erection of a part single/part two storey rear extension and porch to front and extension to roof to facilitate loft conversion. Decision: Grant Permission
21/01729/LBC The Old Vicarage, Victoria Road, Much Wenlock	Update of the mains gas central heating affecting a Grade II Listed Building. Decision: Grant Permission
21/02266/TCA 48 Sheinton Street, Much Wenlock	Fell 1 no. Walnut within Much Wenlock Conservation Area Decision: No Objection

10. Shropshire Council Local Plan Review 2016 – 2038 and Much Wenlock Neighbourhood Plan

- a. Members considered a report prepared by Cllr Mike Grace on the above. The report gave the background to the Local Plan review, decisions and implications of the review for the Neighbourhood Development Plan and also highlighted outstanding issues. Cllr Grace drew attention to Shropshire Council's Statement of Community Involvement and Shropshire Council's legal obligation to consult with the community. It was noted that many of the new Councillors had stood on the platform of re-visiting the Town Council's response to the Local Plan and reviewing the Neighbourhood Development Plan.

Cllr Grace indicated that if the proposed recommendations were followed, development would still come through the Neighbourhood Development Plan. There would be an opportunity to resolve issues surrounding flooding, infrastructure, transport, suitability of sites, etc.

- b. **It was PROPOSED, SECONDED and RESOLVED to support the recommendations contained in the report and to convey this decision to full Council at the meeting scheduled for 3rd June 2021.**

11. Flooding issues

- a. A report from the Flood Group was provided in public session, minute 6 above.
- b. There were no further flooding issues.

12. Climate Change and Sustainability

Members noted that a single use plastic audit of the Council's direct operations had been carried out on 5th May 2021. The Clerk was asked to circulate a copy of the report.

Councillors were aware of the need to do more to address issues of climate change and sustainability within the Council and locally. It was agreed that Members would research local initiatives and ideas to bring back to the Committee for discussion.

13. Consultation

None.

14. Street Lighting**15. Street naming *****16. Footpath/Bridleway Creation Orders*****17. Footpath Diversion Orders*****18. Road closures***

Members noted the following road closure:

- a. Road Closure: Vineyard Road to Farley Road A4169
Start Date: 14th June 2021
End Date: 18th June 2021
Purpose: WPD - Installation of new supply.

19. Highways matters *

Members noted an update on the following highways matters:

- a. An enquiry from a member of the public regarding the cycleway at Oakfield Park had been passed to Shropshire Council on 8th February. On 26th April the Planning Officer had advised that the enquiry had been passed to the Developing Highways Manager. The Clerk had sent a reminder to that officer on 25th May and a response was still awaited. The member of the public had been informed.
- b. A request to review the junction of Southfield Road and Victoria Road had been sent to the Shropshire Council Highways Officer on 19th May and a response was awaited.
- c. At the last meeting Councillors had raised concerns about the difficulty encountered by workmen needing to park near to working sites due to the prevalence of yellow lines in the town centre. Parking tickets were often issued and the Clerk had been asked to check whether traffic wardens had any discretion to warn vehicle owners, rather than issuing fines. A visiting traffic warden had advised the Clerk that he was not permitted to alert vehicle owners to the imminent issue of a parking ticket, even when it was apparent that they were working nearby. Only when sheet glass was being moved was the vehicle owner permitted to park on yellow lines to carry out that work. Window cleaners engaged by the Town Council to clean the windows in the Guildhall had recently been issued with a £70 fine for parking their vehicle close the building to carry out the work. The Clerk had contacted Parking Enforcement at Shropshire Council for a formal response, which was awaited.
- d. In response to concerns about the safety of vehicular egress from the cemetery on Bridgnorth Road, Shropshire Council had agreed to install signs on the main road warning of the concealed entrance/exit. The signs were in the process of being commissioned and erected. It was noted that the highways engineers did not recommend traffic mirrors in urban areas as motorists could rely too heavily on them and it could be difficult to judge vehicle speeds in a mirror, particularly in the dark. Members noted that the Town Council could still submit an application for a traffic mirror, if desired. The cost would be £630, including a non-refundable application fee of £75. Approval of the application was not guaranteed, particularly where the engineer did not consider it to be of ample benefit.

20. Tree Preservation Orders (TPOs)*

Concern was expressed about the condition of a tree in a private garden in the town centre, which was subject to a TPO. The Clerk was asked to report the concern to the Tree Officer at Shropshire Council and request an inspection.

21. Stopping Up Orders***22. Speed Limit Orders***

23. Prohibition Orders*

24. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 6th July 2021 at 7.00pm at the Guildhall, Much Wenlock.

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

Members noted an update on a local enforcement issue.

The meeting closed at 8.20pm

Signed.....
Chairman

Date.....