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MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 31st August 2021 at the Guildhall, Much Wenlock

Present: Councillors David Fenwick, Mike Grace, Wilfred Grainger, Chris Tyler, Duncan White (in the chair)

In attendance: Trudi Barrett – Town Clerk, Cllr Dan Thomas, several members of the public

1. Apologies

None – all Committee 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

Members of the public were invited to speak on agenda items at the relevant point during the meeting.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 27th July 2021 be **APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

21/03774/LBC Nailers Cottage, Back Lane, Much Wenlock	Installation of 2No replacement casement windows at ground floor and front door and 1No window at first floor affecting a Grade II Listed Building. It was RESOLVED to support the application.
21/04156/TCA Priory Cottage, 5 Bull Ring, Much Wenlock	Crown reduce by 10% 1 no. Mulberry (see schedule) within Much Wenlock Conservation Area. It was RESOLVED to submit no objections.
21/03873/FUL Withies Campsite, Stretton Road, Much Wenlock	Proposed siting of 5 glamping pods and 2 log cabins and installation of grass grid access track at existing caravan and camping site. It was RESOLVED to defer consideration of this application due to the late notice and to request an extension to the deadline for response.

7. Planning Decisions

It was **RESOLVED** to note the following planning decisions:

21/01895/FUL The Cavalier Centre, Bradeley Farm, Farley, Much Wenlock	Erection of single storey extension to existing indoor riding facility Decision: Grant Permission
21/02774/FUL 8 Walton Avenue, Much Wenlock	Replace garage door with upvc bow window as part of a garage conversion, replace a flat upvc lounge window with a bow upvc window and replace two flat roofs with pitch tiled roofs Decision: Grant Permission
21/02489/FUL The Wheatlands Residential Home, Southfield Road, Much Wenlock	The proposal is to replace some areas of the existing block paved hardstanding with tarmac. Decision: Grant Permission

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21/02523/FUL 7 St Milburgha Row, Barrow Street, Much Wenlock	Erection of an oak framed, open-sided gazebo to rear decking area Decision: Grant Permission
21/02608/FUL Presthope Caravan Park, Presthope, Much Wenlock	Erection of storage and workshop building Decision: Grant Permission
21/02986/FUL Brook House Farm, 1 Sheinton Street, Much Wenlock	Works to facilitate the installation of 1No electric car charger and replace a broken metal gate with a solid wooden low gate affecting a Grade II Listed Building Decision: Grant Permission
21/02590/FUL and 21/02591/LBC 17 High Street, Much Wenlock	Erection of single storey rear extension Decision: Grant Permission
21/03095/TPO Mary Way House, 7 St Marys Lane, Much Wenlock	To fell 1no Sycamore tree and replace with a more smaller variety of Acer protected by Shropshire Council (Mary Way House, St Marys Lane, Much Wenlock) TPO 2014 Decision: Grant Permission
20/00684/FUL Appeal ref: APP/L3245/W/20/3261877 Land adjoining Middlemarch, Homer, Shropshire	Erection of a detached dwelling Decision: Appeal dismissed

8. Local Plan Review

Members considered a report and recommendations on the next steps and preparation for Examination in Public of Shropshire Council's Draft Local Plan. It was noted that the date for the Examination was not yet known.

Councillor Grace was thanked for the report. Councillors considered approaches to consultation and the importance of including groups in the town which might not have engaged previously with the Local Plan.

It was RESOLVED to recommend to full Council approval of the following three recommendations:

1. That the Town Council agrees to undertake community consultation to prepare its case for the Examination in Public.
2. That a combination of options for engagement be used.
3. That the Town Council establishes a working group under the Planning & Environment Committee to invite community members to help it organise the consultation and prepare a case for agreement by the Town Council.

9. Neighbourhood Plan

Members noted that a meeting had been arranged with the Planning Policy & Strategy Manager at Shropshire Council on 15th September to discuss the Much Wenlock Neighbourhood Plan.

It was RESOLVED that all members of the Planning & Environment Committee be invited to attend the meeting, along with Councillor Daniel Thomas, and that the following items be on the agenda for discussion:

- a. To review the success of the current Neighbourhood Plan.
- b. To consider the relationship between the Neighbourhood Plan and the Local Plan.
- c. To consider the implications for the Neighbourhood Plan if the Local Plan is adopted as it stands.

Members were urged to familiarise themselves with the Neighbourhood Plan prior to the meeting.

10. Flooding issues

- a. Members considered a report and recommendations arising from the meeting with Shropshire Council's Drainage and Flood Risk Manager on 11th August regarding a whole catchment based drainage approach for Much Wenlock.

Members agreed that the meeting had been positive and useful although some questions had not been addressed or remained unanswered. The Clerk was asked to request another meeting before the end of September.

Members of the Flood Group highlighted issues arising from the meeting with the Drainage and Flood Risk Manager, including the following:

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- The drainage system in Much Wenlock was at full capacity and ways to slow the flow before the water reached the drains must be explored
- The 2011 Mouchel report was the most indicative, although the storm events were now more severe
- An additional water measurement bucket would be useful
- Concerns about the drainage proposals for Hunters Gate and surrounding area
- Previous funding for house resilience provided flood gates for individual houses, which did not last or could not be fitted in time
- The early warning system at the Pound was not always used or effective, but did provide historic data to show peaks and troughs. It should be retained.

A member of the public outlined the advantages of involving Shropshire Wildlife Trust in discussions around flood mitigation: the Trust has considerable experience and data on slowing the flow and has undertaken a complete programme of work in the Corvedale, including planting trees along contour lines. The Trust's expertise would be invaluable.

It was **RESOLVED** to:

1. **Work collaboratively with the Environment Agency, Shropshire Council, Much Wenlock Flood Group and the Shropshire Wildlife Trust to establish effective means of collaboration and communicating flood risk information across the community.**
2. **Write to both Shropshire Council and the Environment Agency to seek responses to the questions identified in the report 'Update on Flood Risk Management in Much Wenlock'.**

- b. Members received an update from the Flood Group. Members were advised that the current Flood Group consisted of five residents of Much Wenlock who were completely independent of any organisation and had no vested interests other than trying to prevent flooding in the town. They had experience, knowledge and technical expertise in this area. The Flood Group had a good working relationship with the Environment Agency, National Flood Forum, Shropshire Council, Severn Trent water and DEFRA.

The Flood Group believed they had identified the source of the pollution in the water course but were seeking additional evidence.

Severn Trent had undertaken a further survey for the overflow for the Shyte brook.

- c. It was noted that drainage plans for application 21/01098/FUL at Scoltocks Yard, Station Road had been requested from Shropshire Council and a response was awaited.
- d. It was reported that a steel drain in Walton Hills had lifted and moved down the road during the last flash flood. This indicated that there could be a blockage, which might have arisen due to the separation of the sewer and storm drains.

Members referenced a drainage report by McCloy which, it was understood, had been a private report for Severn Trent. The Clerk was asked to try to obtain a copy of the report. The Flood Group would also raise the matter at the next meeting of the National Flood Forum, which Severn Trent were legally obliged to attend.

11. Climate Change and Sustainability

- a. Members considered information regarding the 'Restoring Shropshire's Verges Project' and its relevance to Much Wenlock.

Members considered this a positive initiative which could enhance the appearance of the town and promote biodiversity. However, the implementation would need to be managed to ensure that there were no road safety issues arising, such as road signs being obscured. The risk of ragwort to livestock was noted.

A member of the public promoted a proposal for management of the grounds of the old cemetery to encourage wildlife, with less frequent grass cutting and additional tree planting.

It was RESOLVED to support the 'Restoring Shropshire's Verges Project' and to ask Shropshire Council what steps were being taken with regard to the management of verges in and around Much Wenlock.

- b. Members noted that Councillor Toft would be attending a SALC training course entitled 'Sustainability and Climate Change – Adaptation Measures for your Local Council' on 28th October 2021.

Agenda item 18a was taken next.

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12. Highways Matters – update on discussions with Shropshire Council regarding the cycleway at Oakfield Park

Members noted a written report from the Developing Highways Manager at Shropshire Council following a meeting on site. The member of the public who had raised concerns noted that there were some discrepancies between the report and his recollection of the meeting. With regard to the 30mph signs, the officer had confirmed that these would go ahead, although it might take a couple of months. It was noted that although the pavement did not comply with the approved specification, it was within the permitted tolerance levels.

Connexus were obliged to maintain the verges and pathways until these were adopted by Shropshire Council.

However, this maintenance was not being carried out and the Shropshire Council officer was unable to confirm when adoption of the verges and pathways would take place, despite the houses having been occupied for three years.

There were ongoing concerns about ineffective drainage and the height of the pavement, which was too low and flooded during heavy rain.

The Clerk was asked to follow up the outstanding concerns with Shropshire Council.

13. Consultation

- a. Members noted Shropshire Council consultation on the draft Broseley Neighbourhood Plan between 23rd July and 17th September. It was noted that the Plan included green routes but did not reference the travel of pupils from Broseley to William Brookes School in Much Wenlock.

It was RESOLVED to submit the following comment: Councillors welcome the Broseley Neighbourhood Plan and suggest consideration of stronger proposals for active travel between Much Wenlock and Broseley, especially in relation to the attendance of pupils at William Brookes School.

- b. Members noted that Shropshire Council was consulting on various experimental restrictions in Shrewsbury Town Centre between 9th July and 9th January 2022.

It was RESOLVED to endorse the need for a trial, to support the principle of restricting traffic in town centres and reducing pollution and to await the outcome of the trial with interest.

14. Street Lighting**15. Street naming *****16. Footpath/Bridleway Creation Orders*****17. Footpath Diversion Orders*****18. Road closures*****19. Highways matters ***

- a. Members noted the response from the Shropshire Council Highways Officer regarding a review of the junction of Southfield Road and Victoria Road and proposed a meeting date of Tuesday, 14th September at 4.30pm. It was agreed that Councillors White and Tyler would attend the meeting along with Mr Hanafin, if available.

- b. A response was awaited from the local policing team with regard to a meeting to discuss parking on pavements in the town.

- c. Members noted a further communication from Shropshire Council regarding the planned closure of Bridgnorth and Hodnet highways depots. **It was RESOLVED to respond that Members had noted the comments and hoped that the depots would be re-opened should a need be demonstrated.**

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 the next meeting would be held on Tuesday, 5th October 2021 at 7.00pm at the Guildhall, Much Wenlock.

It was RESOLVED to suspend standing orders to allow the meeting to continue past 9pm.

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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 RESOLVED that the public and press should not be present.

25. Planning Enforcement

Members noted enforcement issues 21/08000/ENF and 21/08067/ENF.

The Clerk was asked to request an update on progress with this matter and to be advised in all cases if and when enforcement notices were issued.

The meeting closed at 9.15pm

Signed.....
Chairman

Date.....

DRAFT

Tuesday, September 28, 2021 at 3:30:06 PM British Summer Time

Subject: RE: Application 21/01098/FUL - land off Station Road, Much Wenlock
Date: Friday, 3 September 2021 at 10:20:41 British Summer Time
From: Richard Fortune
To: Town Clerk
Attachments: image002.jpg

Dear Trudi,

The above application was essentially one for a change in house types as there was, prior to the decision being made on the current application, an extant permission for four dwellings on the site in a very similar layout (ref 12/01806/FUL). The drainage section of the Officer Report on application 21/01098/FUL advises:

Core Strategy policy CS18 seeks to ensure developments incorporate measures to reduce flood risk, as well as avoiding adverse impact on water quality and quantity within Shropshire. The Much Wenlock Neighbourhood Plan also includes a suite of policies relating to drainage due the own falling within a critical drainage area. The proposed drainage arrangements for the current application are identical to those of the extant planning permission, which were the result of discussions between the Council's Flood and Waste Water Management Team and the agents. A separate land drainage consent will be needed to divert the culvert/stream and provide a new culvert on a new alignment.

A drainage report and flood risk assessment has been submitted with this application, along with the detailed micro drainage calculations which support the approved drainage scheme. The Council's Drainage Consultants initially sought a pre-commencement planning condition with respect to drainage but, on review of the information submitted and the drainage scheme agreed in connection with planning permission 12/01806/FUL, have confirmed that if the new scheme does not change/increase footprint there is no for such a condition with the details submitted with the application. These proposals would not lead to an increase in footprint and so the drainage details submitted (Which would be followed were the extant permission to be built out in preference to the current proposals for some reason) can be relied upon to ensure the satisfactory drainage of the site.

The Drainage Arrangement Plan, Drainage Report and Flood Risk Assessment and Micro Drainage calculations can be viewed on the planning file. These surface water drainage arrangements were confirmed as being acceptable by the Council's Drainage Consultants.

Regards
Richard

Richard Fortune
Principal Planner
01743 258779
planning.southern@shropshire.gov.uk
Shropshire Council

Wednesday, September 22, 2021 at 3:21:08 PM British Summer Time

Subject: RE: Much Wenlock - trees in the conservation area
Date: Wednesday, 22 September 2021 at 14:47:57 British Summer Time
From: Martin Sutton
To: Town Clerk
Attachments: image001.jpg

Hi Trudi,

The Tree Team can only assess each notice or application that it receives and we have no control over what is submitted, by whom and when. We usually have some 800-900 such notices and applications to determine each year across the whole county.

I'm afraid SC has no co-ordinated plans for planting trees in parks or on streets or any other open space that may be in its possession. This is not just Much Wenlock, it applies to the whole county. This is a sad state of affairs and believe me, not one I condone, but that's how it is. You would hope in these days of heightened awareness of the values and benefits of trees and accessible open space that a more co-ordinated, strategic approach could be taken and I and certain like minded colleagues are doing what we can along these lines, to raise the profile and generate tangible recognition and support within the SC hierarchy for trees and the natural environment generally. The trouble is that it crosses so many departmental boundaries, as it were, that it is difficult to generate the overarching approach needed.

For your part at Wenlock TC, I would suggest that your neighbourhood plan, as a material consideration in the planning process, would be a good place to address tree planting on any of your own land, or land over which you have control and could plant trees. If suitable areas could be identified for planting then efforts could be directed towards achieving it – for example through your local Place Plan, where planting sites could be identified as priority projects to receive support through developer contributions where suitable; or through applications for external funding – there's lots of potential grants for tree planting out there at the moment. There's also plenty of sources of free trees, for example SC's own community tree scheme, or from the Woodland Trust.

I or members of the Tree Team would be happy to work with or advise you if we can help,
Martin

Martin Sutton
County Arboriculturalist
Planning Services – Tree Team
Shropshire Council
PO Box 4826
Shrewsbury
SY1 9LJ

Tel: 01743 254634
Email: martin.sutton@shropshire.gov.uk
Web: www.shropshire.gov.uk

From: Town Clerk <townclerk@muchwenlock-tc.gov.uk>
Sent: 22 September 2021 13:06
To: Martin Sutton <martin.sutton@shropshire.gov.uk>
Subject: Much Wenlock - trees in the conservation area

Dear Martin

Much Wenlock Town Councillors have expressed concern at the number of applications they are receiving for work to trees in the Conservation Area. Could you advise whether there is any kind of overall

management plan, planting scheme, or similar for trees in the Conservation Area?

Thanks and regards,

Trudi

Trudi M Barrett
Town Clerk

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