

Much Wenlock Town Council

Planning & Environment Committee Meeting

30th November 2021

Supporting Papers

25/21

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 2nd November 2021 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk, Cllr Mike Atherton, two members of the public

1. Apologies

It was **RESOLVED** to accept the following apology: **Councillor David Fenwick – unwell**

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 member of the public was invited to speak on agenda item 19c at the relevant point during the meeting.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 5th October 2021 be **APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

21/04565/FUL 63 Oakfield Park, Much Wenlock	Erection of single storey side extension following demolition of existing garage and installation of dormer to front in connection with conversion of roofspace into additional living accommodation (amended to scheme approved under Planning Permission Ref: 20/04358/FUL). It was RESOLVED no objection.
21/04859/TCA 50 Sheinton Street, Much Wenlock	Fell 1no Ash (T1), reduce and thin the crown by 50% of 1no Acacia (T2) & 1no Cherry (T3) and fell 1no Cherry (T4) within Much Wenlock Conservation Area. It was RESOLVED no objection although Councillors would like to see some replacement planting.
21/04815/TCA Holy Trinity Church, Wilmore Street, Much Wenlock	Works to trees labelled T36 – T47 on plan to include crown reduction by 20% of 7no Lime and felling of 5no Lime within Much Wenlock Conservation Area. Conversation held between tree officer, Church and Priory Hall. Problems with roots damaging wall, drains, H&S, leaf fall. Measures to protect remaining trees – been thought through. It was RESOLVED no objection, providing applicant follows advice from Tree Officer.
21/04933/FUL 10 Hunters Gate, Much Wenlock	Erection of a single storey rear extension. It was RESOLVED no objection.
21/04837/FUL 5 Wilmore Street, Much Wenlock	Replacement of three sash windows to the front elevation; three box sash windows and two full casement windows to the rear elevation; and one set of French doors to the rear of the property. It was RESOLVED no objection.

26/21

7. Planning Decisions

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

21/03299/FUL Land adj 6 Bridge Road, Much Wenlock	Erection of a detached dwelling. Grant permission
21/03154/FUL Withies Campsite, Stretton Road, Much Wenlock	To replace existing fence with new brick wall enclosure and gate entrance. Withdrawn
21/00736/FUL Proposed dwelling NW of Yew Tree Cottage, Stretton Westwood, Much Wenlock	Proposed construction of zero carbon house, within the quarry edge rock face. Grant permission

8. Local Plan Review – Community Consultation for Examination in Public

Members considered final arrangements for the event to be held at the Methodist Church Hall on Wednesday, 3rd November for representatives of local groups and organisations. Following an introduction, round table conversations would be facilitated by Town Councillors, with a plenary session at the end of the meeting. Verbal feedback would be provided at the Town Council meeting on 4th November, and a written summary prepared thereafter.

It was noted that around 17 acceptances to the invitation to the meeting had been received so far. Refreshments would be offered to those attending.

9. Flooding issues

a. Members received an update from the Flood Group.

It was reported that all key drains had been cleared recently but three problems remained:

- i. A drain on the opposite side of the road to Ashfield Hall and Twickel House: when a gas pipe had been installed the drain had been cut and was disconnected. This was on Shropshire Council's repair list.
- ii. A drain in Sheinton Street had collapsed and needed replacing. This was outlined in red on the road.
- iii. On Farley Road, almost opposite Forester Gardens, there was a drain that blocked repeatedly and was being investigated by Shropshire Council.

There was an agreement in place with Shropshire Council that they would clear the fallen leaves on Station Road every 10 days during autumn to prevent them blocking the drains.

The National Flood Forum (NFF) meeting held on 6th October had been well attended and provided an opportunity for local issues to be discussed. The NFF had taken email addresses and would circulate a newsletter about flooding issues in the town and surrounding area. It was noted that the planned drainage work on the Stretton Road was included in the current year's budget.

Concerns were raised about the development proposals for Wheatland Garage. If the outline application were approved, any full application should be closely scrutinised with regard to drainage measures.

Members of the Flood Group were extremely worried about the application to site another 53 chalets on the Shadwell Quarry site. If these were sited on platforms in the lake, rather than around the edge, this would raise the water level. Drone coverage indicated that the quarry was now over 240ft deep and covered an area of eight acres. The depth had increased by 15ft in the last year. The pool was filling up and could reach the natural overflow level of the ground causing water to seep through the boundary. A potential collapse and resulting flood from the quarry would go either to the sewage works or to Farley fuel dump, either of which would have serious, toxic consequences.

It was RESOLVED to raise concerns about the application and the quarry with Shropshire Council.

Shropshire Council should be informed that the Flood Group had advised the Town Council that they were monitoring the area closely. Water levels were rising, by 15ft over the last year, increasing the risk of potential flooding from Shadwell Quarry. This could have severe implications for development proposals and the adjoining land and infrastructure. Farley dump, the sewage works and Down Mill were all at risk, depending on how the quarry wall might break. The Flood Group could provide further information. The letter should be copied to the Environment Agency. Members of the Flood Group would also raise this issue at the next NFF meeting.

b. Members considered the response to queries raised with Shropshire Council's Drainage and Flood Risk Manager following the meeting held on 11th August. They welcomed the helpful information and were pleased to see that potential funding and flood attenuation options were being explored.

The Clerk was asked to seek a date for a further meeting with the Drainage and Flood Risk Manager and to check whether he had been able to obtain a copy of the McCloy report

27/21

- c. There were no other flooding issues.

10. Transport Working Group

Members considered a report from the Transport Working Group. The Group was making plans to carry out a traffic survey of the town and continued to engage with issues in Sheinton Street. Members were in communication with the Shropshire Council Traffic Engineer and were urging progress with Shropshire Council highways proposals for the town and for the feasibility study for the Gaskell corner. The group was also looking at the current proposals for Bridgnorth connectivity.

11. Trees in the Conservation Area and Across the Town

There had been no response so far from the County Arboriculturalist regarding options available when dealing with applications for work to trees. The Clerk was asked to check whether there was a policy for replacement trees and whether the Tree Officer could insist on replacement planting in the Conservation Area.

It was RESOLVED to defer further consideration of this item to the next meeting, pending a response from the Shropshire Council officer.

12. Climate Change and Ecological/Nature Emergencies

Councillors noted an update on progress from Councillor Atherton, the Council's champion for developing its response to Climate Change and the Ecological and Nature emergencies. Councillor Atherton was networking, researching and exploring good practice and measures taken by other Councils that might be introduced in Much Wenlock. It was clear that finding ways for the Council to make a contribution to addressing the ecological and nature emergencies was a long-term project.

Councillors noted the need for baseline measures so that progress could be quantified.

13. Consultation

14. Street Lighting

15. Street naming *

16. Footpath/Bridleway Creation Orders*

17. Footpath Diversion Orders*

18. Road closures*

Members noted the following road closure:

Location: High Street, Much Wenlock

Date: 25th November 2021

Time: 3.30 – 9.00pm

Purpose: Christmas Lights Switch-on

19. Highways matters *

- a. Members considered a verbal report from the walkabout meeting held with PCSO Breese to discuss parking on pavements in the town. This had been a useful opportunity to highlight parking issues and the PCSO had issued notices to some cars, mainly in Back Lane. The PCSOs will take action if a vehicle is physically blocking the footpath and causing a danger. The local policing team would continue to monitor and attend to any problems.
- b. Members noted responses from Shropshire Council and Spar regarding the issue of large vehicles mounting the pavement on the corner of Queen Street and Back Lane. Shropshire Council had advised that the local highway technician would visit to consider options. The Logistics Compliance Manager at Blakemore (Spar) had advised that the smallest 18-ton rigid lorry on the fleet was used to make deliveries to the Much Wenlock Spar and had offered to discuss the matter further.

It was RESOLVED to suggest that Blakemore liaise with Shropshire Council to consider options for addressing the problems for large vehicles manoeuvring around the corner of Queen Street and Back Lane.

- c. Members considered concerns about road safety at the bend on the A458 at the top of Harley Bank, near to Stokes Barn. A member of the public advised that he insured properties at this location and had witnessed many accidents at this location over the years, including three fatalities. Measures might be introduced to reduce the risk, such as applying a pink anti-slip surface on the road and cutting back the vegetation around the many warning signs. Concerns had already been reported on 'Fix my Street'.

It was RESOLVED to write to the Shropshire Council Traffic Engineer to request that he arrange for the overgrown vegetation to be cut back and review the highway safety at this location.

- d. Members considered concerns raised about the deteriorating condition of the road surface in Sheinton Street on the right-hand side of the road towards the A4169. The road had been marked for repair in early August but no work had been carried out.

It was RESOLVED to Shropshire Council to ask when the repair work would be undertaken.

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, 30th November 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 RESOLVED that the public and press should not be present.

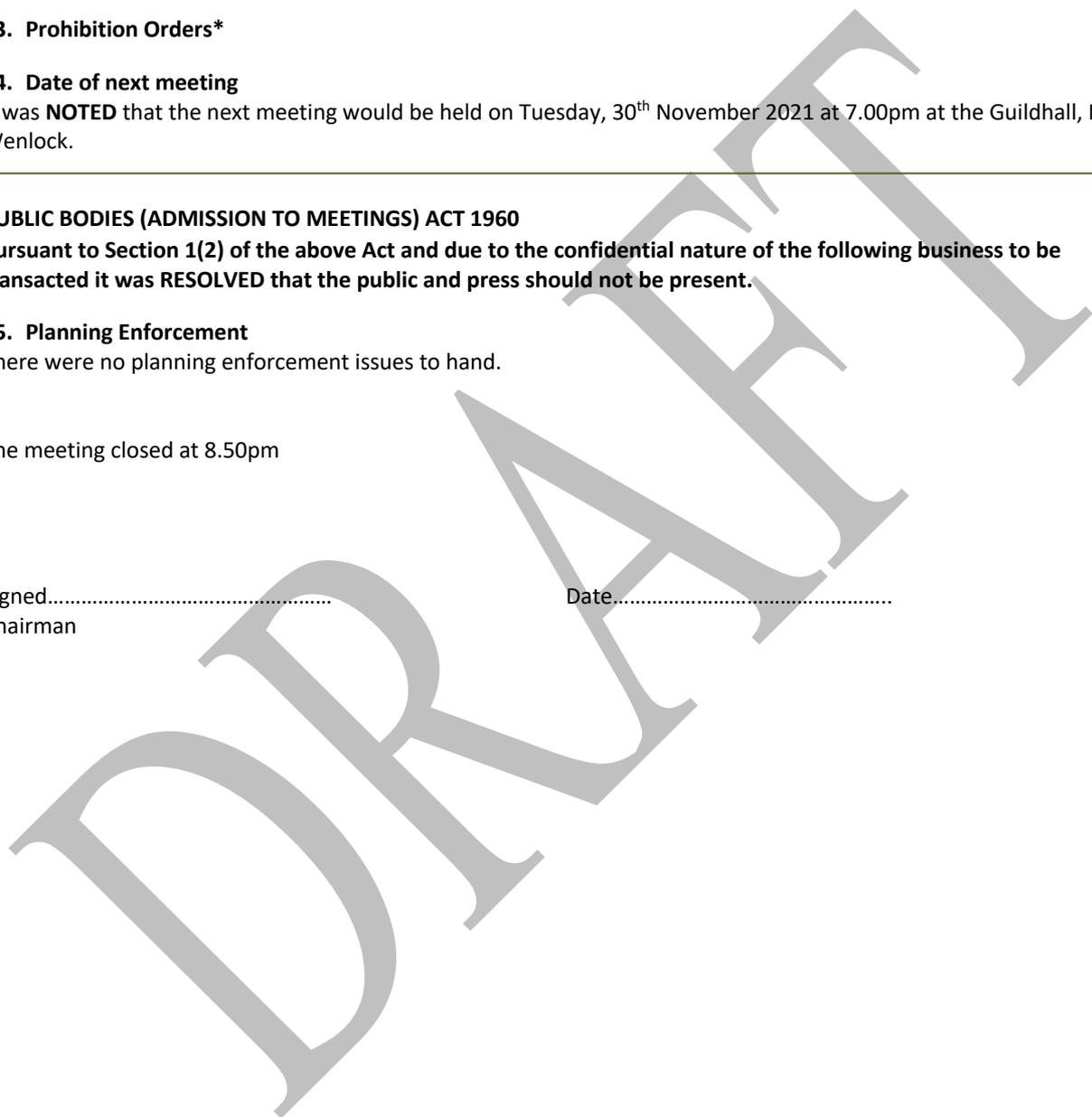
25. Planning Enforcement

There were no planning enforcement issues to hand.

The meeting closed at 8.50pm

Signed.....
Chairman

Date.....



Examination in Public – Shropshire Draft Local Plan

NOTES OF COMMUNITY MEETING – 3rd November 2021

HELD at the Methodist Hall, Much Wenlock between 19.00 – 21.00 hrs.

INVITATIONS AND PARTICIPANTS

The Town Council (TC) sent invitations to a wide range of organisations from within the community to join the meeting. In all some 57 invitations were sent out.

- 23 members of the community attended, representing some 15 organisations. Some attendees were representative of more than one organisation.
- A list of those organisations which were invited and which attended is provided at Annex A.
- Three organisations sent in written comments on the day of the meeting; these are included in the list and their contributions are included in the feedback described below.
- The names of the representatives are not included for data protection purposes. For the same reason, the Council committed to anonymising the comments.
- Participants were asked if they had any objections to photographs being taken. One participant asked not to be included in photos and this request has been honoured.

PURPOSE AND AGENDA

The agenda for the event can be found at Annex B. On behalf of the Town Council, Cllr. Mike Grace welcomed the attendees and described the purpose and proposed format for the event:

The purpose of the event - *To explore community views on the draft local plan ahead of the Examination in Public (EIP) into the Draft Shropshire Local Plan and to help the TC fulfil its objective of representing the community at the EIP.*

- Cllr. Grace gave a brief resume of the role of the forthcoming EIP to assess soundness of the Draft Local Plan and the background to the proposals for Much Wenlock. No date has been fixed for the EIP.
- He noted the almost complete absence of meaningful public consultation over the past 3-4 years. The new Town Council has a mandate and commitment to ensuring the community could influence the Local Plan through its attendance at the EIP.
- Cllr. Grace stated that the Town Council's adopted position is consistent with that promise. That it wants the current proposals for Much Wenlock to be dropped from the Draft Plan and the community to be able to agree future development options through a review of the Much Wenlock Neighbourhood Plan (MWNP).
- He stressed that this was not about halting development but assuring that the development would be of the right scale and type and in the right location and in the spirit of the community's aspirations set out in MWNP.

DISCUSSION THEMES

Through a plenary conversation, attendees of the meeting identified 5 themes they wanted to discuss. These were:

1. Traffic and transport, including air pollution
2. Infrastructure, particularly health and education
3. Water, including supply, sewage and flooding
4. Development, including affordable housing and being climate friendly
5. Heritage and tourism, including quality of place

One representative asked that the discussions should also consider the important context set by the Neighbourhood Plan. All the participants had the opportunity to discuss each of the themes for about 15 minutes, rotating around the theme tables in an order they decided for themselves. The discussions were facilitated by members of the Town Council's Planning & Environment Committee (Cllrs. White, Tyler, Grainger, Grace and the Mayor, Cllr. Thomas). Copies of S13 (i.e. the section relating to Much Wenlock) of the Local Plan were placed on each table. Summaries of the discussions are set out here.

1. Traffic and transport, including air pollution

Air quality and traffic levels:

- A shared observation of increasing levels of traffic already being experienced in the town
- Generally local air quality probably quite good but pollution from traffic in the town becoming an issue. Suggested that the GPs have noted this as an issue; may be a specific problem if people live near or often use the major junction at the Gaskell Arms
- Air pollution was measured at some point; no knowledge of the results
- Increased length of traffic queuing at the Gaskell corner will raise pollution levels. Need to monitor.
- How do we make the Gaskell corner and Much Wenlock (MW) unattractive to car users? If they slow down, will that increase pollution levels?
- Could MW become an ultra-low emissions zone?

Current traffic issues:

- Indicators of traffic management problems - observed increased driver aggressions, faster speeds through the narrow streets, highways restrictions being ignored. Even the A roads are narrow.
- Access for and mobility of residents who need to use scooters, wheelchairs, pushchairs needs to be considered.
- William Brookes School (WBS) pupils from Broseley are taken by car, travel through the town's streets.

Scale of development and traffic:

- Significant concerns that the development proposals at Buildwas [recently approved scheme for 1075 houses] combined with the Local Plan proposed allocations at Tasley/Bridgnorth, Cressage and Much Wenlock itself would exacerbate traffic issues enormously
- The Buildwas application acknowledged there would be a major impact at the Gaskell Corner, that there was no avoiding the problem and no known solution.
- The Gaskell corner is already a dangerous junction; noted the recent destruction of the central refuge
- Already have issues with traffic cutting through in the town, will increase in future, adding additional risks to residents
- Existing land uses in the town, such as Travis Perkins, is pulling large vehicles into the town
- Additionally have heavy traffic from current (and any new and more) users of land in the quarries around the town. Should we restrict further intensification?
- The Local Plan proposal for a strategic highways route through MW will have a big impact.
- There seems to be little appreciation by Shropshire Council (SC) of the cumulative impact of SC's own proposals and, for MW, especially the impact at the Gaskell Corner.

Public transport:

- Public transport is too weak; need to encourage less car use and have better bus services. SC should lead the shift to electric buses that will be required in the near future.
- Noted the suggestion of a light rail from Buildwas Bridge to Telford may have implications for MW. The developer at Buildwas needs to be held to commitments like this.
- Would like to see improved transport links as the bus service, in particular from Telford is poor, exacerbating staffing issues [for the business]. Would also like to see more affordable housing in Much Wenlock as staff are currently having to bus in. It would be helpful if they could afford to live locally.

Parking:

- Noted issues of residents' parking causing congestion. Too many people for the town? Do we need a permit scheme?
- New development needs to ensure its garages are big enough to actually take cars.
- Alternative parking capacity for residents required?

Possible solutions?

- Suggested approach for the Draft Plan; ask the EIP to put development on hold until the later part of the plan period, let the review of the MWNP proceed and have a proper evaluation of these big problems, such as the traffic.
- The current MWNP doesn't address traffic as such (it was of its time) and any review must consider the problem
- Is a bypass the option to resolve the Gaskell corner issues? Would there be other benefits e.g. for enhancing tourism experience, flood retention ponds?
- Is part of the solution an alternative traffic system with one way routes, taking cars out of the centre, aligned with ideas for 'green routes'?
- Plus review land uses in the town e.g. relocate Travis Perkins out of town, re-use the land (e.g. for parking).
- Can we ask SC to transfer ownership and income from the car parks as part of future options?
- Traffic management prompts the question as to what the vision is for the long-term? How ensure MW continues to be an attractive place as opposed to simply expanding road capacity and use.
- Can options include the creation of green routes, pedestrianize the centre?
- Can we create green walking routes that connect services, schools and new development? Making town and walking attractive; associate it with trees and the proposed bee corridor. Make the High Street pedestrian friendly?

2. Infrastructure, particularly healthcare and education**Healthcare:**

- The surgeries in MW and Cressage are overstretched at present. With the prospect of an additional 750 – 1000 people added via the proposed Local Plan in MW (incl Shadwell Quarry), Cressage, and Broseley (school pupils).
- The surgeries currently cater for 8000, looked after by 6 doctors. Assuming a working week of 40 hours another doctor and nurse will be required.
- No allowance has been made for extra facilities at either MW or Cressage. Where are the extra car-parking spaces to come from to accommodate such an increase in numbers?

- What potential building site(s) are available to cater for an elderly MW population that wants to downsize? Where is the extra health facility that will be needed to care for these people who cannot afford private care?
- The lack of planning creates severe pinch-points for care in the community.

Education:

- With the addition of 400 extra pupils from the Ironbridge Power Station (IPS) development, bearing in mind the constraints already apparent with capacity on the Linden Field, how will WBS fulfil its statutory requirement for open space per pupil?
- Where is the space for WBS to build an extra 15 classrooms that will be needed to accommodate the pupils from IPS?
- If Hunters Gate 2 is permitted, where will the area be for the expansion of the primary school to accommodate extra pupils?
- A member suggested that WBS would increase its number by 1200 over the long term (but no figures were given to back up this statement).
- There will not be sufficient Telford pupils released back to Telford & Wrekin to offset the extra 400 pupils from IPS
- Infrastructure before development to allow for the expansion of schools, surgeries, open spaces and improve the road network. Improve broadband and wi-fi connectivity.

Other facilities:

- There is a need for a zebra crossing at the Sytche Lane/Forrester Gardens junction.
- Pavements must be surveyed and improved to allow for an expected greater use of mobility scooters.
- Road signs should be more visible in order to prevent accidents in the narrow streets.
- A need for more recreational areas (green lungs) in MW
- A new Village Hall is required with a better internal layout.
- Nothing in the proposed Shropshire Local Plan, Much Wenlock section, which would impact on the work in the Old Cemetery. If the proposed development at Hunter's Gate 2 goes ahead, with a promised roundabout on the Bridgnorth Road, vehicular traffic will be slowed and make the entrance and exit to the Old Cemetery much safer.
- The Old Cemetery is perfect for change into a Local Nature Reserve, this does not mean it would not be managed. Take steps to understand how the Old Cemetery is used, rather than making assumptions about how it is thought to be used.
- Focus the Council's precept budget for 2022 with an emphasis on changes to green actions and technologies
- The provision of recreational facilities for the town and in particular the fact that the County Council has divested itself of any responsibility for the Gaskell Ground
- It is only the efforts of the MW Cricket Club members that is maintaining use of the pavilion, which needs to be replaced urgently. Surely the County Council should make a contribution towards the replacement costs?

3. Water, including supply, sewage and flooding

The discussion topics included Flooding, Tap Water, Sewage and Rain Water (Climate Change)

Supply of fresh water :

- ❖ Occurrences where supply is on low pressure or no supply at all and has to be supplemented by tankers brought into town.
- ❖ Will this be affected by the proposed increase of residents?
- ❖ Can system cope?

Drainage systems :

- ❖ Improve Drain Systems? - currently medieval ! Increase in size of pipes, system split to reduce pressure etc needed to upgrade.
- ❖ Management of all systems - responsible developers for aftercare and prove management of systems.
- ❖ Underground collection tanks needed on all new developments
- ❖ Sewage farm capacity - Can it cope with increase of residents?
- ❖ Need for a more strict check on developers proposed drainage installations before approval to ensure they are capable of doing what they should be able to do - at least 2 incidents in our town where this has either not happened or they have not been checked properly after installation and adopted by Severn Trent.
- ❖ Who is responsible for rain water collection and is it the same agency once it goes down into the system?
- ❖ Who is responsible for the maintenance of the attenuation ponds and checking they are working properly?

Flood management :

- ❖ More use of natural solutions to tackle the danger of flooding.
- ❖ More woodland planting, soil quality, Shelter belts, slow the flow etc - this will need the proper financial incentives to attract land owners to get involved (Funding available?)
- ❖ An assessment of prime sites could be made (funding in precept budget?)
- ❖ Strategic plan needed for management of all water

Other :

- ❖ Use of water to clean road and information signs around the town to include scheduled (correct time of year) hedge trim, so that the signs can be made visible.

4. Development, including affordable housing and being climate friendly

Notes on what development should look like across Much Wenlock for the next few decades.

Affordable Homes:

- A discussion was held about South Shropshire's rule that developments of a specific size must have 20% of the homes as affordable. There was an appetite for Much Wenlock to lead on having more than 20% in its development.
- Cllr Dan Thomas talked about his own experience growing up with friends who would have loved to stay here but couldn't due to the prohibitive nature of housing costs. These people have instead bought houses in Telford or Shrewsbury. His dad had the same experience with his friends; therefore, reversing this pattern would be necessary.
- Discussions were held on what affordable looks like and how affordable homes to buy would attract more younger people rather than ones to rent.
- Affordable homes need to be of good quality, both in their build and the housing association (four associations are operating in Wenlock currently: STAR, Connexus, Wrekin and GPS Property Management). Some housing associations were more generous and considerate than others.

Passivhaus:

- A discussion was held on the importance of energy-saving homes, with climate change the key issue.
- If homes weren't going to be Passivhaus, they should be Energy Saving A at the minimum with air source heat pumps or other sources instead of gas.

Local Connection:

- The next issue discussed was the importance of local connections and providing houses for local people. It is hard to watch local people be priced out of the market, which happens too regularly in Much Wenlock.
- This discussion led to sustainable development, having the right mix of people in a given settlement. Much Wenlock Mutual Aid worked so well because there was a good mix of people available to volunteer if needed.
- It was pointed out that Callaughton Ash had managed to be affordable, Passivhaus and be offered to people with a local connection. This, therefore, should be seen as an excellent development, but the response of people present was mixed due to people not liking its aesthetic.

Cornovii:

- Cornovii is Shropshire Council's own company, set up to build homes across the county to meet Shropshire's somewhat unique housing needs.
- Cornovii was a potential option in the future for Much Wenlock as they only ever build a good mix of homes with a minimum energy rating of 92/A, are affordable and meet local connections.
- Currently, most of its building had taken place in North Shropshire as the North had held onto more land than the old South Shropshire District Council did. The price of land would be a potential obstacle in Much Wenlock.

Houses for older people:

- It was noted how many older people who lived in Much Wenlock would be keen on an assisted living type of housing, such as McCarthy and Stone; this would allow them to stay in Wenlock and have support but not be in a residential care home.
- This would free up their current homes, allow more homes to be on the market and give people with families more of a chance to move into them.

Neighbourhood Plan & the Scale of Development:

- There was a heated discussion on the scale of development, as some people heavily supported the 25 homes defined as the maximum number in the Neighbourhood Plan whilst others opposed it.
- Refreshing the Neighbourhood Plan would allow this discussion to play out on a broader scale.

These additional written comments were received:

Would like to see more affordable housing in Much Wenlock as staff are currently having to bus in. It would be helpful if they could afford to live locally. He would also like to see improved transport links as the bus service is poor, in particular from Telford, exacerbating staffing issues.

To ensure that the people of Much Wenlock have their say on the development and provision of housing and infrastructure needs, Shropshire Council's local plans must include commitment to the currently agreed policy 'of limited developments to meet local needs' as detailed in the Much Wenlock Neighbourhood Plan.

5. Heritage and Tourism, including quality of place

A key takeaway from this topic is that the diverse cross-section of the town voiced consistently that the Town Council should help boost the town's profile further. Many felt that the town could benefit greatly with additional investment into existing historic assets and increased advertising of existing attractions. The people feel that development is required, but it must be the right development to enhance the town further. Six common topics kept arising - increase tourism, lack of core facilities, the chosen development site, pedestrianisation of the High Street, lack of TC investment and what is the future for the MWNP?

Increase Tourism: There is a strong feeling that the town could look to further leverage the incredible history and heritage of the town. For example, many felt that the town could do much more to showcase the Olympics and William Penny Brookes history. The question was asked – did we make the most of the 2012 Olympic connection? And how we can ensure we look at this in the future. The Guildhall, the Museum and the Gaskell Field were mentioned many times as items that are undersold to tourists. It was felt not enough has been done by the TC to advertise the Olympic Trail. More should be done to promote the Priory and the local heritage within the town centre - a resident mentioned if this town were in the Cotswolds, its profile (locally) would be very different.

Core Facilities: Lack of necessary facilities to support additional tourism. For example, lack of parking, especially free parking, could significantly boost the town's profile. In addition, a lack of public toilet facilities was raised frequently, which would be a problem if the town boosted tourism numbers.

Development Site: There was clear support for the development generally. There was a strong view that the Local Plan is prioritising development over core infrastructure enablement, which could be to the detriment of the town. Before any development is planned, the core infrastructure should be planned and resolved.

The one single large development site was raised as an issue, specifically around its relationship with the town's heritage. An example given on the night was how a single large 120 house development site adds value to the town heritage? A question that needs answering. The theme being *outside of adding headcount to the town, how does a large single development site add to the town's quality?* In addition, the lack of Council vision and a lack of consultation was raised continually, as many feel we are missing an opportunity to implement the correct development, which in turn adds direct value to the town and its heritage.

Pedestrianisation of High Street: To further boost the attraction of the town, pedestrianisation was raised plenty of times. However, there was a divide between local shop owners and residents on whether this would be a positive or negative move.

Lack of Investment; in Town Council owned assets was raised many times. A few commented that it's less a lack of investment (into the buildings), but more a lack of investment in a strategic long term plan of how to best leverage the assets themselves. The feeling was this could be key to increasing tourism.

Local Plan Review or Neighbourhood Plan? Many in the room were confused by the relationship between these two policies. It was raised many times that the Council need to revisit the MWNP as it's not deemed out of date, especially given it's been overruled at a crucial period in time. The Local Plan mentioned that employment will be addressed using the MWNP - however, the land assigned to this has been converted into what is now the attenuation pond. The Local Plan then mentions the town centre will cater for future business/employment needs. Where will these new businesses and jobs come from? There was a feeling that the Local Plan delivers housing, without first investing in the town's already inadequate infrastructure. This will risk damaging the town's appeal to future tourists and risk damaging the town's heritage permanently.

The feeling is that SC should have allowed the iteration of the MWNP by using community engagement instead of overruling it and forcing a single site on the community.

Other suggestions/issues to note:

- ❖ With the extra 400 pupils expected from the recently sanctioned Buildwas Development should the town look at turning the secondary school into the William Brookes Centre of Excellence for Sports
- ❖ Many raised why the council does not look at free parking initiatives, Shifnal and Bridgnorth were quoted as examples.
- ❖ The town has 7 free car park spaces. The 15 minutes grace period for parking in the pay and display car parks is not advertised and not known by the locals, let alone tourists. There was a feeling this should be extended to 45 minutes.
- ❖ More parking is needed if the town is to cater for the new development - why does the Local Plan not address this when adding 200 houses?
- ❖ People are parking on pavements due to the lack of appropriate parking available in the town residents.
- ❖ It was raised that there's only 1 café open on Sundays for visitors and locals.
- ❖ With the increased housing and desire to enhance the town's tourism appeal, the TC needs to look at one-way systems and pedestrianisation as a priority. For example, Sheinton street is now a dangerous route, with school kids and cars passing along the pavement daily.
- ❖ Additional parking was previously introduced on Stretton Road, along with a Park and Ride for tourists. However this is no longer present, and the parking requirement has not been replaced elsewhere.

Conclusion: MWTC to request that the MWNP be reviewed to ensure the Tourism and Heritage related items can be addressed.

Annex A – Invitations and attendees

Examination in Public Consultation Event – Shropshire Draft Local Plan

Much Wenlock Methodist Hall on 3/11/2021

Invited Organisations

Altogether, 57 groups and organisations were invited. In some cases, this included several from one organisation, e.g. school, governors and PTA, so I'm not sure whether you'd count those separately. Holy Trinity Church and U3A were also asked to pass the invitation on to any groups which might come under their auspices (eg U3A Ukelele group), although Holy Trinity Environmental Group was invited separately.

Priory Hall
Civic Society
Probus
Scouts
Brownies / Guides
Male Voice Choir
Holy Trinity Church (including any associated groups)
Holy Trinity Environmental Group
Methodist Church
Primary School
Primary School Governors
Primary School PTFA
Little Willows Nursery
William Brookes School
William Brookes PTA
William Brookes Governors
Soft Tennis
U3A (including any associated sub-groups)
Cricket Club
Bowling Club
Football Club
Craft Group
Young Farmers
Running Group
MW Neighbourhood Plan Refresh Group
Tree Forum
Friends of the Old Cemetery
Flood Group
Hunters Gate petitioners
Transport Working Group

Medical Practice
Dental Surgery
Opticians
Homer and Wigwig Community Group
Wenlock Traders
Much Wenlock Festival
Christmas Fayre Committee
Wenlock Clickers
Much Wenlock Forester Charitable Trust
Almshouses
Fire Service
First Responders
Cuan House
Wenlock Priory - EH
Allotment Society
MW Townswomen's Guild
Women's Institute
Wenlock Olympian Society
Twinning Group
Litter Pickers
Leisure Centre
The Edge Arts Centre
Friendly Bus
Zero Carbon Shropshire
Lady Forester Residential Home
Wheatlands Residential Home
Hospice Support Group

Organisations represented at the meeting

Summary

- 5 Town Councillors
- 23 residents attended in person, representing 15 local organisations with 3 further organisations submitting comments in writing.
- A total of 18 organisations.
- Some attendees noted that they were able to represent more than one organisation.

Much Wenlock Town Council

- ✓ Cllrs. Daniel Thomas, Duncan White, Mike Grace, Chris Tyler, Wilf Grainger

Community Organisations (one representative unless stated)

- ✓ Civic Society
- ✓ Running Group

- ✓ MW Neighbourhood Plan Refresh Group (2)
- ✓ MW Flood Group and a 'Private Flood Group' (4)
- ✓ Hunters Gate Flood petitioners
- ✓ Medical Practice
- ✓ Wenlock Traders
- ✓ MW Forester Charitable Trust
- ✓ MW Almshouses (2)
- ✓ Fire Service
- ✓ Womens' Institute
- ✓ Wenlock Olympian Society
- ✓ Zero Carbon Shropshire
- ✓ Holy Trinity Church
- ✓ Tree Forum (3)
- ✓ Former Town Councillor and partner (2)

Written contributions were received from:

- MW Cricket Club
- Friends of the Old Cemetery
- Lady Forester Nursing & Residential Home

Annex B – Agenda for EIP Community Event

MUCH WENLOCK TOWN COUNCIL

EXAMINATION IN PUBLIC – SHROPSHIRE LOCAL PLAN

MUCH WENLOCK – DEVELOPING A COMMUNITY VIEW

Community Meeting 3rd November 2021

19.00 – 19.10hrs	<p>Welcome and introductions</p> <ul style="list-style-type: none"> • Purpose of the event - <i>to explore community views on the draft local plan ahead of the EIP and to help the TC fulfil its objective of representing the community at the EIP.</i>
19.10 – 19.30hrs	<p>Introduction to the Draft Local Plan and its process</p> <ul style="list-style-type: none"> • What it says about MW, previous consultations, the role of the EIP • The Town Council's position – noting the approach of the current MW Neighbourhood Plan • Groups' current stance on the Draft Local Plan; will they appear at the EIP? • Any questions?
19.30 – 19.45hrs	<p>What are the key issues we want to discuss?</p> <ul style="list-style-type: none"> • Views of the attendees • For example - the scale of development, whole town flooding, traffic, facilities, the consultation process, public transport?
19.45 – 20.45hrs	<p>Round the room/table discussions</p> <ul style="list-style-type: none"> • We could do this in perhaps two ways; either each table goes through all the issues or we assign a table per issue and then people rotate round, adding comments to those made by previous group(s). • Allow for comments on new or other topics as well. • Capture the comments on flip charts etc. • Feedback from each table – summary of key points
20.45 - 21.00hrs	<p>Plenary</p> <ul style="list-style-type: none"> • Review the discussion • Explore appetite for collective representation at the EIP • Next steps e.g. report back verbally to TC on 4th Nov, future meetings/communications?

Much Wenlock Town Council

STRATEGIC FLOOD WORKING GROUP

TERMS OF REFERENCE	
Membership	Members of the Town Council Selected outside agencies with relevant interest and expertise, approved by the Planning & Environment Committee
Authority	Local Government Act 1972, Sections 101 – 106
Conditions	<p>The working group is appointed by the Planning & Environment Committee of the Town Council and will function within the conditions outlined in these Terms of Reference.</p> <p>The working group will elect its own Chair, who will be a Town Councillor, and set its own meeting dates.</p> <p>The working group will report directly to the Planning & Environment Committee at regular intervals. Any significant or strategic decisions must be approved by the full Town Council.</p> <p>The working group may be disbanded or reformed by the Planning & Environment Committee at any time.</p>
Restrictions	The working group has delegated authority to work within the responsibilities outlined below.

	Responsibilities	Power
1	To consider short and long term implications for a land use and development strategy going beyond 2038.	Group to have the power to delegate to the Town Clerk.
2	To collate information to inform the case for Examination in Public of the Shropshire Council Draft Local Plan 2016 – 38.	
3	With the agreement of the Planning & Environment Committee, to liaise with organisations or individuals with knowledge or expertise relevant to the activities of the working group on behalf of the Town Council.	
4	To review published reports and information on flooding affecting Much Wenlock.	
5	To undertake tasks which may include consultation, data collection or scheme assessment on behalf of the Town Council.	
6	To propose options for flood alleviation in and around Much Wenlock.	
7	To consider issues of water supply and sewage management in the town.	
8	To report regularly to the Planning & Environment Committee on progress and matters arising.	

	Costs
	Any costs arising must be approved in advance in accordance with the Town Council's Financial Regulations. Time and local travel costs will be donated free of charge by members of the working group.

Shropshire Wildlife Trust

Meeting with Like Neal (LN) Monday 15th November 2021 11.15am

LN has previously expressed an interest in assisting our Strategic Flood Group. He is a resident of Bridgnorth and serves as a Town Councillor. His office is based in Shrewsbury and he is well aware of the flooding issues affecting Much Wenlock (MW), in particular the properties on the High Street and the preferred site MUW012VAR.

LN has been heavily engaged in the “Slow the Flow” Corvedale Project. This project is tasked to prevent a repeat of the excessive damage caused to the Ludlow Corve bridge and surrounding area in the floods of 2007. This scheme has the benefit of receiving Gov’t funds for nature-based solutions. These funds continue to be available but are subject to review on a case-by-case basis related to the proposed change to farm subsidies in respect of nature-based projects. The scheme also benefitted from the involvement of Dr. Catherine Wilson and her team from Cardiff University. She is based in the School of Engineering and is a member of the Welsh Gov’t Flood and Coastal Erosion committee. Her contribution included developing a methodology for assessing cost-vs-benefit in nature-based solutions.

LN stressed that the Corvedale Project covered a huge area where many small-scale interventions across numerous individual streams would be expected to contribute to a significant overall reduction in the speed of the flood surge developing downstream. This gives more time and more opportunity to prepare to withstand a flood. For instance, in the case of Bridgnorth, his home town, receives 7 hours advance warning notification.

LN contrasted this with the MW situation. The steep-sided small catchment combined with short distance of travel leads to a rapid build-up and explains why MW is linked in the same category and Zone as Boscastle. Less time would preclude the effectiveness of warnings. There is also an issue with the limestone geology of the area in that there is only a thin layer of soil on which trees struggle to grow. There is also a lack of tributary watercourses. Therefore, the cost effectiveness of any nature-based project would likely be compromised. With these constraints it will prove difficult to justify a large-scale nature-based protection scheme beyond the plans for attenuation ponds and the protection of individual dwellings.

However, LN was optimistic that a nature-based solution could play its part in that, with the co-operation of landowners and tenant farmers, steps can be taken on a field-by-field basis to reduce the rapidity and hold back the water. The use of an App known as SciMap allows for specific areas within fields to be identified for tree planting. This prevents the total loss of a field to production and allows the farmer to maintain an annual financial return. Added to this is to convince farmers to change the direction of ploughing a field and even moving field gates to drier areas would prove helpful.

LN suggested that John Bellis of Shropshire Council(SC), who LN rates highly, could act as a Honest Broker in future discussions to achieve these modifications. He added that SciMap is an excellent tool to further the understanding of the movement of water within a specific location.

LN studied the SC map of the effects of floods on MW in 2007. He is familiar with the areas and remarked on the water-logged nature of the SC preferred site, MUW012VAR. He added, without prompting, that it was a poor place to build houses.

LN would like to attend the inaugural meeting of the Strategic Flood Group which is expected to be in early December

Draft Meeting Note

Much Wenlock Town Council Transport Working Group meeting with Shropshire Council.

Location: Much Wenlock Town Council offices.

Date: 19th November 2021

Attendees: Councillor Chris Tyler (CT) MWTC Transport Working Group
Paul Hanafin (PH) MWTC Transport Working Group
Nick Newton (NN) Shropshire Council Highways

1. CT explained that the meeting was to discuss the way forward with respect to the agreed £50K s106 money from the Power Station development that was to be used for a Feasibility Study into improvements at the Gaskell Corner junction in Much Wenlock. A further £300K from that development would contribute towards the agreed improvement cost.
2. PH pointed out that the Feasibility Study was to be led by SC and he circulated an extract from the SC Highways Briefing Note (for the Power Station application) that describes the outline of the Study and states, in the opening paragraph,

.....the feasibility study will be commissioned by Shropshire Council at the earliest opportunity on receipt of the first contribution to be paid on signing of the Section 106 agreement.
3. NN responded that MWTC should consider entering into a working arrangement with Shropshire Council in order to work together to ensure the best outcome for the Study. NN also described a scheme in Poynton, Cheshire that could provide some guidance on the type of improvements that might be successful at the Gaskell Corner.
4. NN also advised that Clun Town Council had similar concerns about their local highway network and were now successfully operating a partnership arrangement with SC to address these concerns.
5. NN identified two private companies who might make a useful contribution to the Gaskell Corner Feasibility Study, Hamilton Baillie Associates and Phil Jones Associates, both known to PH.
6. CT considered that this might prove to be an appropriate way forward and agreed to raise the matter with MWTC to obtain formal approval to request a working arrangement with SC.
7. NN advised that if agreed by MWTC, a letter identifying this approach should be sent to the leader of SC Highways.
8. PH said that the Highways Briefing Note included a suggestion that the A458/A4169 priorities at the Gaskell Corner junction could be reviewed to determine if this would lead to any operational benefits.
9. NN agreed to report back to his colleagues at SC that a partnership approach had been discussed and that MWTC was actively preparing for the Feasibility Study.
10. PH said that the Much Wenlock Transport Working Group was currently reviewing data from the Neighbourhood Plan questionnaire responses on transport, plus similar responses from a recent public meeting of organisations in the Town. This information would be used to develop an Action Plan of further data to be collected in support of agreed proposals for improvements in the Town.
11. PH said this work would be carried out alongside, but not part of, the Gaskell Corner Feasibility Study.

12. The former alignment of the Much Wenlock Bypass was discussed, both NN and PH having worked on the scheme in the 1990's for Shropshire Council and Scott Wilson Kirkpatrick respectively. PH said that according to the NP responses some 80% of the Town's residents supported a Bypass. Many considered that a Bypass was the only long-term solution to the traffic problems in the Town.
13. NN suggested that all options available to the Town Council should be considered. NN mentioned the previous Bypass proposals for Wenlock which were proposed and ultimately dropped in 1999 as to whether this could be revisited if the desire for it was still there given the current government road building policy. It is understood that the road alignment was broadly still deliverable. PH considered that Much Wenlock was one of *very few* towns in Shropshire that was still without a much-needed Bypass, but that a full-blooded campaign would be necessary to return the Much Wenlock Bypass on to the Highways agenda. CT agreed that the Bypass would be raised at full Council level.
14. PH tabled a drawing dated March 2020 produced by SC's consultants WSP. This drawing identified some draft proposals for consultation on parking restriction revisions in Much Wenlock. This proposal had originally been programmed for public consultation in April 2020; however this exercise had been cancelled because of COVID. PH said that many of the public's transport concerns related to on-street parking issues and the WSP plan was designed to address these. PH said the plan should be reviewed first by the Town Council and then put out to public consultation with any recommended amendments included.
15. NN asked PH to send him an electronic copy of the plan, the status of which he would then discuss with his colleagues at SC.
16. CT raised the issue of an application to the PCC for a grant towards highway improvements in the Town. CT stated that the sum of £6k was available. PH asked NN to advise whether an improvement to the existing A458 crossing by the Primary School might be an appropriate way to spend this money. CT explained that the existing demand for this route would be increased when further affordable housing came forward at Callaughton Ash.
17. (On site) NN confirmed that the existing crossing of the A458 would benefit from an upgrade that could include fencing, tactile paving and kerb improvements. There was also the possibility of providing a footpath towards the existing Callaughton Ash development that was already part of a pedestrian desire-line. CT agreed to progress the application to the PCC and NN would investigate whether SC might also make a contribution.

Wednesday, November 24, 2021 at 2:51:01 PM Greenwich Mean Time

Subject: RE: Much Wenlock - trees in the conservation area
Date: Wednesday, 24 November 2021 at 14:20:12 Greenwich Mean Time
From: Martin Sutton
To: Town Clerk
Attachments: image001.jpg, image002.jpg

Sorry Trudi, this one got away from me!

I've just done my report and decision notice for the limes at Holy Trinity Church, so your email's quite timely.

TPOs are usually applied to protect trees of outstanding or special amenity value, although other considerations such as rarity, cultural, historic or wildlife value could count, depending on the circumstances. When considering conservation area notices it is often the case that trees to be removed do not have sufficient amenity or other value to merit protection with a TPO. This means there is nothing the Council can do to prevent the work and it results in a steady diminution of trees over time, although of course it must be recognised that occasionally people do also plant trees within their gardens.

Unfortunately the law does not allow us to make conditions to restrain or control tree works under a conservation area notice, or to apply replanting conditions, as we can with applications under a TPO. However, when a protected tree is removed because it is dead or dangerous, the law imposes a duty to plant a replacement tree, either under a conservation area or TPO.

Where it is proposed under a notice to remove or poorly prune high value trees, as tree officers we often try to persuade owners to withdraw or modify their proposed work. They will often do this in order to avoid us making a TPO on their trees.

Outside of this, the determination of planning applications is the other regulatory process by which we can influence tree felling and new planting, where trees are one of the material considerations to be taken into account. As tree officers we are consultees to the Development Management planning officers. We try to ensure that arboricultural interests are fully considered and represented in the planning process, in accordance with relevant national and local policies.

I hope this is of some use, but I'd be happy to discuss the subject further, especially if you think there's scope to encourage or support tree planting within the town in some way.

Regards,
Martin

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

Tel: [REDACTED]
Email: martin.sutton@shropshire.gov.uk
Web: www.shropshire.gov.uk

From: Town Clerk <townclerk@muchwenlock-tc.gov.uk>
Sent: 24 November 2021 12:24
To: Martin Sutton <martin.sutton@shropshire.gov.uk>

Monday, November 22, 2021 at 12:46:36 PM Greenwich Mean Time

Subject: Replacement of Hedge at [REDACTED] Barrow Street
Date: Friday, 19 November 2021 at 09:47:53 Greenwich Mean Time
From: [REDACTED]
To: townclerk@muchwenlock-tc.gov.uk
CC: info@muchwenlock-tc.gov.uk, [REDACTED]

Dear Ms Barrett

[REDACTED]

Number 5 is at the end of the row of five detached houses in Park View. We own the land and hedge fronting Barrow street consisting of hawthorn and hazel and now it mostly consists of rampant ivy. Frankly it is a very ugly hedge on which we have spent considerable sums trying to make it look better but to no avail because of its rampant growth and the ivy which has completely taken over. The other houses in Park View (Numbers 1 and 2) with a Barrow Street frontage have a formal and well maintained beech hedging.

In summary we would like to remove the existing hedge and replace with a quality beech hedge, similar to the other house frontage at the same height. The access drive into Numbers 2,3,4 and 5 is halfway down the hedges and so we then end up with a symmetrical quality hedging for Park View.

This area is outside the protected tree area but we would like to just update you on our plans :

- We have commissioned [REDACTED] to take out the hedge, grind out the base, level the ground, chip all the brash and take away from site. This would be done with full Health and Safety signage on the road. The line of the hedge would then be planted with the beech hedge (at least 1m whips) by [REDACTED] Harley Nursery (who has done other work for us). The work is proposed to start at the end of January 2022.

We thought that we should inform you of our plans which we believe will greatly improve the area and enable us to maintain the hedge in a quality manner. Please let us know if there is anything you need to raise.

Very best wishes

[REDACTED]

[REDACTED]