

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 30th November 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, two 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

There had been no requests to speak.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 2nd November 2021 be **APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

Councillor Grainger advised that he was a personal friend of the residents of 12 Victoria Road and took no part in the discussion or voting on this application.

<p>21/05133/FUL 12 Victoria Road, Much Wenlock</p>	<p>Erection of two storey rear extension and re-location of boundary wall fronting highway. It was RESOLVED that Councillors had no objection to the development, however, they wished to raise their concerns about the safety of the access onto a busy main road.</p>
<p>21/05437/FUL Cedars House, 13 Victoria Road, Much Wenlock</p>	<p>Erection of single storey side infill extension and associated works including demolition of existing brick store and partial demolition of existing walls to create the new space. It was RESOLVED no objections.</p>
<p>21/04838/LBC 5 Wilmore Street, Much Wenlock</p>	<p>Works to facilitate the 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; installation of secondary glazing, replacement of existing joinery.</p> <p>Members noted that there had been some confusion with this proposal which had originally been submitted as a full planning application. Members had raised no objections to that application. The full planning application had now been withdrawn and the required application for Listed Building Consent submitted.</p> <p>It was RESOLVED no objections.</p>
<p>For information only 21/05582/AGR Woodhouse Fields, Bourton, Much Wenlock</p>	<p>Proposed steel portal frame for housing a sprayer fill up and wash down area to prevent pollution. Noted.</p>

7. Planning Decisions

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

21/04343/LBC 48 High Street, Much Wenlock	Removal of ground paving slabs/tiles and wood chippings to the front of the house, and replacement with stones to improve surface drainage affecting a Grade II* Listed Building, including installation of a flood gates to include installation of brackets to existing front brick wall and resetting of existing brickwork. Decision: Grant Permission
21/04430/LBC 48 High Street, Much Wenlock	Installation of an extraction system for cooker, requires drilling 150mm hole through kitchen wall to outside rear elevation affecting a Grade II* Listed Building. Decision: Grant Permission
20/04837/FUL Proposed dwelling to the east of 25 Homer, Much Wenlock	Erection of a dwellinghouse following demolition of existing buildings. Decision: Refuse
21/04403/FUL Camping Site, Bourton Westwood Farm House, Bourton Westwood, Much Wenlock	Siting of 1n holiday let cabin to include change of use of land. Decision: Grant Permission
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) Decision: Grant Permission
21/04572/TCA 8 King Street, Much Wenlock	Fell 2no Leylandii within Much Wenlock Conservation Area. Decision: 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 Decision: No Objection

8. Draft Shropshire Local Plan Review 2016 - 2038

- a. Members considered a report from the group consultation event held on 3rd November 2021 in preparation for the Examination in Public of the Draft Local Plan. It was noted that the report had been circulated to those who had either attended the meeting or submitted written remarks, with an invitation to forward any comments arising. One minor correction had been received so far.
- b. Members noted that a report on the above with recommendations for next steps would be considered by full Council at the meeting on 2nd December.

9. Flooding issues

- a. Members received a written update from the Flood Group and expressed their thanks.
- b. Members considered the draft terms of reference for the Strategic Flood Working Group. Following minor amendments, it was **RESOLVED to approve the terms of reference for the Strategic Flood Working Group**.
- c. Members received and noted an update from the Strategic Flood Working Group and a report on the recent meeting held with Shropshire Wildlife Trust. The representative from Shropshire Wildlife Trust had been very helpful and engaged with local issues. Members noted the difficulty of involving landowners in nature based solutions to flooding but this was being addressed, including with Government initiatives and funding support.
- d. Members noted that a meeting had been arranged with Shropshire Council's Drainage & Flood Risk Manager and noted information regarding provision of a copy of the McCloy report.

- e. Members noted that no response had been received from Shropshire Council to concerns raised about the application for additional chalets at Shadwell Quarry or the flood risk associated with the site. It was suggested that the Environment Agency might be more responsive with regard to the flood risk. Councillors agreed to discuss the matter with Shropshire Council's Drainage & Flood Risk Manager at the forthcoming meeting.
- f. It was noted that a copy of the local Flood Action Plan had been requested from the National Flood Forum who had advised that the Flood Action Group was in the process of updating their plan. It was noted that the existing Flood Action Plan had been prepared by a former Councillor in 2010.
- g. A member of the Flood Group advised Members that a flooding problem in a house in Sheinton Street was due to a break in the drains and was being addressed by Severn Trent Water.

10. Transport Working Group

Members considered a report from the Transport Working Group and a report from the meeting held with a Shropshire Council Traffic Engineer on 19th November 2021. It was noted that all options for dealing with traffic in the town should be considered, including improvements to public transport, more local employment and a bypass. Members of the working group intended to submit an application to the Police & Crime Commissioner for funding to improve the crossing from Oakfield Park to the primary school.

11. Trees in the Conservation Area

Members noted information received from Shropshire Council's Arboriculturalist regarding the powers available with regard to work to trees or the felling of trees in the Conservation Area, such as the introduction of a Tree Preservation Order. It was noted that when a protected tree was removed because it was dead or dangerous, the law imposed a duty to plant a replacement tree. As a material consideration in planning applications, the retention of trees could also be recommended by tree officers as part of the planning process.

Councillors expressed concern about the perceived progressive loss of trees in the Conservation Area and the wider town and the need to monitor the situation. **It was RESOLVED to contact the Tree Forum to ask for their help to survey the tree cover in the Conservation Area and to work with the Town Council to improve tree coverage in the town.**

12. Proposed Work to Hedge

Members consider information provided by a resident about work proposed to a hedge in Barrow Street. They were pleased to have been notified and expressed their thanks to the resident concerned.

13. Climate Change and Ecological/Nature Emergencies

14. Consultation*

15. Street Lighting*

16. Street naming *

17. Footpath/Bridleway Creation Orders*

18. Footpath Diversion Orders*

19. Road closures*

Members noted the following road closures:

- a. Location: B4376 from A458 junction to B4375 junction
Date/Time: 2nd to 6th December 2021, 09.30 – 16.00
Purpose: Urgent road closure to enable carriageway defects

Members were concerned about the impact this road closure would have on traffic for the Christmas Fayre on 4th December. The Clerk was asked to contact Shropshire Council's Highways department to check what could be done to mitigate any adverse effects and to facilitate contact between the Highways department and Christmas Fayre Committee, as appropriate.

- b. Location: High Street, Wilmore Street and Barrow Street, Much Wenlock
Date/Time: 9th January 2022, 07.00 – 18.00
Purpose: Removal of Christmas lights

- c. Location: Bourton Road, Much Wenlock
Date/Time: 14th January 2022, 09.30 – 15.30
Purpose: BT pole testing

20. Highways matters *

Members noted an update on the following matters:

- a. Large vehicles mounting the pavement at the junction of Queen Street and Back Lane: the Clerk had provided contact details for Blakemore (Spar) to Shropshire Council with the request that they should liaise on possible measures to address the problem.
- b. Road safety concerns on the A458 at the top of Harley Bank, near to Stokes Barn: Members noted that Councillor Thomas had been pursuing this matter in his capacity as Shropshire Councillor. The vegetation had been cut back and the local Traffic Engineer was dealing with the matter.
- c. The deteriorating condition of the road surface in Sheinton Street, already marked for repair: the Shropshire Council highways officer had advised that the repair product could only be laid in dry conditions and when the air and carriageway temperatures were favourable. Combined with the fact that a full road closure and diversion would be required, Shropshire Council had run out of time to complete the work before Christmas. Sheinton Street would be reassessed and reprogrammed in 2022. In the meantime, Sheinton Street was subject to a routine monthly inspection and any reactive defects identified were issued to Kier for repair.

The Clerk was asked to inform interested parties of the above.

21. Tree Preservation Orders (TPOs)*

22. Stopping Up Orders*

23. Speed Limit Orders*

24. Prohibition Orders*

25. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 11th January 2022 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.

26. Planning Enforcement

There were no planning enforcement issues to hand.

The meeting closed at 8.20 pm

Signed.....
Chairman

Date.....