

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 11th January 2022 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk, one member of the public

1. Apologies

It was **RESOLVED** to accept the following apologies: Councillor Fenwick – family commitment, Councillor White – 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

There had been no requests to speak.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 30th November 2021 be **APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

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| 21/05552/FUL Land At Yew Tree Cottage, 6 Stretton Westwood, Much Wenlock | Erection of timber framed visitor centre/meeting room with disabled toilet. It was RESOLVED to support the application but Councillors expressed concern about the provision of a bedroom in the visitor centre to avoid creating a residential permission. Councillors suggested that Shropshire Council consider whether any limitation on the scale of the visitor activity should be specified. |
| 21/05706/DSA106 The Lyndens, Station Road, Much Wenlock | Discharge of a Planning Obligation 106 pursuant of 12/01806/FUL to allow for no affordable housing contribution. It was RESOLVED to object to the application. Councillors could see no evidence to support the removal of the affordable housing contribution and believed that the purchaser would have been aware of the obligation upon purchase of the site. |
| 21/05797/FUL The Old Chapel, Stretton Westwood, Much Wenlock | Erection of two storey home office, with garage and workshop storage and associated works following demolition of existing storage. It was RESOLVED no objection. |
| 21/05875/TCA 33 Sheinton Street, Much Wenlock | Reduce Apple tree by 20% and remove crossing branches within Much Wenlock Conservation Area. It was RESOLVED no objection. |
| 21/05837/TCA 16 Barrow Street, Much Wenlock | Coppice (ground level) 1no. Hazel tree within Much Wenlock Conservation Area. It was RESOLVED no objection. |
| 21/05838/TCA 10 The Paddock, Much Wenlock | Reduce by 20% 1no. mature Hazel tree within Much Wenlock Conservation Area. It was RESOLVED no objection. |

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| 21/05836/TCA Queens Court House, Queen Street, Much Wenlock | Reduce 1no. Robinia (to previous reduction of 20%) within Much Wenlock Conservation Area. It was RESOLVED no objection. |
| 21/05944/FUL Glen Cottage, The Glen, Homer, Much Wenlock | Erection of a two storey rear extension It was RESOLVED no objection. |

7. Planning Decisions

It was RESOLVED to note the following planning decisions:

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| 21/04815/TCA Holy Trinity Church, Wilmore Street, Much Wenlock, Shropshire | Works to trees labelled T36-T47 on plan to include crown reduction by 20% of 7no Lime & felling of 5no Lime within Much Wenlock Conservation Area Decision: No Objection |
| 21/03022/FUL Rowan Cottage, Farley, Much Wenlock | Installation of board insulation and silicone based render to stonework elevations. Decision: Refuse |
| 21/04257/FUL Larch House , Southfield Road, Much Wenlock | New single storey rear extension, with roof modifications, retaining wall alterations, and new Larch cladding to frontage Decision: Grant Permission |
| 21/04933/FUL 10 Hunters Gate, Much Wenlock | Erection of single storey rear extension Decision: Grant Permission |
| 20/04432/FUL Proposed Residential Development Land To The South Of Callaughtons Ash, Much Wenlock | Erection of 14 No. affordable dwellings with associated parking, roads and landscaping Decision: Grant Permission |
| 21/04838/LBC 5 Wilmore Street, Much Wenlock | 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 with to the rear of the property; installation of secondary glazing, replacement of existing joinery Decision: Grant Permission |
| 21/01292/FUL Proposed Holiday Accommodation At Former Quarry, Presthoke, Much Wenlock | Erection of 25 No. holiday let units; gatehouse/reception building and cafe building with external eating area; and installation of package treatment plant; landscaping scheme Decision: Grant Permission |
| 21/05437/FUL Cedars House, 13 Victoria Road, Much Wenlock | 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 Decision: Grant Permission |

8. Draft Shropshire Local Plan Review 2016 - 2038

- a. Members noted that minor amendments had been made to the report from the group consultation event held on 3rd November in response to comments from those attending.
It was RESOLVED to circulate the revised report to those who attended the consultation event.
- b. There had been no update on the Examination in Public.

9. Flooding issues

- a. Members received a written update from the Flood Group and from the meeting with the National Flood Forum (NFF) held on 6th December. Councillors expressed their thanks.
It was noted that a meeting with the Shropshire Council Highways Officer was scheduled for 17th January to investigate issues with drains affecting highways. The visit would include Hunters Gate, High Street, Sheinton Street, Bourton Road and Victoria Road.

Drains on Hunters Gate had been cleared in December, although there was a problem with water coming from gutters on houses into soakaways and overflowing. When WSP visited recently, it had been worrying to find that the WSP plan showed a drain in place crossing from the old Catholic Church site to the parkland when no such drain had been installed.

The Flood Group was updating the contact details in the town's Flood Action Plan and suggested that the Council update the document overall. The Clerk was asked to circulate a copy of the Flood Action Plan to committee members.

- b. It was noted that members of the Council's Strategic Flood Working Group would be meeting representatives from Harper Adams University and Shropshire Wildlife Trust on 25th January at 6pm, venue to be agreed.
- c. Members noted a report from the meeting with Shropshire Council's Drainage & Flood Risk Manager held on 1st December 2021.
- d. A response was still awaited from Shropshire Council to concerns raised about the flood risk associated with Shadwell Quarry and its development. Members noted that the field adjacent to the sewage works was becoming saturated with water coming from the quarry. The Clerk was asked to press Shropshire Council for a response. The matter would also be raised at the next local branch NFF meeting.
- e. There were no other flooding issues arising.

10. Trees in the Conservation Area

Members noted the report prepared by members of Much Wenlock Tree Forum on tree cover in the Conservation Area. They expressed their thanks for the report and were pleased to hear about the activities of Tree Forum. It was noted that the Town Council had limited land on which trees could be planted – the Cemetery and Gaskell Recreation Ground.

It was RESOLVED to invite members of the Tree Forum to the next meeting to discuss ways of supporting tree planting in the town.

11. Transport Working Group

Members noted a report from the Transport Working Group:

- the Shropshire Council traffic engineer for the south was looking into an application for grant monies from the Police and Crime Commissioner towards a safety crossing between the primary school and Oakfield Park. He was also investigating whether any CIL money could be allocated to this project.
- the S106 agreement for the Ironbridge Power Station had not yet been discussed.
- members of the group were drafting a transport survey for residents. They would like to put this in the context of a wider survey for members of the public regarding the future development and shape of the town and this would be discussed at the full Council meeting on 13th January.
- nothing further had been heard about the NISA garage scheme.

12. Parking Proposals

Members considered the first draft of Shropshire Council parking proposals for the town. It was noted that a meeting with Shropshire Council was scheduled for the following week when the Shropshire Councillor and Town Councillors would be discussing the proposals. Members queried whether the suggested coach drop-off point in St Mary's Road was a suitable location. They were also concerned about restricted parking in Wilmore Street, and noted that the informal arrangement in place to accommodate church services seemed to work well. Members raised the possibility of using the layby opposite the petrol station on Bridgnorth Road as a coach drop off point. It was agreed that clarity was required on the purpose and potential implications of the new parking restrictions.

13. Climate Change and Ecological/Nature Emergencies

Members noted correspondence from South Shropshire Climate Action regarding climate change and transport. They noted that there had been much support at the Examination in Public group consultation event in the autumn for an increase in public transport. Members felt that they could not comment on the proposals for other towns listed in the consultation. **It was RESOLVED to support the objectives outlined in principle and to send information gathered at the consultation event.**

14. Consultation*

- a. Members noted that Shropshire Council had received from Tasley Parish Council an application under Regulation 5 for the Council to designate the area comprising the civil parish of Tasley as a "neighbourhood area" and were inviting comments. **It was RESOLVED to make no comment.**

- b. Members noted correspondence from City Science regarding the production of Shropshire’s Local Cycling & Walking Infrastructure Plan and a survey open until the end of January to capture views on the current walking and cycling network.

Members initially wished to ask why Much Wenlock and Broseley had not been included in the proposals as both towns were key centres in the Local Plan and therefore supposedly important strategic locations in the county. Strategic thinking was required about cycleways and footways across the county and their relationship with development proposals, for example, William Brookes School drew students from Broseley and south Telford; footpath and cycle links should be important infrastructure considerations. The Clerk was asked to circulate the relevant paperwork for Councillors to consider the proposals and agree a response at their meeting on 1st February.

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: Bourton Road, Much Wenlock
Date/Time: 30th January 2022, 08.00 – 17.00
Agency: Cadent
Purpose: New gas connection.
- b. Location: King Street, Much Wenlock
Date/Time: 7th – 9th February 2022, 24 hour
Agency: Severn Trent Water
Purpose: Long comm. pipe cut off

20. Highways matters *

Members noted that an update on progress had been requested from Shropshire Council regarding large vehicles mounting the pavement at the junction of Queen Street and Back Lane. Members were asked to raise this issue with Shropshire Council during the meeting to discuss parking proposals.

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, 1st February 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

Members noted planning enforcement issues 21/08422/ENF and 21/08443/ENF.

The meeting closed at 8.40 pm

Signed.....
Chairman

Date.....