

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 5th April 2022 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 1st March 2022 be **APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

22/00942/FUL Cuan Wildlife Rescue Centre, The Signals, Stretton Road, Much Wenlock	Erection of a building for a wildlife rescue charity with residential first floor flat above. It was RESOLVED no objections to the development, but Members would request a condition that residential use is for the upper storey only, not for the whole building.
22/00968/FUL 15 Stretton Road, Much Wenlock	Erection of timber carport to front. It was RESOLVED no objections. Due to the prominent position adjacent to the road, Councillors would request the use of high quality materials for the structure.
22/01456/FUL The Oaks, Callaughton, Much Wenlock	Erection of single storey double garage to side of existing residential property. It was RESOLVED no objections.

7. Planning Decisions

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

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. Decision: Grant Permission
21/03873/FUL Withies Campsite, Stretton Road, Much Wenlock	Proposed siting of 5 Glamping Pods and 2 Log Cabins and installation grass grid access track at existing caravan and camping site. Decision: Refuse Members noted thanks from neighbours for the Town Council's support.

8. Draft Shropshire Local Plan Review 2016 - 2038

It was noted that a meeting had been held with other objectors to the Draft Local Plan on 28th March and a report from the meeting would be given to full Council on 7th April.

Responses to the Residents' Survey had been collated into a draft report and thanks were expressed to the Council's Administrative Assistant for the speed of completion and the excellent presentation. The report would be considered by full Council at the forthcoming meeting and, following approval, it was suggested that a copy could be provided to Philip Dunne MP, Shropshire Cllr Lezley Picton and the library. Slight amendments were agreed to the draft.

9. Wheatland Garage Application 21/04254/OUT

Members noted a report from the meeting held with the applicant for the above application on 12th March and documents provided by the applicant. Councillors remained concerned about the application, in particular, conversion of the end terrace house to a café. Councillors noted the link between provision of four electric vehicle charging points and the café, and that cafés were already available in the town, within walking distance.

It was RESOLVED to send a copy of the report to Shropshire Council's Planning department, with a copy to Shropshire Councillor Daniel Thomas, and to request an update on progress.

10. Approval of Applications for Work to Trees

Members noted information from Shropshire Council's Tree Officer regarding the meaning of 'Consent by Right' and 'No Objection' with regard to applications for work to trees in the Conservation Area: Consent by Right meant that the person submitting a conservation area notice had the legal right to carry out the work notified at the end of the six week period after submission. Tree Officers could check applications and allow those of a minor nature to simply reach the six week deadline with no further attention. A decision of 'No Objection' indicated that a Tree Officer had assessed the application more closely and issued a formal decision.

11. Flooding issues

- a. Due to pressure of other matters, the Flood Group had been unable to submit a written report.
- b. It was noted that the Much Wenlock Flood Group had appointed a representative to join the Town Council's Strategic Flood Working Group and a meeting of the Strategic Flood Working Group was being arranged.
- c. No response had been received from the National Flood Forum (NFF) with regard to terms of reference for the NFF and local groups.
- d. Members noted information from Shropshire Council regarding the development of long-term flooding measures and the request for information from those affected by flooding. This was primarily aimed at those affected by flooding from the River Severn, but included references to both 2020 and 2021 flooding. **It was RESOLVED that the Strategic Flood Group should draft a response to the questionnaire.**
- e. No response had been received from Shropshire Council's Drainage and Flood Risk Manager regarding concerns about flooding associated with Shadwell Quarry or the request for a date for a meeting with Councillors. The Clerk would seek support from Shropshire Councillor Daniel Thomas in following this up.
- f. It was noted that two completely blocked gullies next to the Talbot and in St Mary's Road were scheduled for clearing. Councillor White had established that the developer was responsible for clearing drains which had been blocked for years in Mendips Way and this work was in hand.

12. Transport Working Group

- a. Members noted difficulties encountered by members of the Transport Working Group and the Clerk in obtaining information from Shropshire Council on funding for highway improvements in Much Wenlock.
- b. **It was RESOLVED to agree to Councillor Daniel Thomas joining the Transport Working Group.**
- c. Members noted the situation with regard to the application to the Police & Crime Commissioner's (PCC) Community Fund – Safer Roads for improved advance signage for the pedestrian crossing on the A458 and information received from Shropshire Council. There was lack of clarity on the project proposed, whether this was eligible for PCC funding support, whether the project could be funded entirely from CIL monies and the mechanism for accessing the CIL Local Fund. Consequently, it had not been possible to submit the application to the PCC.
The Clerk was asked to contact Shropshire Councillor Daniel Thomas to seek support in obtaining the information requested from Shropshire Council.

13. Climate Change and Ecological/Nature Emergencies*

Members noted an email from the local organiser for Surfers against Sewage and the request that Councillors undertake an assessment of their individual carbon footprints.

14. Consultation*

15. Street Lighting*

Members considered information received from the Shropshire Council Conservation Officer regarding street lighting in Conservation Areas and the previous lack of effective communication between the Historic Environment Team and the Street Lighting Team at Shropshire Council and the lack of a consistent approach.

It was RESOLVED to write to the Conservation Officer to offer the Town Council's support for his endeavours with the Street Lighting Team, highlighting the Town Council's concerns about the disturbance to bats and night birds

caused by LED lighting, as well as appropriate lighting regimes in the historic environment and the visual impact in the conservation area. The Conservation Officer should also be asked to consider Shropshire Council's shortlist of historic light fittings and suggest which he thought most appropriate for Much Wenlock.

16. Street naming *

17. Footpath/Bridleway Creation Orders*

18. Footpath Diversion Orders*

19. Road closures*

Members noted the following road closure:

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|--------------|---|
| a. Location: | High Street, Much Wenlock |
| Date/Time: | 19 th – 20 th May 2022, 09:30 – 16:00 |
| Agency: | Kier on behalf of Shropshire Council |
| Purpose: | Drainage repair |

The Clerk was asked to request that road signage be removed as soon as the job had been completed.

20. Highways matters *

- a. Members noted information from the local policing team regarding enforcement of weight/size limits on town centre roads. Problems should be reported to the Safer Neighbourhood Team who would clarify the issue with the Town Council and then request support from the Roads Policing Team.
- b. Members considered an article and email received from a member of the public regarding the provision of electric vehicle charging points. **It was RESOLVED to thank the correspondent and advise him of the Shropshire Council plans to install four charging points in Falcon's Court car park.**
- c. Members noted information received from the Green Lane Association regarding off-roading.
- d. Members considered an update on highways matters.
 - Wheelie bins on the pavement: Shropshire Council Waste Management had provided information about action that could be taken. The Clerk was asked to highlight the options in the Wenlock Herald and to ask Shropshire Council whether any explanatory leaflets were available that could be distributed as necessary. It was noted that specific, persistent incidences of wheelie bins blocking footpaths could be reported to Shropshire Council.
 - In response to the Town Council's letter regarding litter and anti-social behaviour on the English Heritage Priory car park, the Head of Historic Properties had advised that she would be willing to arrange a meeting with the local policing team and the Town Council to consider options. A meeting date was awaited.
 - It was noted that, despite repeated requests, updates were still awaited from Shropshire Council regarding the crumbling high walkway in Victoria Road and HGVs mounting the pavement at the junction of Back Lane and Queen Street.

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, 3rd May 2022 at 7.00pm at the Guildhall, Much Wenlock.

26. Planning Enforcement

There were no planning enforcement matters to hand.

The meeting closed at 8.45 pm.

Signed.....(Chairman)

Date.....