

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 5th July 2022 at the Guildhall, Much Wenlock

Present: Councillors William Benbow, David Fenwick, Wilfred Grainger, Daniel Thomas, Christian Toon, Chris Tyler and Linda West

In attendance: Trudi Barrett – Town Clerk

1. Apologies

None

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 were no members of the public present.

5. Election of Deputy Chair

Following the resignation of Mike Grace, it was **RESOLVED to elect Councillor William Benbow as Deputy Chairman of the Committee.**

6. Minutes

It was **RESOLVED that the minutes of the Planning & Environment Committee meeting held on 7th June 2022 be APPROVED and signed as a true record.**

7. Planning Applications

a. Members considered a response to the following planning applications:

22/02298/FUL Havelock Cottage, 3 Shrewsbury Road, Much Wenlock	Erection of garden room/office/store. It was RESOLVED no objection.
22/02745/TCA The Bank House, 13-14 Bourton, Much Wenlock	Fell 1no Sycamore (T1), 2no Ash (T2&T3), 3no Leylandii (T5,T6&T7) and 1no Goat Willow (T8) & reduce to 2m above ground level 1no Mixed Hedge (H1) and to 1.5m above ground level 1no Hawthorn Hedge (H2) within Bourton Conservation Area. It was RESOLVED no objection.
22/02729/VAR Cherry Tree House, 1 Back Lane, Much Wenlock	Variation of condition no. 2 (approved drawings) attached to planning permission ref 20/00204/FUL for design changes to approved dwelling. It was RESOLVED to object to the variation and the proposed increase in size of the balcony with concerns about scale and the impact on neighbouring properties.
22/02882/FUL 9 Homer, Much Wenlock	Erection of new oak porch and single storey oak extension following demolition of existing entrance lobby and utility; internal alterations. It was RESOLVED no objection.

b. Members noted the following applications, which had been forwarded to the Town Council for information only:

22/02739/AGR Lilve, Bourton Road, Much Wenlock	Proposed Agricultural building of steel portal frame construction to be used as a machinery store.
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22/02939/CPL 17 Swan Meadow, Much Wenlock	Lawful development certificate for proposed replacement fence in revised position.
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8. Planning Decisions

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

22/02017/FUL Hazelwood, Homer, Much Wenlock	Erection of garden outbuilding to provide garaging and garden workshop/store. Decision: Grant permission
21/05552/FUL Land at Yew Tree Cottage, 6 Stretton Westwood, Much Wenlock	Erection of timber framed visitor centre/meeting room with disabled toilet. Decision: Grant permission
22/01943/FUL 40 Barrow Street, Much Wenlock	Erection of part single storey part two storey extension to rear elevation and sub-division of building to form two properties. Decision: Grant permission
22/02140/TPO 15 High Street, Much Wenlock	Removal and replacement of 1 no. Weeping Willow (T1) protected by the Bridgnorth District Council (15 High Street, Much Wenlock) TPO 2008 (Ref. BR/TPO/157). Decision: Refuse
22/00942/FUL Cuan Wildlife Rescue, Wildlife Rescue Centre, The Signals, Stretton Road, Much Wenlock	Erection of building for a wildlife rescue charity with residential first floor flat above. Decision: Withdrawn
22/01675/FUL and 22/01676/LBC 24 Barrow Street, Much Wenlock	Conversion and extension to outbuilding to form one self-contained residential unit and office (for domestic use) ancillary to the main dwelling and associated works affecting a Grade II listed building. Decision: Granted
22/02234/TCA 27 Sheinton Street, Much Wenlock	Removal of 2no. conifers (T1 and T2) leaving trunks of approx 2ft high and crown reduction of 50% of 1no. Ash within Much Wenlock Conservation Area. Decision: No objection
22/01601/LBC 31 High Street, Much Wenlock	Listed Building Consent application for the partial demolition of, and essential repairs to rear range and curtilage listed outbuildings Decision: Grant Permission

9. Work to Trees or Removal of Trees on Shropshire Council Land

Members noted information regarding work to trees or the removal of trees on Shropshire Council land.

10. Draft Shropshire Local Plan Review 2016 - 2038

It was noted that Stage 1 of the hearings had begun earlier in the day with consideration of Matter 1. Thanks were expressed to David Turner, who had represented the Town Council's position, in place of Mike Grace. The following day Matter 2 would be considered, with the Town Council represented by Cllr Benbow and Howard Horsley, with other matters continuing over two weeks.

It was noted that the hearings enabled the Inspectors to ask questions of those represented and of Shropshire Council but that this was in addition to, and not instead of, consideration of written submissions. It was not essential to appear in person.

11. Flooding issues

- a. There was no written update from the Flood Group and no member present. Councillors noted the Much Wenlock Flood Action Group newsletter May 2022.
- b. It was noted that Cllr Benbow, on behalf of the Strategic Flood Working Group, was arranging a meeting with members of the Flood Group to review the Much Wenlock Community Flood Information, Prevention and Action Plan and responsibilities identified in the Plan. Concerns were expressed about the role identified for the Town Council.
It was noted that a copy of the updated contact list had been received from the Flood Group and the copies of the Action Plan in the Council office, library and on the Council website had been updated.

- c. Members of the Strategic Flood Group would progress the matter of identifying individuals to fill the roles required in the Much Wenlock Community Flood Information, Prevention and Action Plan and possibly develop a short action plan.
- d. Shropshire Council's Drainage and Flood Risk Manager had been in touch to suggested dates from the Council for the meeting with himself, WSP and the Environment Agency regarding flooding matters affecting Much Wenlock. Specifically, Councillors wished to press for action and discuss:
 - The Strategic Plan for flood alleviation for Much Wenlock and the surrounding area – what is it and how it is progressing?
 - Concerns about flood risk in specific areas of the town and how these will be addressed, e.g. Hunters Gate, High Street
 - Concerns about the flood risk from Shadwell Quarry, current and risk associated with further development
 Councillors noted remarks in the Much Wenlock Place Plan regarding flood alleviation for Hunters Gate.
- e. There were no other flooding issues arising.

12. Transport Working Group

- a. Members of the Transport Working Group reported little activity. The '20s Plenty' initiative would be considered at the full Council meeting on 7th July. The PICADY analysis results of traffic flow were awaited.
- b. There was no update on proposals for the pedestrian crossing on the A458, potential CIL funding and an application to the PCC's Community Fund – Safer Roads. Members considered the difficulty of progressing matters with Shropshire Council and the benefits of prioritising particular concerns to push forward.

13. Strategic Plan

Members gave initial consideration to priorities for inclusion in the Town Council's Strategic Plan and suggested the following:

- Gaskell Corner Improvements – feasibility study
- Strategic Flood Plan
- Road Safety – A458 crossing, 20s Plenty, Victoria Road crossing
- Neighbourhood Plan – depending on Local Plan outcome

Members noted that priorities would include those that the Town Council could move forward with independently or in partnership, as well as those the Council could influence and lobby for. It was agreed to review priorities again at the next meeting.

14. Climate Change and Ecological/Nature Emergencies*

Councillor Toon reported that he had spoken to several local environmental groups and found that they tended to be working independently, rather than collaboratively. He felt that Surfers against Sewage (plastic free campaign) had the most adaptable platform for others to support.

With regard to the Town Council, devising some environmental principles, such as sustainable procurement and use, would be key, as well as supporting and influencing local action.

Members noted an approach from Broseley Town Council about joint working on climate change and related matters. Councillor Toon agreed to discuss this informally with Broseley Councillors, prior to consideration of the approach at the September full Council meeting.

15. Consultation*

16. Street Lighting*

17. Street naming *

18. Footpath/Bridleway Creation Orders*

In connection with the recent diversion of footpaths 52 and 177, Councillor Benbow advised that he had gathered information and Statements of Truth from local residents regarding the currently inaccessible stretch of footpath around Atterley. Councillors Benbow and Tyler would pursue the matter informally with the relevant landowner.

19. Road closures*

Members noted the following road closures:

- a. Location: B4376, Barrow Street, end Forester Avenue junction to Marsh Gates Junction
- Date/Time: 11th to 14th July, 9.30am – 4pm
- Agency: Kier
- Purpose: Road improvements

- b. Location: Vineyard Road to Farley Road A4169 Homer – Much Wenlock
 Date/Time: 27th October 2022, all the time
 Agency: Openreach
 Purpose: Remedial works

20. Highways matters *

- a. Members considered outstanding highways matters awaiting a response from Shropshire Council:
- repairs to Victoria Road – there was still no date for the work. Shropshire Councillor Thomas undertook to pursue this matter.
 - lorries mounting the pavement at the corner of Queen Street and Back Lane – the Clerk was asked to continue to pursue this occasionally. Councillors considered that the Town Council had done as much as it could in following up this matter.
 - a contact person for a member of the public to discuss on-street parking permits – Shropshire Councillor Thomas had resolved this issue.
 - maintenance of grass verges in relation to the Restoring Shropshire’s Verges Project – no progress.
 - planting of trees along Bridgnorth Road verge – support had been requested from the Tree Officer at Shropshire Council but there had still been no response from Highways. Shropshire Councillor Thomas would try to identify a contact in Highways at Shropshire Council to take this forward.
 - parking proposals for the town – it was understood that WSP needed to update the map before progress could be made. Councillor Thomas undertook to check progress.

It was RESOLVED to suspend Standing Orders to allow the meeting to continue past 9pm.

- b. Members noted that no response had been received from Councillor Lezley Picton to the Town Council’s request for a meeting to discuss how to improve communication between Shropshire Council and the Town Council, sent on 11th May. Shropshire Councillor Thomas advised that it would be more appropriate to contact the Chief Executive at Shropshire Council, Andy Begley, as he was responsible for officers and operational matters.

It was RESOLVED to pursue outstanding matters with Shropshire Council once more and then include an item on the agenda of the September full Council meeting to consider writing to Andy Begley with the Council’s concerns.

- c. There were no other highways matters.

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 date of the next meeting would be Tuesday, 2nd August 2022 at 7pm 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 matter 22/08834/ENF and an update on the situation regarding Farley Quarry.

The meeting closed at 9.15 pm.

Signed.....(Chairman)

Date.....