



Much Wenlock Town Council

Planning & Environment Committee Meeting

4th October 2022

Supporting Papers

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 6th September 2022 at the Guildhall, Much Wenlock

Present: Councillors William Benbow (in the chair), Wilfred Grainger, Daniel Thomas and Linda West

In attendance: Councillor Duncan White, Trudi Barrett – Town Clerk, two members of the Flood Group and a member of the Transport Working Group

1. Apologies

Councillors David Fenwick and Chris Tyler – holiday, Councillor Toon – work.

Text

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 requests to speak.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 2nd August 2022 be **APPROVED** and signed as a true record.

6. Planning Applications

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

22/03529/FUL Proposed Holiday Let Accommodation SW Of Westwood House, Stretton Westwood, Much Wenlock	Erection of 2No holiday lets partially dug into ground, with new pond, associated landscaping and habitat creation, 3No EV charging points, new E-Bike storage, and 18.4 Kw Solar Array, with ground source heat pump (re-submission). Town Council had previously supported. Dan advised that contrary to SC policy – would be OK if were caravans. It was RESOLVED to support the application due to the environmental credentials.
22/03549/FUL Land at Woodhouse Field Cottage, Bourton, Much Wenlock	Erection of a new steel portal frame agricultural storage building to provide fodder and machinery storage together with undercover lambing accommodation. It was RESOLVED no objection.
22/03945/TPO 1 Park View, Much Wenlock	Works to 1no. Walnut (T1) (see schedule) protected by the Bridgnorth District Council (Old Engineering Works, Barrow Street, Much Wenlock) TPO 2002 (Ref. BR/TPO/116) It was RESOLVED no objection.
22/03811/FUL The Mill House, Homer Road, Wigwig, Much Wenlock	Erection of extensions including two storey extension with terrace above, alterations to the dwellinghouse, provision of garage outbuilding and associated works. It was RESOLVED no objection.
22/03861/LBC Field House, Bourton Manor, Bourton, Much Wenlock	Replacement timber windows. It was RESOLVED no objection.

7. Planning Decisions

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

22/02284/FUL Proposed dwelling to the east of 25 Homer, Much Wenlock	Erection of a dwellinghouse following demolition of existing buildings (resubmission) Decision: Refuse
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. Decision: Grant Permission
22/03109/LBC 1 Bourton Road, Much Wenlock	Replacement of front ground floor 3-segment box sash bay window affecting a Grade II Listed Building. Decision: Grant Permission
22/03434/FUL 50 Oakfield Park, Much Wenlock	Erection of a single storey rear extension and side porch extension. Decision: Grant Permission
22/03505/TCA The Guildhall, Wilmore Street, Much Wenlock	To reduce yew hedge to 3" pegs off main stem structure within Much Wenlock Conservation Area. Decision: No objection

8. Draft Shropshire Local Plan Review 2016 - 2038

It was noted that the dates for the second stage of the Examination in Public were awaited.

9. Flooding issues

- a. Members noted with thanks a written update from the Flood Group. Members of the Flood Group present also gave additional verbal information. They had recently attended a meeting with the Environment Agency (EA) regarding Shadwell Quarry. However, members of the Flood Group thought that the subsequent report provided by the Environment Agency did not reflect the discussions held on site. The information provided in the report did not accord with the views and evidence gathered by members of the Flood Group. There were discrepancies in terms of base line data, historical measurements and source information.

Concern was expressed about the depositing of spoil from the current development onto an existing area of unstable, made-up ground. There was the potential for ground movement, which could pose a risk to Farley dump and the sewage works.

The felling of trees across the site had increased water flow into the pool. Water was also starting to percolate out of the quarry site into the field by the sewage works.

The Flood Group would be forwarding the EA report to Shropshire Council's Drainage & Flood Risk Manager. The EA considered that the problems were arising from ground water and, therefore, should be dealt with by Shropshire Council. It was noted that due to the size of the pool (around 8 acres), it was not covered by the Reservoirs Act. The water level appeared to be stable at present, but it had been a very dry summer. The Flood Group questioned how much of the water was contained within a solid boundary and how much was within a loose boundary.

A temporary solution had been found to the flooding problems at Hunters Gate: Shropshire Council had investigated the drain from Merrywell Lane through to Hunters Gate and on into the parkland. They had found that a pipe had been dislodged and had no exit. The pipe had been reinstated and a new drain and manhole had been installed as well as a new manhole at 16 Hunters Gate. There had been no significant rain since to test the new arrangements, but it was believed that this had improved the system and residents were pleased with the work.

- b. The Strategic Flood Working Group reported that a meeting was being arranged with the Flood Group at which the identification of individuals to fill the roles required in the Much Wenlock Community Flood Information, Prevention and Action Plan would be discussed.
- c. On 5th August a meeting had been held with Shropshire Council's Drainage & Flood Risk Manager and the Environment Agency regarding flooding in Much Wenlock. It had been noted that the Much Wenlock Flood Plan was very thorough, but Shropshire Council were keen to refresh the Plan. They also wished to find locations in the town where equipment could be stored, such as sandbags, and to identify individuals to be responsible for the equipment. It was noted that sandbags could be used only once. The Drainage & Flood Risk Manager would put together a short memorandum to detail what Shropshire Council was looking for from the local community.

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It had been reported at the meeting that Shropshire Council and the Environment Agency were making progress with the strategic flood alleviation plan, including the Bourton Road.

- d. A deep clean of the highways drains was scheduled for September. The Clerk was asked to request that the George & Dragon public house provide a cigarette disposal unit to reduce the number of cigarette ends going into the adjacent drains.

10. Shadwell Quarry

Members considered concerns about the development at Shadwell Quarry relating to the felling and disposal of trees and shrubs and compliance with the Much Wenlock Neighbourhood Development Plan. It was noted that Shropshire Council officers were investigating and a report was awaited. Members were advised that the Forestry Commission could take no action unless there had been a breach of planning permission which was confirmed by Shropshire Council.

11. Transport Working Group

Members noted a report from the Transport Working Group. A meeting was being arranged with Shropshire Council to discuss a financial contribution from the Tasley development towards measures for the Gaskell corner. Currently Shropshire Council Highways did not acknowledge that a contribution should be made, although the development would generate additional traffic through the junction.

There had been no progress with the Oakfield Park crossing, which was still awaiting input from WSP. Councillor Thomas would be discussing funding with the relevant Shropshire Council traffic engineer.

The installation of signage warning of the concealed cemetery access was imminent.

Thanks were expressed to Councillor Thomas, who had prompted Shropshire Council to cut back the overgrown hedges along Racecourse Lane.

12. Climate Change and Ecological/Nature Emergencies*

13. Shropshire Council Community Tree Scheme 2022

Members noted information regarding Shropshire Council's Community Tree Scheme 2022.

It was RESOLVED that no application should be made by the Council but that the initiative should be advertised locally.

14. Consultation*

15. Street Lighting*

16. Street naming *

17. Footpath/Bridleway Creation Orders*

18. Footpath Diversion Orders*

Discussions were ongoing regarding the Atterley footpath diversion (footpaths 52 and 177).

19. Road closures*

Members noted the following road closures:

- a. Location: Sheinton Street, Much Wenlock
Date/Time: 26th to 30th September 2022, 24 hours
Agency: Shropshire Council
Purpose: Drainage works to include renew gully pot and outfall pipe.
- b. Location: High Street, Barrow Street, Wilmore Street and Bullring, Much Wenlock
Date/Time: 3rd December 2022, 05.30 – 18.00
Purpose: Much Wenlock Christmas Fayre
- c. Location: Vineyard Road to Farley Road, A4169, Much Wenlock
Date/Time: 30th November to 1st December 2022
Purpose: Remedial works to rectify defective carriageway

20. Highways matters *

- a. Members noted an update on outstanding highways matters:
 - repairs to Victoria Road – re-scheduled to 12th to 16th September

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- parking proposals for Much Wenlock – held up with WSP
 - resurfacing of Barrow Street - scheduled for 16th to 20th January 2023
 - repainting of road markings at the junctions around the Gaskell corner - logged as job number 1727727 and awaiting completion
- b. There had been no progress with the joint campaign to reduce speeding along the A458 instigated by Cressage, Harley & Sheinton Parish Council due to a change of Clerk at that Council.
- c. There were no other highways matters arising.

21. Shropshire Council Environmental Maintenance

Members considered the poor response of Shropshire Council in dealing with environmental maintenance issues such as cutting back vegetation which was obscuring road signs or preventing access along pedestrian walkways. It was noted that the Mayor had undertaken several tasks including cutting back vegetation which had been totally obscuring the sign for St Mary’s car park and removing the epicormic growth on the lime trees in Station Road which was blocking the footpath. These issues had been reported to Shropshire Council months before.

It was RESOLVED to initiate a volunteer group to undertake minor tasks such as cleaning road signs and cutting back overgrown vegetation in public areas in the town.

The Clerk was asked to advertise for volunteers in the Wenlock Herald.

Councillor Thomas was asked to obtain a copy of the Shropshire Council environmental maintenance schedule for Much Wenlock.

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, 4th October 2022 at 7pm at the Corn Exchange, 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 22/09018/ENF.

The meeting closed at 8.20 pm.

Signed.....(Chairman)

Date.....