

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 2nd August 2022 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk

1. Apologies

Councillor Christian Toon - holiday

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. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 5th July 2022 be **APPROVED** and signed as a true record.

6. Planning Applications

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

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|---|--|
| 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. It was RESOLVED to support the application. |
| 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. It was RESOLVED to make no response as the Town Council was the applicant. |
| 22/03434/FUL 50 Oakfield Park, Much Wenlock | Erection of a single storey rear extension and side porch extension. It was RESOLVED no objection. |

7. Planning Decisions

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

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|--|---|
| 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. Decision: No objection |
| 22/01782/FUL 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storage building to provide fodder and machinery storage together with undercover lambing accommodation Decision: Withdrawn |
| 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. Decision: Refuse |
| 21/05133/FUL 12 Victoria Road, Much Wenlock | Erection of two storey rear extension. Decision: Grant Permission |

8. Draft Shropshire Local Plan Review 2016 - 2038

Members noted a report on the recent hearings for the Examination in Public. The speakers representing the Town Council and Associates had been able to make their points and the Inspectors had only intervened when they considered that the speakers were veering into site assessment matters.

The Inspectors had sent a letter regarding the Duty to Co-operate to Shropshire Council, seeking a response from Shropshire Council only. However, the working group had drafted a letter indicating their desire to participate, should any supplementary Stage 1 discussions be held regarding water management.

It was RESOLVED to approve the draft letter regarding the Duty to Co-operate and to send this to the Programme Officer.

Stage 2 of the Examination was expected to be held in October and the working group would be making preparations for the hearings.

9. Strategic Plan

Councillors agreed to put forward the following priorities for inclusion in the Town Council's Strategic Plan:

Gaskell corner – feasibility study

Strategic Flood Plan

Improvements in Road Safety – including the A458 crossing, '20's Plenty'

Neighbourhood Plan – depending on the outcome of the Local Plan review

Environmental issues - climate change and sustainability – an overarching issue for the Town Council as a whole.

10. Flooding issues

- a. Members noted a written update from the Flood Group.
- b. The Strategic Flood Working Group had nothing to report.
- c. Work was ongoing to identify individuals to fill the roles required in the Much Wenlock Community Flood Information, Prevention and Action Plan.
- d. Members noted that a meeting was scheduled for 5th August with Shropshire Council's Drainage and Flood Risk Manager and the Environment Agency regarding flooding matters affecting Much Wenlock.
- e. There were no other flooding issues arising.

11. Transport Working Group

- a. Members noted a report from the Transport Working Group. The group had raised concerns about a 550 dwelling development at Tasley Gateway and its impact on the Gaskell corner and Much Wenlock roads. It was noted that the Transport Working Group was operating effectively and Councillors were requested to channel traffic management issues through the Group, rather than raise them directly with Shropshire Council.
- b. Members considered the results of the PICADY traffic analysis relating to the A458 and A4169. It was noted that the traffic analysis took account of the forecast of additional traffic from proposed developments locally.
- c. Members considered an update on proposals for the pedestrian crossing on the A458. The Shropshire Council Traffic Engineer had advised that WSP had been asked to draw up a scheme and look at not only amending the refuge but possibly upgrading to a formal crossing. This could also include extending the speed limit to create a 40mph buffer. As Shropshire Council was taking this project forward, it was no longer appropriate to pursue an application for funding to the PCC's Community Fund – Safer Roads. Councillors would maintain awareness of the PCC's Fund for any future, qualifying projects.

12. Climate Change and Ecological/Nature Emergencies*

13. Consultation*

14. Street Lighting*

15. Street naming *

16. Footpath/Bridleway Creation Orders*

17. Footpath Diversion Orders*

It was noted that Councillors were progressing matters with regard to the Atterley footpath diversion (footpaths 52 and 177).

18. Road closures*

Members noted the following road closure:

- Location: High Street, Much Wenlock
- Date/Time: 20th August 2022, 6.30am to 4.00pm
- Agency: Much Wenlock Town Council
- Purpose: Made in Shropshire Market

19. Highways matters *

- a. Members noted an update on outstanding highways matters awaiting a response from Shropshire Council:
 - repairs to the Victoria Road walkway were scheduled to start on 16th August 2022, with appropriate traffic management in place.
 - parking proposals for Much Wenlock were still with WSP.
 - maintenance of grass verges in relation to the Restoring Shropshire’s Verges Project – it was agreed not to pursue this matter at present.
 - planting of trees along Bridgnorth Road verge – Councillors noted that a member of the Much Wenlock Tree Forum had offered to take forward this initiative himself and to contact Shropshire Council Highways.
- b. Members considered a new approach from Cressage, Harley and Sheinton Parish Council about a joint campaign to reduce speeding along the A458. **It was RESOLVED to maintain the positive response given previously to this approach.**
- c. Members noted the extremely worn road markings at the junction of Bourton Road with Victoria Road and the junction of Smithfield Road with the Gaskell corner. Councillor Thomas agreed to raise this road safety concern with Shropshire Council.

20. Tree Preservation Orders (TPOs)*

21. Stopping Up Orders*

22. Speed Limit Orders*

23. Prohibition Orders*

24. Date of next meeting

It was **NOTED** that the date of the next meeting would be Tuesday, 6th September 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.

25. Planning Enforcement

Members noted planning enforcement matters 22/08555/ENF and 22/08987/ENF.

Members raised concerns about the effectiveness of Shropshire Council’s enforcement team and frequent lack of action. Councillor Thomas agreed to follow up outstanding matters.

The meeting closed at 8.40 pm.

Signed.....(Chairman)

Date.....