

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 1st November 2022 at the Corn Exchange, Much Wenlock

Present: Councillors William Benbow, David Fenwick (in the chair), Wilf Grainger, Daniel Thomas, Christian Toon, Chris Tyler and Linda West

In attendance: Trudi Barrett – Town Clerk, one member of the Transport Working Group.

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 requests to speak.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 4th October 2022 be **APPROVED** and signed as a true record.

6. Planning Applications

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

22/04512/FUL 8 Shrewsbury Road, Much Wenlock	Erection of two storey rear extension and a front porch. It was RESOLVED no objection.
22/04579/FUL Yew Tree Cottage, 9 Bourton Westwood, Much Wenlock	Conversion and extensions to existing dilapidated cow shed and pigsty to a self-contained annex ancillary to main dwelling. It was RESOLVED no objection.
22/04794/TPO Pinefield House, 40 High Street, Much Wenlock	To reduce 1 lateral branch by 1.5 metres, reduce branches (max. 50cm) away from chimney by 1.5 metres and reduce and reshape by 0.5 metres crown of 1no. Oak (T1) protected by the Shropshire Council (Land to the rear of 40 High Street, Much Wenlock) Tree Preservation Order 2016. It was RESOLVED no objection.

7. Planning Decisions

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

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 Decision: Grant Permission
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). Decision: Grant Permission It was noted that Shropshire Councillor Dan Thomas and Councillor David Fenwick had spoken in favour of the application at the Shropshire Council Southern Planning Committee on 18 th October 2022.

22/02298/FUL Havelock Cottage, 3 Shrewsbury Road, Much Wenlock	Erection of garden room/office/store Decision: Refuse Permission
21/04526/CPL Shadwell Quarry, Farley Road, Much Wenlock	Application for a Lawful Development Certificate for the use of the site for the stationing of more than 53 Holiday Chalets that fall within the definition of a caravan contained in section 29 (1) of the Caravan Sites and Control of Development Act 1960 and Section 13 of the Caravan Sites Act 1968. Decision: Not Lawful

8. Application 22/02298/FUL – Havelock Cottage, 3 Shrewsbury Road

Members noted that this application was due to be considered by Shropshire Council's Southern Planning Committee but had now been determined at officer level (see above) as the application did not fully meet the tests for committee referral under Shropshire Council's scheme of delegation.

9. Planning Appeals

Members noted the following planning appeals and considered a response:

a. **Application no. 21/03873/FUL**

Withies Campsite, Stretton Road, Much Wenlock

Proposed siting of 5 Glamping Pods and 2 Log Cabins and installation of grass grid access track at existing caravan and camping site.

It was noted that the Town Council had objected to the application. **It was RESOLVED to submit no additional comments.**

b. **Application no. 22/00071/FUL**

Proposed holiday let accommodation SW of Westwood House, Stretton Westwood, Much Wenlock

Erection of 2no holiday lets partially dug into ground, with subterranean courtyard, new pond, associated landscaping and habitat creation, 3no EV charging points, new E-Bike storage, and 18.4Kw solar array, with ground source heat pump.

It was noted that the appeal had been submitted upon refusal of the previous application. A subsequent application had been made (22/03529/FUL) and permission had been granted. It was therefore expected that the appeal would be withdrawn.

c. **Application no. 22/02284/FUL**

Proposed dwelling to the east of 25 Homer, Much Wenlock

Erection of a dwellinghouse following demolition of existing buildings (resubmission).

It was noted that the Town Council had objected to the application. **It was RESOLVED to submit no additional comments.**

10. Draft Shropshire Local Plan Review 2016 – 2038

Members noted that the Inspectors had called an additional, virtual hearing on the Duty to Cooperate, which was scheduled for 9.30am on Tuesday, 17th January 2023. Those who had participated in and/or submitted a hearing statement for the Local Plan Matter 2 – Duty to Cooperate would be permitted to participate in the additional hearing. Confirmation of whether Much Wenlock Town Council and Associates wished to participate in the hearing was required by 18th November.

It was noted that the hearing would deal with strategic Black Country housing matters and the number of houses that Shropshire might take to support Black Country Councils. Dudley Council had recently withdrawn from the coalition of Black Country Councils, which could impact on the agreement with Shropshire Council.

Councillors considered that this hearing would have little relevance to the concerns of Much Wenlock.

It was **RESOLVED that there was no need to send a Town Council representative to speak at the Local Plan hearing on the Duty to Cooperate scheduled for 17th January 2023.** It was noted that others from Much Wenlock who had submitted statements on this matter might decide to speak independently.

11. Flooding issues

a. No report had been received from the Flood Group.

b. There was no report from the Strategic Flood Working Group.

c. It was noted that the drains on Bourton Road and Victoria Road had been overwhelmed by the previous night's heavy rain and were being cleared. The attenuation pond on Stretton Road was working as required but additional work was being held up by WSP who were conducting a study into flooding in the vicinity.

12. Transport Working Group

It was RESOLVED to suspend Standing Orders to allow a non-Council member of the Transport Working Group to speak.

The responsible Shropshire Council Highways Engineer had advised that the notices for the parking proposals for Much Wenlock would be published before Christmas. Design proposals for the crossing on the Bridgnorth Road near to the primary school were still awaited from WSP and so would not be included in the current year's work programme.

Members considered a report from the Transport Working Group on the Planning & Traffic Survey carried out in March 2022 and how to address the results of that survey. Some respondents had been in favour of a bypass for the town (42% yes, 32% no, 26% maybe) but the percentage of 'yes' respondents was deemed insufficient to indicate overwhelming support. A bypass could be considered as part of the forthcoming feasibility study for the Gaskell corner, after which further community consultation could be undertaken, if relevant.

It was noted that the S106 agreement for the Ironbridge Power Station had been signed off and the money for the feasibility study should soon be available to Shropshire Council.

It was RESOLVED to seek to engage Shropshire Council to begin consultation on the feasibility study on the Gaskell corner and to ensure that the study included consideration of a bypass alongside other key points, as supported by the traffic survey (copy to be provided).

It was RESOLVED to reinvoke Standing Orders.

13. Community Speed Watch

Members considered recent correspondence regarding speed and traffic monitoring on Bourton Road. It was noted that a response was awaited from the police with regard to monitoring of the 7.5 tonne weight limit. Members of the community would continue to press for measures to check speeding and improper use by HGVs.

The police had advised that that the pavement on Bourton Road was too narrow to carry out community speed watch monitoring and that private drives could not be used for monitoring.

It was RESOLVED that Councillor Toon should contact PCSO Mal Goddard to discuss the use of private drives and any other options for speed monitoring.

14. Climate Change and Ecological/Nature Emergencies*

The Clerk advised that she had notified Broseley Town Council of Much Wenlock Town Council's agreement to work together on 'green' issues. Discussion was required on how the collaboration would work but this could include common areas of interest such as procurement and community engagement. Broseley Town Council had already set up a working group and would invite representatives from Much Wenlock to attend the next meeting of that group.

It was noted that a new Management Plan for the Old Cemetery, with a focus on management to benefit the environment, had been approved at the last meeting of the Finance & Asset Management Committee.

Councillor Toon reported that he had booked a couple of training sessions to help with his role as the Council's 'Climate Champion'.

Members noted that Plastic Free Wenlock / Surfers against Sewage had booked a stall for the Christmas Fayre, which the Council could support.

15. Consultation*

16. Street Lighting*

17. Street naming *

18. Footpath/Bridleway Creation Orders*

19. Footpath Diversion Orders*

Information had been obtained on the historic use of the Atterley footpath (re diversion of footpaths 52 and 177) and Councillor Benbow would contact Willey Estate to discuss the situation.

20. Road closures*

Members noted the following road closures:

- | | |
|--------------|---|
| a. Location: | A458 Harley Bank |
| Date/Time: | 3 rd to 9 th November 2022, overnight between 8.00pm and 6.00am |
| Purpose: | Road improvements – including road and signage repairs, drainage investigation |
| Agency: | Kier Highways |

- b. Location: Ironbridge Road, Broseley
 Date/Time: 24th October to 16th December 2022, all the time
 Purpose: Stabilisation works
 Agency: Shropshire Council
 NB. Through traffic would be diverted through Much Wenlock and Buildwas.
- c. Location: High Street, Wilmore Street and Barrow Street, Much Wenlock
 Date/Time: 20th November 2022, 8.00am to 4.00pm
 Purpose: Installation of Christmas lights
 Agency: Much Wenlock Town Council
- d. Location: High Street, Wilmore Street and Barrow Street, Much Wenlock
 Date/Time: 24th November 2022, 3.00pm to 8.00pm
 Purpose: Christmas lights switch-on
 Agency: Much Wenlock Town Council
- e. Location: High Street, Wilmore Street and Barrow Street, Much Wenlock
 Date/Time: 8th January 2023, 8.00am to 4.00pm
 Purpose: Removal of Christmas lights
 Agency: Much Wenlock Town Council

21. Highways matters *

Members noted the increase of 20 – 25% in Shropshire Council car parking charges, which had come into force on 31st October. This matter had been raised with Lezley Picton, Leader of Shropshire Council, who had agreed to look into the increase in charges for Much Wenlock, but nothing had happened. Although consultation on parking proposals for the town was imminent, the increase in car parking charges had already been implemented.

22. Tree Preservation Orders (TPOs)*

23. Stopping Up Orders*

24. Speed Limit Orders*

25. Prohibition Orders*

26. Date of next meeting

It was **NOTED** that the date of the next meeting would be Tuesday, 29th November 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.

27. Planning Enforcement

Members noted the outcome of enforcement matter 22/08987/ENF.

The meeting closed at 8.30 pm.

Signed.....(Chairman)

Date.....