

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 4th October 2022 at the Corn Exchange, Much Wenlock

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

In attendance: Diane Barlow – RFO, one member of the Flood Group and a one member of the public.

1. Apologies

Councillor Wilf Grainger – work, Councillor Toon – training course.

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 6th September 2022 be **APPROVED** and signed as a true record.

6. Planning Applications

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

22/04030/FUL Proposed Dwelling To The North Of, Bridge Road, Much Wenlock	Erection of 1 no detached dwelling. Cllrs considered the plans were of high quality and noted that a dropped kerb was already in place. It was RESOLVED no objection.
22/04183/FUL The Stables, Victoria Road, Much Wenlock	Erection of single-storey rear and side extension following removal of existing single storey studio building and reduction in height of existing stone wall/landscape feature to facilitate the proposed extension. It was RESOLVED no objection.
22/04208/FUL Proposed Conversion, Bourton Westwood Farm, Bourton Westwood, Much Wenlock	Conversion of former agricultural building to 1No dwelling with associated parking and garden areas. It was RESOLVED no objection.
22/04209/FUL Proposed Caravan Site SW Of Bourton Westwood Farm, Bourton Westwood, Much Wenlock	Change of use of land to accommodate 9No. seasonal caravan pitches including improvements to B4378 access. It was RESOLVED to object. Members were concerned that the development did not lead to overdevelopment of the location and in particular the site's access, which was a byway open to all traffic, regularly used by walkers and horse riders. Members also had concerns about the lack of screening of the proposed caravans from the main road.
22/04391/FUL Cuan Wildlife Rescue, Wildlife Rescue Centre At, The Signals, Stretton Road, Much Wenlock	Erection of building for wildlife rescue charity with residential first floor flat above. It was noted that the original application had been withdrawn due to concerns that the new building would be used for residential rather than business purposes. It was RESOLVED that Members had no objection to the development, notwithstanding the fact that residential development at this location was contrary to policy. Members requested that any first floor residential use be restricted to use ancillary to the wildlife centre and the residential use restricted also by a s106 agreement.

22/04321/FUL 16 Barrow Street, Much Wenlock	Removal of existing conservatory roof and replace with insulated 'guardian' solid roof. Roof style to match existing. It was RESOLVED no objection.
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7. Planning Decisions

It was RESOLVED to note the following planning decision:

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) Decision: Grant Permission
19/05560/OUT and TWC/2019/1046 Ironbridge Power Station, Buildwas Road, Ironbridge	Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works. Decision: Grant Outline Permission

8. Draft Shropshire Local Plan Review 2016 – 2038

Cllr Tyler advised that the second stage of the Local Plan Review had been delayed as dialogue was still taking place between Shropshire Council and the Local Plan Inspectors. The Council was awaiting the outcome of those discussions before confirming the timing of the next stage.

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. The Flood Group had met the previous week under the patronage of the National Flood Forum. A report previously circulated to the Flood Group and a report on work undertaken by Shropshire Highways to provide a short-term solution to flooding from fields was discussed. Funds could be sought in the short-term to provide preventative solutions to properties most at risk at Hunters Gate with additional grants available from the Environment Agency (EA). The Flood Group had concluded that, whilst they would continue to support residents of Hunters Gate, they had now undertaken as much as was possible. Members were advised that a meeting with John Bellis and residents of Hunters Gate was being arranged to discuss flooding issues on the estate.

It was RESOLVED that the Town Clerk should write to John Bellis to request the attendance of a Town Councillor at the meeting with the Hunters Gate residents.

It was noted that there were some errors in the WSP report on Hunters Gate relating to flood depths with millimetres used instead of metres. Concern was expressed about the speed of follow up to implement recommendations made within the report.

With regard to Shadwell Quarry, the Flood Group were critical of the report drawn up by the EA and members of the Flood Forum believed that out of date data had been used. It was advised that the removal of trees on the site would cause issues with ground water run-off. The fragility of the old railway line and the potential effect on the Down Mill were also concerns. The Flood Group would like a survey of the quarry to be undertaken by Shropshire Council with the involvement of Severn Trent Water.

Recent works to damaged drains on Sheinton Street carried out by Shropshire Council had rectified damage caused by other contractors. The Flood Group expressed thanks to Shropshire Highways for their efforts.

- b. There was nothing to report from the Working Group.
- c. There were no other flooding matters.

10. Transport Working Group

Members noted a verbal report from the Transport Working Group. It was unclear whether the Tasley Gateway application would be presented to the Planning & Environment Committee for comments. The Town Council would be seeking compensation for the impact of this development on the Gaskell Corner, but it was not known whether the application would be decided at officer level or submitted to a Shropshire Council Planning Committee for decision.

It was RESOLVED that the Planning and Environment Committee should ascertain what process was being followed with the Tasley development application.

11. **Climate Change and Ecological/Nature Emergencies***
12. **Consultation***
13. **Street Lighting***
14. **Street naming ***
15. **Footpath/Bridleway Creation Orders***
16. **Footpath Diversion Orders***
17. **Road closures***

Members noted the following road closure:

Location: Barrow Street, Much Wenlock
 Date/Time: 16th to 20th January 2023, Monday to Friday 09:30 – 16:00
 Purpose: Carriageway repairs
 Agency: Shropshire Council

Cllr Dan Thomas advised that residents would be informed that vehicles would need to be moved from the road prior to the works commencing. If a car was present when the works were due to commence then the work would need to be delayed.

18. **Highways matters ***
 - a. Members noted an update on outstanding highways matters:
 - parking proposals for Much Wenlock – still held up with WSP
 - repainting of road markings at the junctions around the Gaskell corner - logged as job number 1727727 and awaiting completion
 - b. There were no other highways matters arising.

19. **Tree Preservation Orders (TPOs)***
20. **Stopping Up Orders***
21. **Speed Limit Orders***
22. **Prohibition Orders***

23. **Date of next meeting**

It was **NOTED** that the date of the next meeting would be Tuesday, 1st 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.

24. **WSP Flood Assessment Report for Hunters Gate**

Members considered the confidential WSP Flood Assessment Report for Hunters Gate. It was noted that the Town Council was being asked to comment on option 4c as this would offer the cheapest short-term solution available. Members considered that the matter should be referred to the Strategic Flood Working Group and discussed with specialist members of the Local Plan Working Group.

25. **Planning Enforcement**

No enforcement matters.

The meeting closed at 8.20 pm.

Signed.....(Chairman)

Date.....