

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 29th 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, Mrs Jacky Walter – Plastic Free Much Wenlock Co-ordinator

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. Plastic Free Much Wenlock

Mrs Jacky Walter, co-ordinator for the Plastic Free Much Wenlock initiative, presented an overview of activities in the town. In March 2021 the Town Council had pledged to support the initiative to make Much Wenlock a plastic free community. Three business champions had signed up: the Hair Gallery, Manor House B&B and the Simple Life Unwrapped, and 10 community allies had also been recruited. A steering group was responsible for overseeing the work and Cllr Toon now represented the Town Council on this group, having taken over from the Mayor. There had been participation in events such as the Christmas Fayre and Plastic Free July.

Each year the group needed to continue activities, extend engagement and keep improving. The target was to add five more business champions in the coming year, which would be a challenge. Existing champions were encouraged to increase their actions and all had done so. More community allies were also required. The Christmas Fayre Committee had signed up and were making great strides to reduce plastic use at the Fayre. The primary school was already involved with the plastic free initiative but little progress had been made with engaging William Brookes School. It was hoped that a meeting could be arranged in the new year.

Councillors expressed their support for the plastic free initiative and thanked Mrs Walter for her hard work and for attending the meeting.

6. Minutes

It was RESOLVED that the minutes of the Planning & Environment Committee meeting held on 1st November 2022 be APPROVED and signed as a true record.

7. Planning Applications

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

<p>22/04955/FUL and 22/04956/LBC Bradley Farm, Farley, Much Wenlock</p>	<p>Repair, refurbishment and conversion of barns at Bradley Farm to provide holiday accommodation with enhanced accessibility for less able people and multi-generational use. Provision of meeting and communal eating space for use in connection with the accommodation and for letting on an independent basis.</p> <p>Members noted that two rights of way crossed the property: the Shropshire Way (footpath) and the Jack Mytton Way (bridleway). The application stated that the paths would be unimpeded by the development.</p> <p>It was RESOLVED no objection. However, the existing rights of way should be maintained and appropriate signage introduced to mark the footpath clearly for walkers and to prevent any inadvertent parking on the path.</p>
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22/05262/LBC 16 Barrow Street, Much Wenlock	Removal of existing conservatory roof and replace with insulated 'guardian' solid roof. Roof style to match existing affecting a Grade II Listed Building. It was RESOLVED no objection.
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8. Planning Application for information only

Members noted the following planning application, which was for information only.

22/05019/CPL Serendipity, Homer, Much Wenlock	Application for a Lawful Development Certificate for the proposed remodelling of the bungalow comprising of replacing the flat roof with a contemporary-styled flat roof, adding and replacing some windows, adding timber cladding, and reconfiguring the internal layout.
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9. Planning Decisions

It was RESOLVED to note the following planning decisions:

22/04030/FUL Proposed Dwelling to the north of Bridge Road, Much Wenlock	Erection of 1no. detached dwelling. Decision: Grant Permission
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 Decision: Grant Permission
22/03861/LBC Field House, Bourton Manor, Bourton, Much Wenlock	Replacement of timber windows. Decision: Grant Permission
22/03811/FUL The Mill House, Homer Road, Wigwig, Much Wenlock	Erection of extensions including two storey extension and associated works. Decision: Grant Permission

10. Draft Shropshire Local Plan Review 2016 - 2038

- a. Members noted that a written statement could be submitted to the Inspectors regarding Local Plan Matter 2 – Duty to Cooperate, without an appearance being necessary at the forthcoming hearing on 17th January 2023. One of the Town Council's 'Associates' had submitted additional comments in writing. **It was RESOLVED that the Town Council should write to the Programme Officer supporting those comments.**
- b. There had been no further postings on the Examination website since 3rd November.

11. Neighbourhood Development Plan

Members considered the merits of an informal review of the Neighbourhood Plan, as previously discussed at the full Council meeting held on 3rd November 2022, and whether to undertake such a review prior to approval of the Shropshire Local Plan.

It was noted that if the Local Plan were not approved, Shropshire Council would still have an adequate land supply, and the Neighbourhood Plan would still carry weight in planning terms. Once the Local Plan was approved, this would give a firm direction for a review of the Neighbourhood Plan and Shropshire Council would write to the Council at the appropriate time to invite such a review.

It was RESOLVED to take no action at present with regard to any review of the Neighbourhood Plan but to monitor the situation.

12. Flooding issues

- a. There was nothing to report from the Flood Group, although the Chairman had indicated that any questions could be forwarded to him.
- b. Members of the Strategic Flood Working Group had met John Bellis, Drainage and Flood Risk Manager at Shropshire Council, to discuss the situation at Hunters Gate. Councillors had raised the point that 39 houses in Hunters Gate had been identified as being at risk, and that number was included in the Shropshire Council Place Plan for Much Wenlock. Mr Bellis advised that, following a re-assessment, the number of highest risk houses had been reduced to 29. He was seeking Local Levy funding from the Environment Agency to provide resilience measures for these 29 properties. A business case was to be made in this financial year ahead of completing works (subject to funding) in the next financial year from April 2023.

A flood alarm was due to be installed at Hunters Gate.

Work had been undertaken to replace a faulty sump, which had caused flooding to one or two houses in the corner of the Hunters Gate development.

Work was continuing with WSP on the alleviation ponds at Bourton Road and Callaughton. The importance of maintenance for existing ponds and drains was raised.

It had been a useful meeting with Mr Bellis and a follow up would be arranged in the new year.

- c. Concern was raised about a dropped kerb in Sheinton Street, which exacerbated house flooding.

13. Transport Working Group

- a. Members considered a report from the Transport Working Group, part of which had been superseded by a response from Shropshire Council regarding the Gaskell corner feasibility study. Members discussed the Tasley Gateway development and expected funding towards the Gaskell corner arising from the development. It was unlikely that the planning application would be referred to committee as only Much Wenlock Town Council had raised concerns about the development and the developer had met all required planning targets.
- b. Members noted the response received from Shropshire Council's Developing Highways Manager with regard to the Town Council's involvement in the preparation of the feasibility study for the Gaskell corner. It was noted that WSP had been asked to contact the Council directly to discuss the work. As there had been no contact so far, the Clerk would follow this up.

14. Climate Change and Ecological/Nature Emergencies*

- a. Members noted that Council representatives would be attending a meeting of Broseley Town Council's Climate Change Action Group on 7th December and would report back thereafter.
- b. There were no other relevant matters.

15. Consultation*

16. Street Lighting*

17. Street naming *

18. Footpath/Bridleway Creation Orders*

19. Road closures*

Members noted the following road closures:

- a. Location: A458 Harley Bank
Date/Time: NEW DATES: 30th November to 1st December, overnight between 8.00pm and 6.00am
Purpose: To complete road lining
Agency: Shropshire Council
- b. A 'suspension of parking' had been added to the following road closure:
Location: High Street, Barrow Street, Wilmore Street, Bullring
Date/Time: 3rd December 2022, 05.30 – 18.00
Purpose: Much Wenlock Christmas Fayre

20. Highways matters *

- a. Members noted the situation with regard to planting trees along the A458 on the approach to the town from Bridgnorth. A member of the Tree Forum had met the Shropshire Council highways officer, who had no objection to the tree planting so long as the trees were moved further back into the hedge. However, the landowner would not permit the planting until proposals for the housing development in this location had been resolved. An alternative planting site was being sought.
- b. Councillor Toon reported that a meeting with PCSO Mal Goddard was yet to be arranged to discuss the use of private driveways for speed monitoring in Bourton Road. Members were keen to explore why this would not be possible, as the monitoring would result in no legal action or enforcement, simply advisory letters.
- c. It was noted that the introduction of white gates at the entrance to the town to encourage speed reduction could be considered in association with the new crossing point on Bridgnorth Road.

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, 3rd January 2023 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

None.

The meeting closed at 8.20 pm.

Signed.....(Chairman)

Date.....