

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 3rd January 2023 at the Corn Exchange, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk

1. Apologies

Cllr Christian Toon

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 29th November 2022 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

<p>22/05214/EIA Farley Quarry, Farley, Much Wenlock</p>	<p>Restoration of part of Farley Quarry by means of the recycling of construction, demolition and excavation wastes and the engineered placement of the rejects from the recycling process to raise levels in the Quarry to create a restoration landform, together with ancillary activities and improvements to the site access.</p> <p>It was noted that some Councillors had undertaken a site visit to Farley Quarry with the agent on 15.12.22.</p> <p>Following discussion, it was RESOLVED to object to the application, on the following grounds:</p> <ol style="list-style-type: none"> 1. The application is contrary to policies LL1 and LL2 of the Much Wenlock Neighbourhood Plan: 2. The traffic statement provided is inadequate and the time frames used are not representative of the proposed working hours. 3. The application will have a detrimental effect on the Shropshire Hills AONB and is contrary to SamDev policies MD12 and MD17 and Core Strategy Policies CS17 and CS20. 4. There are concerns about noise and dust emanating from the site. 5. Councillors do not support the use of permissive paths on the site due to the lack of legal certainty and add that existing footpaths should be re-opened.
<p>22/05360/FUL Wheatland Garage, Bridgnorth Road And, No. 17 St Marys Road, Much Wenlock</p>	<p>Partial demolition of the existing retail convenience store and construction of extensions, revision to car parking facilities, provision of four electric vehicle charging points, installation of solar panels on extension roof and change of use of the ground floor of 17 St Marys Road to a cafe and hot food takeaway.</p>

	<p>It was RESOLVED to object to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The commercialisation of St Mary's Road by conversion of 17 St Mary's Road to a café and the noise, smell and disruption to local residents arising from a café on the street. 2. The loss of a residential unit. 3. The transport statement does not deal with the potential problems of accessing St Mary's Road (Much Wenlock Neighbourhood Plan policy EJ3 refers). <p>In addition, the following comments regarding transport issues, provided by the Town Council's Transport Working Group, are to be submitted:</p> <ol style="list-style-type: none"> 1. The Transport Statement accompanying the Planning Application claims that the current site is served by two accesses; one from A458 Bridgnorth Road and another from St Mary's Road. This is a mistake that should have been rectified at the site visit: there is a third, well-used access, also onto St Mary's Road. This is only acknowledged in the scheme drawings. 2. There is no plan of the existing site layout or operation, which should be provided to allow proper comparisons. 3. The statement at 3.7 that there has been no Personal Injury Collisions within 500m of the site in the last five years is wrong. A female driver was killed and two children injured in an accident on the A458 in July 2022. 4. In Much Wenlock there are retail options and cafés nearer to the majority of residents than Wheatland Garage. These residents are unlikely to walk past existing cafés to get to Wheatland Garage. It is therefore likely that the majority of customers at the Wheatland Garage café and take-away will be car-based. 5. Table 4.1 describes a small increase in the retail floorspace and claims that 40-50% are walk-in customers. Therefore this does not justify a parking increase of 81% (22-40 spaces). The Transport Statement at para 4.10 concedes this point, stating that 21 spaces would be the normal, acceptable provision. The report provides no logical, acceptable justification for this over-provision, which will generate more traffic, contrary to Shropshire Council's Adopted Policy. 6. The report completely relies on a TRICS analysis of the traffic forecast for the development. There is no reason why observed, empirical data could not have been used. This would have provided a more realistic assessment of the impact of adding on the café and take-away traffic. 7. Traffic leaving the existing garage onto St Mary's Road already causes problems by blocking the road. No thought has been given to how a new development might mitigate this problem. The increased traffic flows from the over-provision of car parking will only exacerbate this issue. 8. The Transport Statement describes the complicated means by which large HGVs will manoeuvre and service the site. The Statement does not describe how the developer proposes to ensure that delivery vehicles approach the site from the A458 Shrewsbury direction. Lorries entering from any other direction will cause chaos.
--	---

7. Planning Decisions

It was RESOLVED to note the following planning decisions:

<p>22/04579/FUL Yew Tree Cottage, 9 Bourton Westwood, Much Wenlock</p>	<p>Conversion and extensions to existing dilapidated cow shed and pigsty to a self-contained annex ancillary to main dwelling. Decision: Refuse</p>
--	--

22/04208/FUL Proposed Barn Conversion at Bourton Westwood Farm, Bourton Westwood, Much Wenlock	Conversion of former agricultural building to 1No dwelling with associated parking and garden areas Decision: Grant Permission
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 Decision: Grant Permission

8. Draft Shropshire Local Plan Review 2016 - 2038

It was noted that the statements for the additional hearing on Local Plan Matter 2 – Duty to Cooperate had been published on the Shropshire Council website and the hearing would take place on 17th January. There was nothing further to report.

9. Neighbourhood Development Plan Review

Members noted correspondence from a member of the public regarding a review of the Much Wenlock Neighbourhood Plan. Members noted that the Shropshire Local Plan and the town's Neighbourhood Plan needed to be in alignment. Councillors were monitoring the situation with regard to a review of the Neighbourhood Plan at the appropriate time.

It was RESOLVED that Councillor Fenwick should respond to the correspondent accordingly.

10. Flooding issues

- a. It was noted that the Strategic Flood Working Group was to meet to discuss the provision of Flood Sax in the town. Members noted correspondence between Philip Dunne MP and the Environment Agency, prompted by members of the working group, with regard to flooding in Much Wenlock and its rapid response designation.
- b. There were no other flooding issues.

11. Transport Working Group

- a. Members noted a report from the Transport Working Group. Comments had been provided for the Farley Quarry and Wheatland Garage planning applications. Following on from previous discussions, a representative of '20's Plenty' had been invited to attend the following month's Planning & Environment Committee meeting.
- b. An initial meeting had taken place with WSP on 8th December 2022 to discuss the feasibility study for the Gaskell junction. The next meeting was scheduled for 19th January 2023.

12. Climate Change and Ecological/Nature Emergencies*

- a. Members noted a verbal report from the meeting of Broseley Town Council's Climate Change Action Group on 7th December. Councillors White and Toon and the Town Clerk had attended the meeting on behalf of Much Wenlock Town Council. Barrow Parish Council had also been represented. A representative from South Shropshire Climate Action had presented an overview of relevant initiatives in Shropshire and had subsequently provided further details by email. Broseley Town Council intended to hold a community event in the spring to publicise energy saving and other climate action initiatives and Much Wenlock could consider something similar later in the year. It was agreed that there was value in the three councils keeping in touch and sharing information and a further joint meeting had been proposed for six months' time.
- b. There were no other relevant matters.

13. Consultation*

14. Street Lighting*

15. Street naming *

16. Footpath/Bridleway Creation Orders*

17. Footpath Diversion Orders*

A response was awaited regarding the Atterley footpath diversion.

18. Road closures*

Members noted the following road closure:

Location: Barrow Street, Much Wenlock
Date/Time: 16th to 20th January 2023, 9.30am to 4.00pm
Purpose: Road and signage repairs – full resurface of road and footpath
Agency: Kier Highways

It was noted that a letter drop and door knock was to be undertaken on Barrow Street to raise residents' awareness of the planned works.

19. Highways matters *

- a. There was no update on discussions with the local policing team regarding the use of private driveways for speed monitoring. It was suggested that the matter might be discussed at the forthcoming Council surgery, when a police officer would be present.
- b. Members noted correspondence regarding the Clee Hills Classic Trial to be held on 22nd January 2023.
- c. Other highways matters:
 - Dates were awaited from the local policing team for a meeting between the police, the Priory manager and Councillors regarding anti-social behaviour on the Priory car park.
 - An invitation had been received to attend a meeting arranged by Cressage, Harley & Sheinton Parish Council regarding safety and speed on the A458. The meeting was to be held on 10th January at Harley Village Hall and would involve those parishes affected, Shropshire Council and the police.

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, 31st 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.

25. Planning Enforcement

Members noted enforcement matter 22/09367/ENF.

The following confidential agenda item was requested for the next meeting: to consider concerns about how Shropshire Council addresses enforcement matters.

The meeting closed at 8.50 pm.

Signed.....(Chairman)

Date.....