

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held at 7.00 pm on Tuesday, 31<sup>st</sup> January 2023 at the Guildhall, Much Wenlock

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

**In attendance:** Trudi Barrett – Town Clerk, several members of the public

## 1. Apologies

Cllr William Benbow – 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 at this point.

Due to the late arrival of the speaker on '20's Plenty', agenda item 6 was taken next.

## 5. Minutes

**It was RESOLVED that the minutes of the Planning & Environment Committee meeting held on 3<sup>rd</sup> January 2023 be APPROVED and signed as a true record.**

## 6. '20's Plenty'

The Chair welcomed a representative from '20's Plenty', who provided information on the Shropshire-wide 20mph speed campaign.

It was explained that '20's Plenty' was a campaign for a default 20mph speed limit in residential areas, rather than 30mph. Nine town councils in Shropshire had committed to support the campaign so far. The benefits of the lower speed limit included:

- An improvement in road safety and a reduction in road casualties
- A healthier environment, leading to more walking and cycling and a reduction in pollution
- Improved community life, with a fairer share of public space for pedestrians, cyclists, mobility scooters, prams and horses, and less traffic congestion
- A reduction in carbon emissions, reducing the impact on the climate

In response to questions, the speaker advised that it had been found that, in terms of highways measures, signage was generally sufficient when introducing the lower speed limit, and that speed humps, etc. were not necessary. A sign at the entrance to a town indicating a 20mph speed limit throughout the town gave a clear message. If local residents drove at 20mph, this encouraged visitors to do the same. A statutory speed limit of 20mph should be enforced by the police in the same way as higher speed limits. If a 20mph speed limit were introduced, the highways authority, Shropshire Council, would decide whether the lower speed limit would apply to all roads in a town or would exclude through routes.

Should the Town Council decide to support the campaign, this could be done by joining '20's Plenty for Us', writing to Shropshire Council and lobbying the local MP and the Secretary of State for Transport.

**It was RESOLVED that members of the Planning & Environment Committee supported the 20's Plenty campaign and would recommend to full Council that the Town Council support the campaign for Much Wenlock.**

## 7. Planning Applications

Members considered a response to the following planning applications:

22/05631/FUL Proposed Holiday Let at Wood Lodge, Copse Hill Lane, Homer, Much Wenlock	Change of use to permit the annex to be used as a holiday let.  Members expressed concerns about highways safety and access to the property which was via a narrow track and off a blind bend. There was no reference to provision for parking in the application. It was noted that an application in 2019 specifically stated that the annex should not be used as a holiday let. Three neighbours had strongly objected to the application.  <b>It was RESOLVED to object on the grounds of highways safety, disturbance to neighbours and the conditions of the previous application in 2019 which stated specifically that the annex should not be let.</b>
23/00085/TPO 1 Farley Road, Much Wenlock	Side reduction of 1no. Sycamore (as per photos) protected by the Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995 (Ref. BR/TPO/95).  <b>It was RESOLVED no objection.</b>
23/00098/FUL Serendipity, Homer, Much Wenlock	Replacement roof and roof lantern, Installation of flue and timber cladding.  <b>It was RESOLVED no objection.</b>

## 8. Planning Decisions

It was RESOLVED to note the following planning decisions:

22/04512/FUL 8 Shrewsbury Road, Much Wenlock	Erection of two storey rear extension and a front porch <b>Decision: Grant Permission</b>
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. <b>Decision: Grant Permission</b>
22/04955/FUL and 22/04956/LBC Bradley Farm, Farley, Much Wenlock	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. <b>Decision: Grant Permission</b>
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 (part retrospective) <b>Decision: Grant Permission</b>  It was noted that the Town Council had objected to this application with concerns about overdevelopment, access and lack of screening from the main road.
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 <b>Decision: Grant Permission</b>

## 9. Draft Shropshire Local Plan Review 2016 - 2038

It was noted that the additional hearing on the Duty to Cooperate was held on 17<sup>th</sup> January 2023 and that this was the final consultation of Stage 1 of the Examination in Public. Inspectors had intended to publicise the outcome within two weeks but there had been no announcement to date.

It was noted that the Town Council needed to be ready for Stage 2 of the Examination and an early meeting with the Council's Associates was suggested.

## 10. Flooding Issues

- a. It was noted that the Chair of the Strategic Flood Working Group would be meeting Shropshire Council's Drainage and Flood Risk Manager the following week to discuss the practicalities of how the Town Council could help with the provision of Flood Sax in the town as well as other flooding issues.
- b. There were no other flooding matters.

## 11. Transport Working Group

- a. Members noted a report from the Transport Working Group. Councillors Chris Tyler and Linda West had attended a meeting of local councils in Harley regarding road safety on the A458 and Members noted the report of the meeting. In response to Councillor West's question regarding speed monitoring on private drives, the Traffic Management Advisor from West Mercia Police had responded that this was no problem, providing the householder had approved the monitoring and had public liability insurance. The Clerk would ask for this advice to be provided in writing. In 2021 a report had been prepared by Munslow Parish Council regarding speed awareness on the Morville to Craven Arms Road and a copy of the report had been obtained. This report had been submitted to Shropshire Council upon completion but there had been no outcome so far.

On 17<sup>th</sup> January Councillors Thomas and Tyler had met WSP to discuss the parking proposals for Much Wenlock and made some small alterations to the plans.

On 24<sup>th</sup> January Councillor Tyler had attended a meeting at Tasley Village Hall, expecting the subject of the meeting to be the housing development, Tasley Spring Village. However, the purpose of the meeting was discussion of a Neighbourhood Plan for Tasley and so there had been no opportunity to raise the issue of CIL money for Much Wenlock arising from the Tasley development.

- b. A meeting had taken place with WSP on 19<sup>th</sup> January to discuss the feasibility study for the Gaskell junction. Councillors Thomas and Tyler had attended, accompanied by Paul Hanafin, who was acting as expert advisor to Councillor Thomas as Shropshire Councillor.

## 12. Climate Change and Ecological/Nature Emergencies\*

Councillor Toon had prepared a draft environmental action plan for the Council which was currently with the Mayor and Clerk for comment.

## 13. Consultation\*

- a. It was noted that the Government was seeking views on its proposed approach to updating the National Planning Policy Framework as part of the Levelling Up Bill that was progressing through Parliament.
- b. Members considered a briefing note on the consultation prepared by Andrea Pellegram Ltd and forwarded by SALC.

Mrs O'Dowd, representing the Civic Society, was given the opportunity to speak on this item. Firstly, she reminded Councillors that the Civic Society was one of the Town Council's independent associates in relation to the Local Plan Review.

Mrs O'Dowd urged Councillors to engage properly with the consultation on changes to the National Planning Policy Framework, which included boosting the status of Neighbourhood Plans. She referenced the pledge from a number of Councillors elected in 2021 to support and review the Much Wenlock Neighbourhood Plan.

**It was RESOLVED that Councillors Benbow, Fenwick, Thomas and Tyler would prepare a response to the consultation, highlighting the Council's support for Neighbourhood Plans. The suggested response would be circulated to other Committee members for agreement before submission by the deadline of 2<sup>nd</sup> March.**

## 14. Street Lighting\*

## 15. Street Naming \*

## 16. Footpath/Bridleway Creation Orders\*

## 17. Footpath Diversion Orders\*

There was no update regarding the Atterley footpath diversion.

## 18. Road Closures\*

Members noted the following road closure:

Location: 16 Barrow Street, Much Wenlock  
 Date/Time: 12<sup>th</sup> March 2023  
 Purpose: Repairs to carriageway  
 Agency: Balfour Beatty

## 19. Highways Matters \*

- a. The report from the meeting on road safety on the A458 had been considered under minute 11a.
- b. Members noted information provided by Shropshire Council's Service Development Programme Manager regarding a 20mph speed limit outside Much Wenlock Primary School. This school was not currently on the programme for the introduction of a 20mph speed limit.

- c. The Clerk had relayed the comments made at the A458 road safety meeting regarding speed monitoring on private driveways to the local policing team. This was contrary to the advice previously provided to the local team.
- d. Members noted information regarding dog fouling in Dark Lane and were pleased to hear that a new dog waste bin was to be provided.
- e. **Advertising signage:** it was noted that there had been an increase in advertising signage placed on verges around the town. This was a planning enforcement matter and could be reported on FixMyStreet for removal of the signs by Shropshire Council. Councillor Toon offered to take photos of the signs to accompany the report.

**Meeting at Priory Car Park regarding anti-social behaviour:** Councillors David Fenwick and Chris Tyler had attended a meeting with PCSO Mal Goddard and representatives from English Heritage and the Priory to discuss how to address anti-social behaviour on the Priory car park. The local policing team would aim to visit the site more frequently but had requested photographic or other evidence of the problems. The possibility of CCTV in the area was discussed. English Heritage would need to approve any installation on their property, or it might be possible to attach a camera to a lamppost, if permission were obtained from the appropriate authority.

**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, 28<sup>th</sup> February 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**

- a. No enforcement matters had been notified.
- b. **It was RESOLVED to defer item 25b: To consider concerns about how Shropshire Council addresses enforcement matters.**

The meeting closed at 8.17 pm.

Signed.....(Chairman)

Date.....