

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 28th February 2023 at the Guildhall, Much Wenlock

Present: Councillors William Benbow, David Fenwick (in the chair), Wilf Grainger, Daniel Thomas, Chris Tyler, Linda West
In attendance: Trudi Barrett – Town Clerk

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 members of the public present.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 31st January 2023 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

23/00348/FUL and 23/00349/LBC Derwen House, 36 High Street, Much Wenlock	Conversion of an existing bothy into a studio ancillary to the main dwelling (affecting a Grade II Listed Building). It was RESOLVED no objection.
23/00436/FUL 12 High Street, Much Wenlock	Conversion of shop at first and second floors to form 1 No. flat. It was RESOLVED to object to the application as it was contrary to the Much Wenlock Neighbourhood Plan. Appendix 1 of the Neighbourhood Plan states that retail premises must evidence non-viability before an application is made for non-employment use. Whilst there is mention in the application of attempts to market the premises, the information provided is insufficient to meet the criteria outlined in the Neighbourhood Plan.
23/00437/LBC 12 High Street, Much Wenlock	Internal alterations to facilitate the conversion of shop at first and second floors to form 1 No. flat including insertion of partition walling affecting a Grade II Listed Building. It was RESOLVED to object to the application as it was contrary to the Much Wenlock Neighbourhood Plan. Appendix 1 of the Neighbourhood Plan states that retail premises must evidence non-viability before an application is made for non-employment use. Whilst there is mention in the application of attempts to market the premises, the information provided is insufficient to meet the criteria outlined in the Neighbourhood Plan.
23/00545/TCA 4 Mardol Terrace, Smithfield Road, Much Wenlock	Crown reduction by a maximum of 40 percent of 1 no. Silver Birch within Much Wenlock Conservation Area. It was RESOLVED no objection. Councillors had noted the significant bulge in the wall caused by the tree and asked that the tree officer examine this with regard to safety.

23/00695/FUL Coates Kilns, Stretton Westwood, Much Wenlock	Creation of new one-way access and installation of sewage treatment plant. It was RESOLVED No objection.
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7. Planning Decisions

It was RESOLVED to note the following planning decisions:

22/05360/FUL Wheatland Garage, Bridgnorth Road and No. 17 St Marys Road, Much Wenlock	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. Decision: Withdrawn
21/05706/DSA106 The Lydens, Station Road, Much Wenlock	Discharge of a Planning Obligation 106 pursuant of 12/01806/FUL to allow for no affordable housing contribution. Decision: Granted (NB. Town Council objected) An explanation for this decision had been requested from Shropshire Council.
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. Decision: Grant Permission (NB. Town Council objected)
23/00098/FUL Serendipity, Homer, Much Wenlock	Replacement roof and roof lantern, installation of flue, and timber cladding. Decision: Grant Permission

8. Draft Shropshire Local Plan Review 2016 – 2038

Members noted a report on the Examination in Public. The Inspectors had made their initial comments in respect of the Stage 1 hearings. They had indicated that the Examination would proceed, but had found the development strategy set out in the Local Plan to be unsound and had requested that Shropshire Council review, update and answer the questions raised. Shropshire Council had significant work to undertake and only when this had been completed, would the Inspectors proceed to Stage 2 of the Examination, site assessments. A timescale for response was awaited from Shropshire Council but there was likely to be a considerable delay in progress.

9. Neighbourhood Plan – Correspondence

Members considered a letter from Much Wenlock Neighbourhood Plan Refresh Group regarding the Much Wenlock Neighbourhood Plan and urging the Council to commence a review. Councillors noted that several valid points had been made in the letter. Councillors observed that Stage 1 of the Examination in Public of the Shropshire Local Plan had now concluded and progress had been made with other local matters, such as discussions regarding the Gaskell corner.

Following consideration, **it was RESOLVED to recommend to full Council that a Steering Committee be formed to review the Neighbourhood Plan and to make recommendations to full Council.**

10. Mobile Home Parks

Members noted the increasing number of mobile home parks in the Much Wenlock area and the impact of these developments. Members agreed that the Neighbourhood Plan would be the best vehicle to address this issue and that the matter should be considered as part of the Neighbourhood Plan review.

11. Flooding Issues

- a. Report from the Strategic Flood Working Group: John Bellis, Drainage and Flood Risk Manager at Shropshire Council, had confirmed that he was working on a draft Flood Action Plan for the local Flood Action Group and Town Council to comment upon as a precursor to implementing local flood response measures at a local level, to include road closure signs and Flood Sax. There was no further action required from the Town Council at the current time. It was noted that the acronym for the Flood Action Group was FLAG.
- b. Members noted information from the Oswestry Area Committee of SALC regarding a proposed Local Flood Partnership for the county. The initial focus was likely to be on the north, west and central areas of the county with further groups perhaps being set up for the Bridgnorth and South Shropshire areas. An initial meeting would be held via Zoom on 20th March at 7.00pm.

It was RESOLVED that Councillor Benbow would attend to represent the Town Council.

12. Transport Working Group

- a. Members received a report from the Transport Working Group.

With regard to Farley Quarry, Members noted that a response to traffic issues raised by Shropshire Council had been posted by the consultant on the Shropshire Council website.

It was RESOLVED to send a supplementary report to Shropshire Council containing the comments on transport provided to the Town Council by Paul Hanafin.

Shropshire Councillor Daniel Thomas was asked to check the situation with regard to CIL funding for the crossing on the A458 by the primary school. It was likely that a recommendation regarding a crossing might be made as part of the WSP report on the Gaskell corner, due to its proximity.

- b. Councillors Daniel Thomas and Chris Tyler and Paul Hanafin had attended a meeting with WSP regarding the Gaskell corner earlier in the day. This was a positive meeting and progress was being made with options for traffic improvements. The next meeting would be held on 22nd March and it was expected that a proposal would be put forward by the end of March.
- c. Members noted a report on the online briefing by Atkins held on 2nd February regarding passenger transport options to support the development at the former Ironbridge Power Station site. Atkins were undertaking a rail feasibility study for the Ironbridge Power Station (currently being called Benthall Grange) to provide a rail link to the main line at Madeley junction. There had been some discussion of coaches bringing tourists to Much Wenlock, however, Councillors felt that a better public bus service from Much Wenlock would improve the viability of the rail link. It was noted that the Atkins remit covered the rail link only.

13. Climate Change and Ecological/Nature Emergencies

- a. Members noted correspondence from Philip Dunne MP in response to contact from Plastic Free Much Wenlock regarding the Plastics (Recycling, Sustainability and Pollution Reduction) Bill.
- b. Members noted information from South Shropshire Climate Action regarding energy advice and related webinars.
- c. There were no other relevant matters.

14. Consultation*

- a. Members considered a draft response, prepared by Councillor Will Benbow, on the Government's proposed approach to updating the National Planning Policy Framework as part of the Levelling Up Bill progressing through Parliament.

It was RESOLVED to approve the draft and to submit the response by the deadline of 2nd March 2023.

The Clerk was asked to thank Mrs O'Dowd of the Civic Society for her comments on the above.

15. Street Lighting***16. Street Naming *****17. Footpath/Bridleway Creation Orders*****18. Footpath Diversion Orders*****19. Road Closures***

Members noted the following road closures:

- a. Location: B4378 Bourton
Date/Time: 27th March 2023, 09.30 – 16.00
Purpose: Rockface inspection
Agency: Shropshire Council
- b. Location: 16 Barrow Street, Much Wenlock
Date/Time: 28th April 2023
Purpose: Repairs to carriageway
Agency: Balfour Beatty
- c. Location: 16 Barrow Street, Much Wenlock
Date/Time: 30th April 2023, 08.00 – 16.00
Purpose: Remedial reinstatement in carriageway
Agency: Balfour Beatty

20. Highways Matters *

- a. Members noted that information regarding speed monitoring on Bourton Road would be considered at the full Council meeting on 2nd March.
- b. There were no other highways matters.

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, 4th April 2023 at 7pm at the Corn Exchange, Much Wenlock.

It was RESOLVED to suspend Standing Orders to allow the meeting to continue past 9.00pm.

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

- a. Members noted concerns regarding work carried out to a listed building. It was agreed that Councillors should view the work and review the planning permission before taking the matter further.
- b. Members noted concerns about Shropshire Council's lack of action to address 'difficult' enforcement matters and the stance taken by Planning officers. Shropshire Councillor Daniel Thomas would follow this up.

The meeting closed at 9.20 pm.

Signed.....(Chairman)

Date.....