



Much Wenlock Town Council

Planning & Environment Committee Meeting

6th June 2023

Supporting Papers

47/22

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 2nd May 2023 at the Guildhall, Much Wenlock

Present: Councillors William Benbow, David Fenwick (in the chair), Daniel Thomas (from minute no. 9), Chris Tyler, Linda West.

In attendance: Trudi Barrett – Town Clerk

1. Apologies

Councillor Wilf Grainger – family commitment, Councillor Christian Toon – work, Councillor Daniel Thomas – late arrival

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.

Councillor Benbow declared a pecuniary interest in planning application 23/01388/FUL, 1 Manor View, Bourton.

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 4th April 2023 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

Having declared a pecuniary interest in application 23/01388/FUL, Councillor Benbow left the room.

23/01388/FUL 1 Manor View, Bourton, Much Wenlock	Erection of 2No storey side including Juliet balcony to rear, single storey rear extensions complete with porch to frontage. It was RESOLVED no objection.
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Councillor Benbow returned to the meeting.

23/01653/LBC 48 High Street, Much Wenlock	Reinstatement of internal porch by front door - removed in c.2005 as part of previous renovations. Replacement of 2x (modern) doors and 1x internal (modern) door. Replacement of 5x windows to rear aspect of the property. It was RESOLVED no objection.
23/01756/TCA 11 Barrow Street, Much Wenlock	Fell 1no Norway Spruce, 1no Leylandii & 1no Mountain Ash within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/01852/TPO Land Adj. 2 High Causeway, Much Wenlock	Prune back canopy from building by 3-4m of 1no Sycamore covered by the Bridgnorth District Council (Land at 2 High Causeway, Much Wenlock) TPO 2007 (Ref: BR/TPO/142). It was RESOLVED no objection.

7. Planning Decisions

It was **RESOLVED** to note the following planning decisions:

23/01107/TCA Oak Cottage, 42A Barrow Street, Much Wenlock	Remove 1no. Goat Willow within Much Wenlock Conservation Area. Decision: No objection
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23/01289/TCA 32 Barrow Street, Much Wenlock	Remove new growth and shoots back to original pruning points for 1no Yew within Much Wenlock Conservation Area. Decision: No objection
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8. Draft Shropshire Local Plan Review 2016 - 2038

Members were informed that the most recent activity had been in relation to minerals and waste, which did not directly affect Much Wenlock. There was nothing further to report.

9. Neighbourhood Plan Review

- a. Members considered information received from Shropshire Council's Planning Policy & Strategy Manager regarding a review of the Neighbourhood Plan. They noted the advice to involve an external person to chair the steering group, which aligned with the Council's decision to seek quotations from an external consultant.

The Clerk advised that she had contacted several consultancies regarding support services, had received initial responses and was awaiting further information.

Cllr Thomas joined the meeting.

- b. Members considered a paper prepared by a member of the public headed 'Monitoring the Much Wenlock Neighbourhood Plan 2017-2023' regarding housing targets and completions for the town. Members noted, with thanks, the useful information provided.

10. Flooding Issues

- a. Report from the Strategic Flood Working Group: Councillor Benbow reported ongoing correspondence with Philip Dunne MP and the Environment Agency (EA) relating to the status of Much Wenlock as a rapid response catchment area and the lack of a strategic plan to deal with this risk. The EA had advised that while this was a useful designation, it had no legal status and simply raised awareness of the potential for serious flooding. On a positive note, the landowners concerned had now given permission for topographical surveys of land identified for attenuation ponds around the town. WSP could now make progress with producing detailed drawings and contact would be made with Shropshire Council's Drainage and Flood Risk Manager to request a timescale for completion of this work.

There had been no progress with revision of the Flood Action Plan due to pressure of other work for Shropshire Council's Drainage and Flood Risk Manager.

- b. There were no other flooding issues.

11. Transport and Highways Matters

- a. Members received a report from the Transport Working Group which covered agenda items 11b and c, and 12.
- b. Members considered the response from Shropshire Councillor Richard Marshall to the Town Council's request for a 20mph speed limit in the town centre. Councillor Marshall had responded that Shropshire Council were implementing trials on a School Streets Scheme and were actively exploring the 20's Plenty implications. When he knew more, he would let the Council know.
- c. Members considered the response from Atkins regarding the generation of traffic by a potential rail link at the Ironbridge Power Station site. Councillors were content that their concerns had been acknowledged by Atkins and the Town Council's engagement had been registered.

12. A458 Shrewsbury Road – Highways Concerns

Members considered the response received from the responsible Shropshire Council Highways Engineer regarding the possibility of introducing a white, 'town gateway' on the A458 near to Cornmeadow Cottage at the top of Harley Bank. The engineer had advised that the roadside verge was not wide enough for gates but suggested introducing red patches on the road surface, reducing in size as they became nearer to the hazard. Councillors remained keen to promote a buffer speed limit at this location and members of the Transport Working Group would be pursuing this with the highways engineer.

Members noted that Shropshire Council's aim was to move all such highways requests to the Place Plans and that a review of Place Plans was imminent.

13. Climate Change and Ecological/Nature Emergencies

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14. Community Benefit from Solar Farms in Shropshire

Members reviewed draft guidance prepared by SALC and Shropshire Council to support local councils in negotiations with prospective developers of solar farms. Members welcomed and supported the guidance. However, no reference was made to batteries, which were often added on to solar farms. Councillors considered that there should be a community financial contribution for ancillary batteries installed with solar farms, as these added huge financial benefit to solar schemes. The Clerk was asked to respond to the consultation accordingly.

15. Consultation*

- a. Members considered a response to the formal consultation on proposals for the extension of the 30mph speed limit in Callaughton Lane. **It was RESOLVED to wholeheartedly support the scheme and to stress the urgency of its implementation.**
- b. Members noted that the Department for Levelling Up, Housing and Communities (DLUHC) was consulting on the new Infrastructure Levy until 9th June 2023.
- c. **It was RESOLVED to make no response to the NALC request for comments on the proposals, nor directly to the DLUHC consultation.**

16. Street Lighting*

17. Street Naming *

18. Footpath Issues

Members considered concerns about the very muddy entrance to the footpath off the Bull Ring, which formed part of the route of the Olympian Trail, and action which might be taken to remedy this. One option could be to stone the surface of the footpath to encourage pupils walking to William Brookes School to use this route all year round, instead of Sheinton Street, as well as improving the footpath for other walkers. Better drainage might also be introduced to reduce waterlogging. A gate that would permit pushchairs to pass would be a welcome improvement. Councillor Thomas was asked to approach the Shropshire Council Rights of Way officer to seek a meeting on site between the officer, Town Councillors and the landowner to consider how to improve the path.

19. Footpath/Bridleway Creation Orders*

20. Footpath Diversion Orders*

21. Road Closures*

22. Tree Preservation Orders (TPOs)*

23. Stopping Up Orders*

24. Speed Limit Orders*

25. Prohibition Orders*

26. Date of next meeting

It was **NOTED** that the date of the next meeting was expected to be Tuesday, 6th June 2023 at 7pm at the Guildhall, Much Wenlock (to be confirmed at the reconvened Annual Town Council meeting on 11th May 2023).

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.

27. Planning Enforcement

Members noted enforcement issue 23/09550/ENF.

Members received an update on enforcement issue 22/09018/ENF.

The Clerk was asked to raise several enforcement issues with Shropshire Council.

The meeting closed at 9.00pm

Signed.....(Chairman)

Date.....

From: Cherie Whiteman
Date: Sunday, 21 May 2023
To: "townclerk@muchwenlock-tc.gov.uk" <townclerk@muchwenlock-tc.gov.uk>
Cc: Arthur Hill
Subject: Planning application (23/01805/FUL) Wheatland Garage

Dear Trudi,

I'm sending this email on behalf of the Much Wenlock Flood Action Group in respect of planning application (23/01805/FUL) Wheatland Garage Bridgnorth Road, Much Wenlock.

We the recognised Flood Action group object to and will not support the above application.

1. There is no drainage plan submitted.
2. SUDS requirements cannot be met as it stands.
3. There are known problems with the application that we highlighted before it was withdrawn previously.
4. Until Shropshire Council carry out the work they have received allocation for from the Dept of Transport this should not go ahead, as one of the key areas for flooding onto the highway (A458) is around the Wheatland Garage, which in turn puts pressure on the drainage system and combined sewage system in Wenlock.
5. Surface drainage has to go into the main system in 1, St Mary's Road, 2. Through Falcons Court. 3, Via Bridgnorth Road- Gaskell Corner - High Street, without some sort of attenuation system built at the Garage the system within the Town would have trouble coping, as the system finds difficulty coping now in difficult high rainfall situations.
6. The risk of flooding to properties is high in an area designated as high risk (BOSCASTLE) level of risk designated by the EA.

We will provide any clarification necessary to support our views. The views are on Flooding matters alone and we do not comment on any issues unless it is flooding.

Arthur Hill Chairman of the Much Wenlock, FAG and member of NFF.

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I have lodged the objection on the Shropshire Council planning portal, and also copied to Cllr Dan Thomas; I trust the Town Council will reinforce the Flood Action Group's views.

Kind regards

Cherie

From: Graham French
Date: Thursday, 18 May 2023 at 10:54
To: Dan Thomas <Dan.Thomas@shropshire.gov.uk>
Cc: Kirsty Hodson, Town Clerk <townclerk@muchwenlock-tc.gov.uk>
Subject: FW: Scoltocks Yard - 21/05706/DSA106

Hi Dan,

Kirsty has asked me to respond to your query whilst she is on leave.

The consultation response of the Council's Affordable Housing Team below explains why removal of the affordable obligation cannot be challenged in this instance. In summary, the applicant has provided a viability assessment which has been independently assessed by the Council's viability assessor (at the applicants expense). This confirms that the development is not viable unless the affordable contribution is removed.

Paragraph 58 of the NPPF recognises that there may be circumstances where a development has viability issues and cannot support an affordable contribution and the decision taker must have regard to this. The applicant has demonstrated that additional costs have been incurred which mean that the development would not be viable with an affordable contribution.

Demonstration of a viability issue is a technical consideration and the Planning Authority has no discretion to refuse an application to remove an affordable contribution where, as in this case, a viability issue has been evidenced. SC Legal Services have confirmed that in such circumstances a delegated decision must be taken.

Regards

Grahame

Grahame French
Principal Planner
www.shropshire.gov.uk/planning.nsf



SC Affordable Housing consultation response

23.02.2022 Planning permission was granted in January 2014 under reference for four detached dwellings and garages. Permission was subject to a S106 requiring an affordable housing contribution of £46,800 in accordance with the requirements of Policy CS 11 of the adopted Core Strategy and the Supplementary Planning Document on the Type and Affordability of Housing. This permission was implemented in 2017 (within 3 years from the date of permission) thereby triggering the requirement for payment of the affordable housing contribution. The current proposal seeks permission to remove this obligation. The request has been made on viability grounds.

Paragraph 58 of the National Planning Policy Framework (NPPF) states “where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.

In 2019, in recognition of the lack of internal resources available to support the assessment of development appraisals submitted by an applicant, a formal process was established. Challenges for either the removal and/or variation to the obligation have subsequently followed this process. All viability appraisals submitted by an applicant/developer are subject to an independent external assessment which is commissioned by Shropshire Council. The assessment is paid for by the applicant thereby being consistent with Para 58 of the NPPF, which places the onus on the applicant to demonstrate viability.

The process has been duly followed and independent appraisal of the applicant's viability appraisal has been undertaken. The external viability report concludes with "Our assessment of the consented scheme returns a Residual Lane Value of £6,817) (excluding the financial contribution) which is negative and below our Benchmark Lane Value of £145,000. This demonstrates that there is no financial headroom for the scheme to afford any of the financial contribution as set out in the S106 Agreement".

Several objections have been raised to the proposal. The comments are correct, in so much as the applicant would have been aware of the obligation and thus the requirement to contribute towards affordable housing when the site was purchased. However, it is understood that there have been significant development challenges with the implementation of the original permission, thereby resulting in a subsequent permission under 21/01098/FUL. Development constraints have also challenged development viability and all at a time when costs have been escalating, albeit house prices have also risen. These issues have been explored by the external assessor.

There remains a substantial need for affordable housing throughout the County and financial contributions provided as a requirement of Policy CS11 are essential in supporting the provision of additional homes. It is always with reluctance that the Housing Enabling and Housing team support the variation or discharge of the obligation. However, the applicant has followed the adopted process for such cases, and it has been found that there is no financial headroom and therefore the discharge of the obligation is supported.

From: Arthur Hill
Date: Thursday, 4 May 2023
To: Trudi Barrett <townclerk@muchwenlock-tc.gov.uk>
Subject: **Much Wenlock Flood group**

FYI and comments please.
Best wishes Arthur.

Dear All, you all had chance to attend the AGM of the flood group on the 19th April before we met with the NFF and Officers. As a group we took some decisions which will I hope have some positive repercussions for the group going forward.

1. Election of Officers. AH chairman , C Bowden Deputy, Cherie Whiteman as Secretary.
2. Meetings at least every six weeks. Often at Chez Hill.

3. Our interaction with the NFF. This interaction is important as it allows us to update the FAP. In future our group will now add and delete from this going forward.

4. All members who were invited to join the NFF directly will retain their right to stay on that committee , but may also attend our Flood group meeting if they so desire with full voting rights.

5. The attendance of those directly elected members to the NFF (other than a couple with very genuine reasons for non attendance , who I would wish to remain) has in general been very disappointing and I intend to keep a register of attendance in future and name and shame those who do not attend on a regular basis. There seems to be at the moment a concentration on Hunters Gate matters which hopefully seems to be progressing and we need to deal with other equally important jobs within Much Wenlock as well.

6. In future as a flood group we will deal with all planning applications that might have a bearing on flood risk and water management within Much Wenlock. Eg the NISA application etc, the Callaughton Ash. The reason for this is to prevent developers submitting and then using the 31 day rule and not giving us chance to pass on any issues we might have over plans. We will use the good offices of Cllr. Dan Thomas and the Town Clerk to notify us of any issues in time for us to respond.

7. the final issue that was raised was that Officers if allowed will kick the can down the road and serious issues such as the flooding outside the Coates Farm and the construction of a drain into the Shylte AP has been ongoing for 3 years now and has not been resolved yet. The A458 DoFT grant work has not got going yet properly and bearing in mind we are the same risk level as Boscastle it is in my mind unacceptable that we are behind Clun and Shifnal in the pecking order. Finally we could not get a straight answer out of our ST rep as to when work would start on the funded CSO down the Parkland to stop sewage going into the brook.

8. We have again raised the issue of the Shineton street flooding outside the police house and I believe plans have been drawn up to do this work together with some resurfacing work on the 18th century cart track that they have the nerve to call a carriage way. It would be helpful if we could see those plans and add our advice before they are implemented.

We will raise all the above issues directly with our local Councillor and the Officers concerned. We have enjoyed a very good relationship with both John Bellis and Andrew Keyland who I rate very highly and Shropshire Council need to realise they are lucky to have them, but it all boils down to resources .

Thank you for your patience in reading this long missive

Arthur Hill

From: Gareth Proffitt
Sent: 02 May 2023 11:06
To: Gail Power <Gail.Power@shropshire.gov.uk>
Subject: Shropshire Cycling and Walking Plan consultation (email to former BDC area)

Dear town/parish council

From today (Tuesday 2 May) people can share their thoughts about Shropshire's draft Cycling and Walking Plan - an ambitious proposed network of new and upgraded walking and cycling routes across Shropshire. A six-week consultation runs until 16 June. Full details can be found on the Shropshire Council website at: <https://next.shropshire.gov.uk/local-cycling-and-walking-infrastructure-plan-lcwip/>

The cycling and walking plan (also referred to as the LCWIP*) sets out a 10-year plan for delivering new or improved infrastructure for walking and cycling in Shropshire – to encourage more people to choose active modes of travel wherever possible.

(*Local Cycling and Walking Infrastructure Plan)

It focuses on seven key market towns – Shrewsbury, Oswestry, Bridgnorth, Market Drayton, Church Stretton, Ludlow and Whitchurch. These areas have the largest numbers of people and therefore offer the greatest opportunity to increase levels of cycling and walking.

A list of proposals has been drawn up for each town, with schemes ranked in order of priority based on their effectiveness and deliverability.

Public feedback will help ensure that the proposals reflect what local communities want and need so we really do need people to share their views and tell us what they think about the draft plan.

The consultation includes lots of ways for people of all ages to find out more and have their say.

It includes: an online survey; seven 'roadshow' style consultation events at which people can meet the team and find out more; two online webinars, information sessions for teachers and pupils at four local schools, and more.

Full details of the consultation events can be found on the consultation website but the key dates for your area are:

Wednesday 10 May

- 2pm to 5.30pm: Bridgnorth roadshow, under the Town Hall

Thursday 18 May and Thursday 25 May

Online webinars on Facebook (6pm)

Week commencing 19 June

School roadshows (dates and locations to be confirmed). To be held after the end of the official consultation period due to exams.

Following the consultation an updated plan will be presented to Shropshire Council's Cabinet for consideration.

Once funding is secured for specific schemes these will then be subject to local consultation with councillors and the public before progressing to implementation.

Yours

Gareth Proffitt
Senior communications officer
Communications team
Office of the chief executive

For a full list and to share your views visit <http://www.shropshire.gov.uk/LCWIPconsultation>

Cycling

- Reduce Whitburn Street speed limit to 20mph.
- New crossing at St Johns Street junction with A442.
- Cycle route through the town centre avoiding steps. Close northern end of Cartway to through traffic.
- Connect bypass to residential areas and provide connection to Low Town. Segregated cycle lanes on Kidderminster Road.
- Local route along Hookfield, Sydney Cottage Drive, Racecourse Drive and Leasowes Close to town centre. Reduce speed limit to 20mph.
- Cycle route along Image Lane and North Gate connecting the northwest to the town centre past the hospital, college and into the high street.
- Close St Marys Street to traffic.
- Bridge crossing from the railway station.
- Create a point closure along Listley Street, closing off the eastern end.
- Connection from the northwest towards the town centre. Enhance existing path.

Walking

- Repurpose carriageway space along the High Street for public realm improvements such as seating and market stalls.
- Improve pedestrian links to parking behind the High Street.
- Make the High Street more pedestrian orientated by widening footways and considering full pedestrianisation.
- Improve crossing points along the High Street with increased dropped kerbs.
- Closure of Postern Gate to traffic.
- Make St Mary's active travel and access only.
- Increase signage between key attractors such as the Railway Station, High Town and Low Town.