

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 4th April 2023 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk, one member of the public.

1. Apologies

Councillor Benbow for 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.

3. Dispensations

None requested.

4. Public Session

There had been no requests to speak.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 28th February 2023 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

23/01107/TCA Oak Cottage, 42A Barrow Street, Much Wenlock	Remove 1no. Goat Willow within Much Wenlock Conservation Area. Just needs pruning. Some slight impact to surrounding area but no need for removal. It was RESOLVED to request that the tree be pruned, rather than removed, as Councillors considered that the tree was simply overgrown.
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Cllr Benbow joined the meeting.

23/00920/FUL 12 Victoria Road, Much Wenlock	Relocation of existing stone retaining wall to form new parking provision. It was RESOLVED no objection.
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. It was RESOLVED no objection.
23/01264/FUL The Stables, Victoria Road, Much Wenlock	Relocate field access track with parking and access steps. It was RESOLVED no objection.

7. Planning Decisions

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

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) Decision: Grant Permission
23/00545/TCA 4 Mardol Terrace, Smithfield Road, Much Wenlock.	Crown reduction by a maximum of 40 percent of 1no. Silver Birch within Much Wenlock Conservation Area Decision: No Objection

21/04033/FUL Wenlock Edge Inn, Easthope, Much Wenlock.	Stationing of 3no. holiday letting units, supporting infrastructure and installation of package treatment plant and associated works (Amended Description). Decision: Grant Permission
23/00348/FUL Derwen House, 36 High Street, Much Wenlock.	Conversion of an existing bothy into a studio ancillary to the main dwelling. Decision: Grant Permission
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. Decision: Grant Permission
23/00436/FUL 12 High Street, Much Wenlock	Conversion of shop at first and second floors to form 1 no. flat. Decision: Grant Permission Councillors queried whether Shropshire Council had taken note of the Town Council's comments on the application..
23/00437/LBC 12 High Street, Much Wenlock	Internal alterations to facilitate the conversion of shop at first and second floors to form 1no. flat including insertion of partition walling affecting a Grade II Listed Building. Decision: Grant Permission
Appeal Ref: APP/L3245/W/22/3304264 Re: Application 21/03873/FUL	Appeal against decision of Shropshire Council to refuse application for proposed siting of 5 Glamping Pods and 2 Log Cabins and installation of grass grid access track at existing caravan and camping site. Appeal Decision: The appeal is dismissed

8. Draft Shropshire Local Plan Review 2016 – 2038

Members noted that Shropshire Council were working in the background but little of note had been published on the Examination in Public website recently.

9. Shropshire Council Five Year Land Supply Statement

Members noted the Shropshire Council Five Year Land Supply Statement, published March 2023, which stated that the five year land supply in the county was sufficient.

10. Neighbourhood Plan – Correspondence

- a. Members noted that the Clerk had advised Shropshire Council's Planning Policy & Strategy Manager of the Town Council's decision to review the Neighbourhood Plan and asked for guidance on the process.
- b. It was noted that no response had been received so far from the Shropshire Council officer. Shropshire Councillor Dan Thomas was asked to follow this up as a matter of urgency. It was noted that there was some information available on the Locality website.
- c. Members considered the composition of a group to undertake the review of the Neighbourhood Plan and the process for the review. It was noted that there had been 15 members in the previous steering group. Councillors discussed the involvement of members of the community in the review and when it would be appropriate to invite participation and seek views on the Plan.

It was RESOLVED to suspend Standing Orders to allow a member of the public to speak.

It was suggested that it could be beneficial to organise a public event to explain what the Neighbourhood Plan is and the review process to be followed.

It was RESOLVED to reinvoke Standing Orders.

Members noted the importance of having a clear plan for the review process before commencing public engagement. They considered the benefits of appointing an independent consultant to guide the process. It was noted that Locality had set a limit of £550 per day for consultancy services.

It was RESOLVED to recommend to full Council that the Council seeks quotations for the provision of support from an independent consultant to guide the Neighbourhood Plan review process.

11. Farley Quarry

- a. Members considered correspondence from a member of the public regarding planning application 22/05214/EIA for Farley Quarry.

- b. Shropshire Councillor Dan Thomas advised that contact was awaited from the planning officer dealing with the application. It was not yet known what the recommendation would be. The application might be refused under delegated powers, however, if the recommendation were for approval, Councillor Thomas had requested that the application be referred to Shropshire Council's Planning Committee for determination.
- c. **It was RESOLVED that if application 22/05214/EIA were referred to Committee, Shropshire Councillor Dan Thomas and a Town Councillor would speak against the application at the relevant meeting.**
- d. **It was RESOLVED to respond to the correspondent with the above information.**

12. Flooding Issues

- a. Report from the Strategic Flood Working Group: it was noted that a response was awaited from Shropshire Council's Drainage & Flood Risk Manager on the updated Flood Plan for Much Wenlock. An update was also awaited on progress with attenuation ponds.
- b. Councillor Benbow had attended a meeting arranged by the Oswestry Area Committee of SALC to discuss a Local Flood Partnership for Shropshire. During the meeting it had become apparent that each local condition was different and that the biggest concern in other areas was flooding from rivers. Councillor Benbow and the representative from Albrighton had highlighted the importance of the work of local flood groups and suggested that those parishes without a flood group consider setting one up. Those present at the meeting had agreed that it would be better to handle flooding matters on a parish basis, rather than as a larger group via SALC.
- c. The previous week Shropshire Council's Drainage & Flood Risk Manager and other officers had visited Hunters Gate. A flood warning gauge had now been fitted in the adjacent field and this would give residents of Hunters Gate some advance warning of flooding. The gauge was not yet operational but the Town Council would be advised when it was working and how to register for alerts.

The Shropshire Council officers had also inspected the two drainage chambers in the field and the 900mm diameter pipe. There had been a small amount of sediment in the pipe although the water was still flowing through and the pipe was operating effectively. The pipe would be cleaned and then added to the Shropshire Council work schedule to be cleared annually. There had been discussion about the introduction of a small weir to limit the sediment but this was unlikely to be necessary with the cleaning schedule in place.

13. Transport Working Group

- a. Members received a report from the Transport Working Group and noted the following:
 - A458 Primary School Crossing:** at the Gaskell corner meeting on 28th March, WSP introduced their proposals for the primary school crossing scheme. This identified a major upgrade to a signalised crossing and a 40mph speed reduction on the A458 *before* entering the 30mph zone. There was further design and safety work to be done on this scheme with a view to implementation during 2023/4.
 - Atkins Rail Feasibility Study – Benthall Grange:** the Clerk had written to Atkins explaining that Councillors believed Atkins misunderstood the original email about the potential impact of *rail*-based Park and Ride at the Benthall Grange development. It seemed they assumed the reference was to a *bus*-based Park and Ride scheme. A reply from Atkins was awaited.
 - Farley Quarry Development:** details of the Town Council's full objections to this development had now been loaded onto the planning portal.
 - CIL Money:** it was understood that the embargo placed on spending Community Infrastructure Levy money by Shropshire Council had now been lifted. The Council should begin lobbying to ensure that the funds for the A458 crossing were available and that the agreed scheme could begin construction as soon as possible.
- b. **Gaskell junction feasibility study:** At the meeting on 28th March WSP described their option for a junction improvement scheme and outlined the results of the traffic modelling with, and without the improvement scheme in place. It was clear from the modelling that their proposed improvement would significantly reduce delays and congestion at the Gaskell Corner. The year of testing for the model was 2036 and this included all the traffic from the Ironbridge Power Station and the Tasley developments as well as an estimation of traffic that might be generated by the town being on the Strategic Corridor as per the draft Local Plan. WSP had managed to accurately observe the extent of peak-period rat-running through the town. The numbers were lower than might have been expected; single figures in some cases.

WSP would complete their work and their report, which would be sent to their client, Shropshire Council, and to Councillor Thomas, as Shropshire Councillor, with a copy to the Town Council for comment.

14. Extension of 30mph Speed Limit at Callaughton Lane

Members reviewed proposals from WSP for the extension of the 30mph speed limit in Callaughton Lane.

It was RESOLVED to support the proposal fully and to request that the speed limit be extended slightly further beyond the entrance by, say, 5 metres.

It was noted that the entrance to Phase 2 of the development would be via the existing access.

15. A458 Shrewsbury Road – Highways Concerns

Members considered correspondence from Philip Dunne MP and Shropshire Council relating to concerns about road safety on the A458, near to Cornmeadow Cottage, on the bend at the top of Harley Bank. Members were informed that the Shropshire Council highways engineer and the police had visited the site three times and that Shropshire Council stated they had done everything they could with regard to traffic management at present.

Members noted that the lights of oncoming vehicles could also dazzle drivers travelling towards Much Wenlock in the dark and this had, perhaps, not been taken into account.

Members suggested additional measures such as a 40mph buffer zone or the installation of a town gateway. The Clerk was asked to make enquiries about a gateway.

Shropshire Council had suggested that the need for additional highways safety measures might be included in the Much Wenlock Place Plan. It was noted that a review of Place Plans was imminent, although it might still prove difficult to achieve the allocation of CIL funding to local projects.

It was RESOLVED to add the requirement for highways safety improvements, such as a speed buffer zone, near to Cornmeadow Cottage on the A458 to the Much Wenlock Place Plan when the review was undertaken

The Clerk was asked to convey the above to Philip Dunne MP.

16. Sites for Additional Electric Vehicle Chargers in Shropshire

Members considered correspondence from Shropshire Council regarding sites for additional electric vehicle chargers in Shropshire. They noted that 12 charging points were already planned for Falcon's Court and St Mary's car parks and that demand had not yet been ascertained.

It was RESOLVED to suggest the following potential locations for the future: English Heritage Priory Car Park, Station Road by the coach parking area, New Road car park, William Brookes School.

17. Climate Change and Ecological/Nature Emergencies

Councillor Toon reported that he had attended the recent meeting of Plastic Free Much Wenlock. 10th – 18th June would be the 'Great Big Green Week', when green and environmental initiatives would be promoted. Various activities were also planned for Plastic Free July. The group were discussing the provision of some space on the Town Council website with the Clerk. More local business support was needed for the plastic free scheme and the group would be writing to all businesses again to encourage more to sign up.

Councillor Toon had drafted an Environmental Policy for consideration by the Council and a meeting to discuss the draft was to be arranged with the Mayor and Clerk.

18. Consultation*

19. Street Lighting*

20. Street Naming *

21. Footpath/Bridleway Creation Orders*

22. Footpath Diversion Orders*

23. Road Closures*

Members noted the following road closures:

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| a. Location: | Junction West of Homer to Junction with Vineyard Road and Homer Road |
| Date/Time: | 10 th to 14 th April 2023, 09.30 – 15.30 |
| Purpose: | To clear 2 x blockages and associated cabling & jointing activities. Also to provide 11 new generic BT poles, new duct and cabling and jointing activities |
| Agency: | Openreach |

- b. Location: High Street (from Back Lane to Wilmore Street), Wilmore Street, Barrow Street (between St Mary's Lane and High Street), Much Wenlock.
Date/Time: 7th May 2023, 10.00 – 20.00
Purpose: Coronation Celebrations
Agency: Much Wenlock Town Council
- c. Location: Vineyard Road to Farley Road A4169
Date/Time: 30th to 31st May 2023, all the time
Purpose: To rectify defect in carriageway
Agency: National Grid
- d. Location: High Street, Much Wenlock
Date/Time: 17th to 30th April 2023, all the time
Purpose: National Grid – 3 joint holes in tarmac footway and 125m trenching in tarmac road for reinforcement scheme – Phase 1
Agency: National Grid
- It was noted that the Town Council's comments had been passed on. The road would be closed for two periods: after the Made in Shropshire market and then again after the Coronation (TBC). Pedestrian access would be maintained.
- e. Location: Barrow Street
Date/Time: 14th May 2023, 08.00 – 16.00 – updated dates pushed back due to urgent, priority National Grid scheme
Purpose: Remedial reinstatement in carriageway
Agency: Cadent

24. Highways Matters *

Members agreed that the Transport and Highways items should be combined for future agendas.

25. Tree Preservation Orders (TPOs)*

26. Stopping Up Orders*

27. Speed Limit Orders*

28. Prohibition Orders*

29. Date of next meeting

It was **NOTED** that the date of the next meeting would be Tuesday, 2nd May 2023 at 7pm at the Guildhall, 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.

30. Planning Enforcement

Members noted historic enforcement issues relating to an application.

The meeting closed at 8.50pm

Signed.....(Chairman)

Date.....