

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.
---	--

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
--	---

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
---	---

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

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.....