

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 6th June 2023 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk, a member of the Flood Group.

1. Election of Chairperson

It was **RESOLVED** to elect Councillor David Fenwick as Chairperson of the Committee.

2. Election of Deputy Chairperson

It was **RESOLVED** to elect Councillor William Benbow as Deputy Chairperson of the Committee.

3. Apologies

Councillor Chris Tyler – family matter.

4. 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.

5. Dispensations

None requested.

6. Public Session

There had been no requests to speak.

7. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 2nd May 2023 be **APPROVED** and signed as a true record.

8. Planning Applications

Members considered a response to the following planning applications:

<p>23/01728/LBC 11 Barrow Street, Much Wenlock</p>	<p>Replacement Windows and Door Affecting a Grade II Listed Building. It was RESOLVED no objection.</p>
<p>23/01805/FUL Wheatland Garage, Bridgnorth Road, Much Wenlock</p>	<p>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 coffee shop (resubmission).</p> <p>Members noted the comments submitted by the Flood Group. There was no mention of drainage at all in the application.</p> <p>Due to the deadline for response the Town Council's comments had been agreed between meetings and submitted to Shropshire Council.</p> <p>It was RESOLVED to approve the objection submitted, as follows:</p> <p>Much Wenlock Town Council maintains its objection to the application on the grounds previously stated:</p> <ol style="list-style-type: none"> 1. The commercialisation of St Mary's Road by conversion of 17 St Mary's Road to a café and the noise, smell and disruption to local residents arising from a café on the street. 2. The loss of a residential unit. 3. The transport statement does not deal with the potential problems of accessing St Mary's Road (Much Wenlock Neighbourhood Plan policy EJ3 refers).

Furthermore, the Council submits the following comments regarding transport issues, provided by the Town Council's Transport Working Group:

1. The Transport Statement accompanying the Planning Application claims that the current site is served by two accesses; one from A458 Bridgnorth Road and another from St Mary's Road. This is a mistake that should have been rectified at the site visit: there is a third, well-used access, also onto St Mary's Road. This is only acknowledged in the scheme drawings.
2. There is no plan of the existing site layout or operation, which should be provided to allow proper comparisons.
3. The statement at 3.7 that there has been no Personal Injury Collisions within 500m of the site in the last five years is wrong. A female driver was killed and two children injured in an accident on the A458 in July 2022.
4. In Much Wenlock there are retail options and cafés nearer to the majority of residents than Wheatland Garage. These residents are unlikely to walk past existing cafés to get to Wheatland Garage. It is therefore likely that the majority of customers at the Wheatland Garage café and take-away will be car-based.
5. Table 4.1 describes a small increase in the retail floorspace and claims that 40-50% are walk-in customers. Therefore this does not justify a parking increase of 81% (22-40 spaces). The Transport Statement at para 4.10 concedes this point, stating that 21 spaces would be the normal, acceptable provision. The report provides no logical, acceptable justification for this over-provision, which will generate more traffic, contrary to Shropshire Council's Adopted Policy.
6. The report completely relies on a TRICS analysis of the traffic forecast for the development. There is no reason why observed, empirical data could not have been used. This would have provided a more realistic assessment of the impact of adding on the café and take-away traffic.
7. Traffic leaving the existing garage onto St Mary's Road already causes problems by blocking the road. No thought has been given to how a new development might mitigate this problem. The increased traffic flows from the over-provision of car parking will only exacerbate this issue.
8. The Transport Statement describes the complicated means by which large HGVs will manoeuvre and service the site. The Statement does not describe how the developer proposes to ensure that delivery vehicles approach the site from the A458 Shrewsbury direction. Lorries entering from any other direction will cause chaos.

The following comments are in addition to those previously submitted and repeated above:

1. Much Wenlock Town Council strongly supports the comments by the Highway Authority on this revised application and expects to see the questions they have raised answered in full. The Town Council would appreciate a seat at the table of any meeting between the applicant and Shropshire Council.
2. The Transport Statement at 3.7 continues to claim that there has been no Personal Injury Collisions within 500m of the site in the last five years. This is wrong and was pointed out in this Council's last submission. Sadly, on 10th July 2022, a female driver was killed and two children injured in an accident on the A458 Bridgnorth Road within 250 metres of the Wheatland site. It is true that this accident does not appear on the 'Crashmap' website; however, the author of the Transport Statement should investigate further to confirm this incident.

23/01477/FUL 14 Stretton Road, Much Wenlock	Single storey side extension, external insulation and render. It was RESOLVED no objection.
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9. Planning Decisions

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

23/01264/FUL The Stables, Victoria Road, Much Wenlock	Relocate field access track with parking and access steps Decision: Grant Permission
23/01388/FUL 1 Manor View, Bourton, Much Wenlock	Erection of two storey side extension including juliet balcony to rear, single storey rear extension and porch to front. Decision: Grant Permission
23/00695/FUL Coates Kilns, Stretton Westwood, Much Wenlock	Creation of new one-way access and installation of sewage treatment plant Decision: Grant Permission
23/01756/TCA 11 Barrow Street, Much Wenlock	Fell 1no Norway Spruce, 1no Leylandii and 1no Mountain Ash within Much Wenlock Conservation Area. Decision: Consent by Right - Trees
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) Decision: Grant Permission

10. Application 21/05706/DSA106 – The Lydens, Station Road (Scoltocks Yard)

Members reviewed information regarding the viability appraisal for the development at Scoltocks Yard and the explanation for removal of the obligation for payment of the affordable housing contribution. There was no further action to be taken.

11. Draft Shropshire Local Plan Review 2016 - 2038

Work within Shropshire Council was ongoing but there was nothing further to report.

12. Flooding Issues

- Report from the Strategic Flood Working Group: a response on several matters was awaited from Shropshire Council's Drainage and Flood Risk Manager. There was nothing further to report.
- Members noted a report from the AGM of the Much Wenlock Flood Group and an update on other flooding matters. It was noted that the Flood Group would now agree responses to planning applications locally, without involvement from the National Flood Forum, due to timing constraints.
- Members were advised that a Shropshire Council team had visited Station Road prior to work to reinstate drains and Hunters Gate to inspect the new drainage provision.

13. Transport and Highways Matters

- Members received a report from the Transport Working Group. It was noted that the final meeting with WSP had been held regarding the Gaskell junction study.
- Members noted that the proposal to extend the 30mph speed limit in Callaughton Lane had received overwhelming support and would be delivered at the earliest opportunity.

14. Place Plan

- Members considered information regarding the review of Shropshire Council Place Plans.
- Members reviewed the projects listed for Much Wenlock by Shropshire Council and considered the submission of additional projects for inclusion by the response date of 7th August 2023, for recommendation to full Council.

Members noted several projects for the Leisure Centre were already listed and questioned the suitability of these projects for inclusion in the Place Plan. The Clerk was asked to include an item on the condition of the Leisure Centre on the July full Council agenda.

Initial suggestions for projects to be submitted by the Town Council for the Place Plan were:

- Strategic flood provision
- Introduction of a 40mph buffer zone near to the primary school on the A458

- Road safety improvements on the A458 near to The Edge Adventure Centre, such as moving the 30mph speed limit to the other side of Newtown Farm
- Introduction of a 40mph buffer zone on the Stretton Road
- Improvements to the junction of Southfield Road with the A458

Members noted that projects included in the 2019/20 Place Plan, such as sewerage network capacity, had not been carried over.

It was agreed to contact the Place Plan officer for Much Wenlock to request a meeting to obtain further guidance on the inclusion of projects. It was noted that project proposals were now required to include information on costings. The Council might seek help on costings for highways projects from the local Shropshire Council traffic engineer.

Place Plan projects for submission would be further considered at the July full Council meeting.

15. Climate Change and Ecological/Nature Emergencies

Nothing to report.

16. Consultation*

Members considered a response to the Shropshire Cycling & Walking Plan consultation. It was noted that there was no plan for Much Wenlock. **It was RESOLVED to make no response.**

17. Street Lighting*

18. Street Naming *

19. Footpath Issues

It was noted that some broken tarmac had been put down in the entrance way of the footpath off the Bull Ring but this had made the ground quite uneven. Shropshire Council had agreed to meet the landowner to discuss how to improve the access. The Clerk was asked to write to Wenlock Estates to ask for a meeting to discuss the muddy entrance and options for replacing the kissing gate.

Councillor Benbow was still seeking a response from the landowner regarding the Atterley footpath. Members noted the need to reinstate a footpath through the Farley quarry site.

20. Footpath/Bridleway Creation Orders*

21. Footpath Diversion Orders*

22. Road Closures*

- a. Location: B4380 Leighton (diversion through Much Wenlock)
Date/Time: 1st to 4th June 2023 and 19th June 2023
9.30am - 4pm on weekdays, 8am - 5pm on weekends
Purpose: Surface dressing and white lining
Agency: Kier / Shropshire Highways
- b. Location: B3473 Stocking Lane junction to Rudgewood Junction (diversion through Much Wenlock)
Date/Time: 4th to 6th June and 26th June
9.30am – 4.30pm on weekdays, 8am - 5pm on weekends
Purpose: Stud removal, surface dressing and white lining
Agency: Kier / Shropshire Highways

23. Tree Preservation Orders (TPOs)*

24. Stopping Up Orders*

25. Speed Limit Orders*

26. Prohibition Orders*

27. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 4th July 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.

28. Consultants for Neighbourhood Plan Review

Two proposals had been obtained from consultants for support with the review of the Neighbourhood Plan and the Clerk was in touch with two other consultants. It was noted that an announcement on grant funding for 2023/24 was still awaited.

29. Gaskell Corner Proposals

Members reviewed the WSP feasibility study for the Gaskell corner and discussed the options proposed. The Council's Transport Working Group had considered the report and drafted a suggested response.

It was RESOLVED to take forward for recommendation to full Council the WSP Option 4, with an agreed amendment.

30. Planning Enforcement

Members received an update on enforcement issues 23/09619/ENF and 23/09621/ENF.

The meeting closed at 9.00pm

Signed.....(Chairperson)

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