



Much Wenlock Town Council

Planning & Environment Committee Meeting

3rd October 2023

Supporting Papers

14/23

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 5th September 2023 at the Guildhall, Much Wenlock

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

In attendance: Diane Barlow – RFO, Mr P Hanafin – member of the Transport Working Group

1. Apologies

Councillor Chris Tyler - Holiday

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 1st August 2023 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

23/03359/FUL 20 Southfield Road, Much Wenlock	Erection of a single storey extension to the side and rear of the property. It was RESOLVED no objection.
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7. Planning Decisions

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

23/02847/TCA 26 Sheinton Street, Much Wenlock	Relocation of existing stone retaining wall to form new parking provision. Decision: Grant Permission
23/03091/TCA 5 King Street, Much Wenlock	Remove one trunk and reduce height by 30% of 1no Bay within Much Wenlock Conservation Area. Decision: Grant Permission
23/02982/FUL 5A King Street, Much Wenlock	Alterations to the principal elevation, erection of single storey infill rear extension and internal alterations. Decision: Grant Permission
23/02336/FUL Bourton Hall Farmhouse, Bourton, Much Wenlock	The installation of solar panels on the stable block. Decision: Grant Permission
22/04391/FUL Cuan Wildlife Rescue, The Signals, Stretton Road, Much Wenlock	Erection of building for wildlife rescue charity with residential first floor flat above. Decision: Grant Permission

8. Draft Shropshire Local Plan Review 2016 - 2038

- a. Members considered a written report from Cllr. Chris Tyler providing an update on the Local Plan Review. The timetable for Stage 2 of the Examination in Public had been delayed, as expected. Members confirmed they would remain vigilant with regard to any points that may be announced. It was noted that an application for 60 dwellings on the preferred site at Cressage, which was made before the Examination in Public, had been refused due to highways issues. Shropshire Council's response via Eddie West to the Examination in Public Inspectors remains the latest addition to the Town Council's communications.

15/23

- b. Members reviewed recent correspondence from Cllr Lezley Picton to the Much Wenlock Neighbourhood Refresh Group concerning designation of an Eastern Belt Strategic Corridor along the A458/A4169 in the Local Plan. It was felt that Cllr Picton had clarified the intentions of Shropshire Council, however, the Refresh Group might still have concerns. It was noted that the usual planning process would take precedence. Members were pleased to note that environmental safeguards were in place within Shropshire Council's policy.

9. Neighbourhood Plan

- a. Members noted that Alison Eardley had been appointed to act as a consultant for the review of the Much Wenlock Neighbourhood Plan.
- b. Members also noted that the Council had been awarded a grant of £9,600 from Groundwork UK for the review of the Neighbourhood Plan.
- c. An application had also been made for Design Codes Technical Support. A productive meeting had taken place between the Town Council, Alison Eardley, Locality and the consultant AECOM. Locality had confirmed they were fully supportive of the Town Council's request for additional funding for technical support and a formal response from Locality concerning this was expected by 1st October.
- d. Members considered the next steps. Consideration was given to who should chair future public meetings and appointing a vice chairperson. It was felt that Alison Eardley should be asked to chair future meetings with a vice chairperson presiding over public meetings which Alison may not be able to attend. It was noted that an initial desk top review of key priorities and issues should take place prior to setting up a steering group, for consideration by the Town Council. A steering group of no more than 9 individuals, to include 5 councillors and 4 members of the community should be established, with smaller sub-committees with expertise in areas such as flooding, housing or design being introduced. Members felt that Alison Eardley could help set up the core themes and the sub-committees would make recommendations to the main steering group, but would not have any authority to make decisions.

10. Correspondence re Planning Decision Making and Neighbourhood Development Plans

Members considered correspondence sent to Sir William Cash MP concerning a Planning Decision at Baldwins Gate, Newcastle Under Lyme. **It was RESOLVED to note the correspondence.**

11. Flooding Issues

- a. Members noted a verbal report from the Strategic Flood Working Group.
- b. It was noted that a letter regarding flood alleviation had been sent to Cllr Lezley Picton, Leader of Shropshire Council and that an acknowledgement from Cllr Picton had been received. Members thought that it would be helpful to receive Cllr Picton's considered response in time for the next meeting of the Strategic Flood Working Group on 13th September.
It was RESOLVED to contact Cllr Picton to request a response if possible prior to the meeting on the 13th September.
- c. It was noted that flood alleviation work had recently been carried out at Queen Street and Sheinton Street by Shropshire Council and Severn Trent Water. Older drain covers had been removed and replaced by new covers which should help with flooding risks in the area. There were no other flooding issues arising.

12. Transport and Highways Matters

- a. Members considered a written report from the Transport Working Group.
- b. Shropshire Council have now established traffic modellers which had been collecting data on traffic usage at the Gaskell Corner. This data would be used as part of the WSP feasibility study for the Gaskell Corner.
- c. Members discussed the Council's response to WSP's comments on the content of the Gaskell corner feasibility study. It was considered that the data from Shropshire Council's traffic modellers should be provided to the Council so that the Transport Working Group could analyse which scheme would work more efficiently. This data would be requested when Paul Hanafin and Cllr Dan Thomas met with Shropshire Council's Gemma Lawley on 8th September. This meeting and data from the traffic modellers would help to inform the Town Council's comments to WSP which had been requested by 18th September.
Members RESOLVED to ask Shropshire Council for the data gained from its traffic modellers.

Mr Hanafin was thanked for attending and left the meeting.

13. Condition and Maintenance of Verges and Planted Areas in Much Wenlock

Members considered correspondence from a local resident concerning the condition of a number of verges and planted areas in the town which were owned by different organisations. It was noted that Shropshire Council would be cutting the verges in September as part of its verge management programme. The Town Council would ask its handyman to tidy up the Pound and the area behind the Guildhall. Previous consideration had been given to establishing a group of volunteers to help undertake maintenance tasks and members agreed to try to move forward with this initiative.

It was RESOLVED that Cllr David Fenwick would respond formally in writing to the resident.

15. Consultation*

16. Street Lighting

Members discussed the faulty light on the tower in the Bull Ring. It was noted that E-On had reported the matter to National Grid as there was a faulty wire and that National Grid had scheduled the light for repair.

17. Street Naming *

18. Footpath Issues*

19. Footpath/Bridleway Creation Orders*

20. Footpath Diversion Orders*

21. Road Closures*

Members noted the following road closures:

- a. Location: Vineyard Road to Farley Road A4169
- Date/Time: 5th October 2023/09.30-14.00
- Purpose: Openreach – replace 1 jointbox frame and cover in carriageway
- Agency: Openreach

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 next meeting would be held on Tuesday, 3rd October 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.

27. Planning Enforcement

Members noted an update on enforcement issues 23/09704/ENF, 22/09018/ENF, 23/09833/ENF, 23/09811/ENF, 23/09773/HRR and 23/09619/ENF.

The meeting closed at 8.17pm

Signed.....(Chairperson)

Date.....

From: [Lezley Picton](#)
Sent: 13 September 2023 14:26
To: admin@muchwenlock-tc.gov.uk
Subject: Flooding in Much Wenlock

Dear Diane

Thank you for your letter dated 14 August and my apologies for the delay in responding.

Firstly, thank you for the feedback on the response to the flooding, it is great to hear that it was recognised and that the changes we have made in the approach to the drainage service are appreciated.

We are looking at our staffing structure across the highways service and the drainage team is very much part of that. We have recently recruited a new Land Drainage & Flood Risk Engineer to support John Bellis and are looking at how the team will need to function going forward.

With regards to the Department for Transport Challenge Fund Schemes. Much Wenlock has been included as you know and specifically in terms of highway flooding, for which the DfT funding is intended. However, wider consideration of the flooding Much Wenlock experiences has been taken in our examination of flooding issues and we have concluded that funds available will only help in part. This is largely due to the topography of the area and its vulnerability to flooding. We believe that a number of measures which include attenuation features and self-protection measures (such as flood boards) for local residents will all help. I know that the progress of proposals will appear slow, but many attenuation features will be on private land and will require extensive consultation including statutory bodies such as the Environment Agency. Regardless we hope to have some tangible proposals for 2024/25.

The drainage team are statutory consultees on planning applications, therefore flooding considerations are captured as part of the planning process, and we are continually monitoring development to help ensure this does not adversely impact on flooding events.

We recognise the impact flooding has on our communities and are continually working to mitigate the effects within the resources we have available and in the face of climatic change.

Kind regards.

Lezley Picton
Leader
Shropshire Council

lezley.picton@shropshire.gov.uk

Executive Assistant: jo.hardie@shropshire.gov.uk



Streetscene, grass cutting.

The Streetscene service is about to undergo a significant transformation journey. The service is going to be reviewed from top to bottom, starting with an extensive process of baselining data, to develop an intelligence-led service model.

In the coming weeks, we will be looking to appoint a new service lead, who will share the ambitions and vision we have for the service. This is not a quick fix and will take time to resolve.

It is recognised that there are areas of the service and contracting arrangements which have not been functioning as well as we would have liked. As you will appreciate, this year has been a challenging one for our grass cutting service. The summer weather conditions have seen the grass grow exceptionally quick and as such, we are experiencing issues as we try and keep pace. However, we are working with our contractor to deliver the grass cutting schedule as promptly as possible. Be assured, we are using our best endeavours to meet service standards with our available resources. We have developed plans to recover the situation over the Autumn, to catch up as quickly as possible.



If there are areas of concern, please report these directly to Shropshire Council via one of the routes below:

1. Report on Shropshire Council's website using this link <https://shropshire.gov.uk/roads-and-highways/report-a-highways-fault-or-concern/>
2. Call the Customer Service Centre on 0345 6789006
3. Report via FixMyStreet mobile APP

This will ensure that each enquiry is logged, acknowledged, and issued with a reference number. The enquiry will be allocated to the appropriate service area and officer for investigation and action as required.

We are actively looking to improve customer engagement and this process of recording Streetscene issues is vital to the service, feeds our asset management systems and will assist with identifying and prioritising service improvements.

Wednesday, September 27, 2023 at 4:02:36 PM British Summer Time

Subject: RE: Roadside Verge Management
Date: Wednesday, 20 September 2023 at 09:38:27 British Summer Time
From: Kaylie Skelhon
To: Town Clerk
Attachments: image001.jpg, SC re verge management 07.09.23.pdf

Dear Trudi

Thank you for your letter dated 7th September.

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Kind regards

Andy Wilde
Interim Assistant Director
Highways & Transport
Place Directorate
P.A: Kaylie Skelhon (kaylie.skelhon@shropshire.gov.uk)

Our organisation is working flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours

If this is a request for information under the Freedom of Information Act, or similar legislation, please submit your request using our online form, at www.shropshire.gov.uk/access-to-information/request-general-information/