

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 3rd October 2023 at the Guildhall, Much Wenlock

Present: Councillors William Benbow, David Fenwick (in the chair), Daniel Thomas

In attendance: Trudi Barrett – Town Clerk

1. Apologies

Councillor Wilf Grainger – work, Chris Tyler – Holiday, Linda West - unwell

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 5th September 2023 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

23/04038/TCA Wenlock Priory, Bull Ring, Much Wenlock	Crown lift to 4m 5no Lime, fell 1no Cherry & fell 1no Horse Chestnut within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/04067/TPO Wenlock Priory, Bull Ring, Much Wenlock	Remove dangerous branch of 1no Pinus, remove various branches and add bracing (see report) of 1no Beech, add bracing to 1no Pinus & fell 4no Ash covered by the Shropshire Council (Wenlock Priory, Much Wenlock) TPO 2010 (Ref: SC/00024/10). It was RESOLVED no objection.
23/03985/FUL Proposed Barn Conversion Barn 6 At Hill Farm, Bourton, Much Wenlock	Conversion of existing traditional single storey cow byre into a two-bedroom dwelling with a courtyard and parking area (as consented under ref 15/04539/FUL). It was RESOLVED no objection.
23/03858/LBC The Old Vicarage, Victoria Road, Much Wenlock	Works to facilitate removal of part of kitchen wall to restore kitchen to an appropriate footprint, installation of back door providing access and improved security to garden, installation of window in rear lounge, installation of window cils on front elevation to resolve water damage caused by historical window design, improvements to ground floor windows to align the aesthetic, repair the functionality and return levels of insulation and security to the ground floor. It was RESOLVED no objection.
23/04134/FUL 31 Oakfield Park, Much Wenlock	Erection of single storey extension and reposition window within front elevation following removal of existing polycarb roof link structure. It was RESOLVED no objection.
23/04141/LBC 24 Sheinton Street, Much Wenlock	Replacement of a window and the replacement of a door and casing in an outbuilding affecting a Grade II Listed Building The second proposal is to build a small single storey garden room off the kitchen.

	Having declared a personal friendship with the applicant, Councillor Fenwick spoke at the beginning of the discussion and took no further part in the deliberations. Councillors Thomas and Benbow had no objection to the application. It was RESOLVED to seek views from other members of the Committee before submitting a comment to Shropshire Council.
23/04267/TCA Laundry Cottage, Barrow Street, Much Wenlock	Reduce by 20% 1no Maple within Much Wenlock Conservation Area It was RESOLVED no objection.

7. Planning Decisions

It was RESOLVED to note the following planning decision:

23/03359/FUL 20 Southfield Road, Much Wenlock	Erection of single storey extension to the side and rear of the property. Decision: Grant Permission
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8. Draft Shropshire Local Plan Review 2016 - 2038

Members noted an update on the Local Plan review. Bradford Estates had submitted a legal challenge to the Local Plan and the effect of this was expected to be a delay with progress.

Members discussed the need to establish main points to be made concisely at Stage 2 of the Examination in Public. They noted the link with the review of the Much Wenlock Neighbourhood Plan.

It was RESOLVED to arrange a meeting in November between members of the Planning & Environment Committee and the Town Council's associates to discuss preparations for Stage 2 of the Examination in Public.

9. Neighbourhood Plan

- a. Members noted that the Council had been awarded Technical Support by Locality for the review of the Neighbourhood Plan including Design Codes and Housing Needs Assessment support. The consultancy AECOM would be engaging in this work with the Council. An initial, online meeting with the consultants had been arranged for the afternoon of Monday, 9th October.
- b. Members noted that Alison Eardley was currently working on the desk-based review and expected to provide a first draft to Councillors later in the week. Dates had been provided for an online meeting with members of the Council's Planning & Environment Committee.
- c. Members noted that composition of the steering group would be on the agenda of the forthcoming full Council meeting.

10. Flooding Issues

- a. Members noted a report from the recent meeting of the Strategic Flood Working Group. The meeting had discussed the WSP Flood Risk Mitigation Update and a suggested response to WSP. **It was RESOLVED to support the suggested response, for recommendation to full Council.**

Members noted the other matters discussed. Councillor Thomas agreed to follow up with Shropshire Council the proposed linking of drains on the Stretton Road to the attenuation pond.

Members of the working group were of the view that flooding in Much Wenlock was under-reported and that every opportunity should be taken to raise matters with the relevant flood authorities.

Members considered concerns about Shadwell Quarry and the potential risk of the side wall collapsing. **It was RESOLVED to write to the Reservoir Safety Team of the Environment Agency, referencing the Reservoirs Act, to raise concerns about the collapse of the side wall at Shadwell Quarry. Mention should also be made of the potential risk to Quality Liquid Feeds at Farley, which was in the breach zone.**

It was RESOLVED to write to Shropshire Council, the Environment Agency and Severn Trent Water to enquire about contingency plans should there be an environmental incident at Quality Liquid Feeds, the company occupying the site of the former fuel depot at Farley.

- b. Members considered the response from Cllr Lezley Picton, Leader of Shropshire Council, to the Town Council's letter regarding flood alleviation. They noted that Cllr Picton had not addressed the Council's request for a comprehensive, best-case flooding plan.
- c. It was noted that a meeting had been organised between Philip Dunne MP, the Environment Agency, Shropshire Council's Drainage & Flood Risk Manager and Cllrs Will Benbow and Chris Tyler.

11. Transport and Highways Matters

- a. Members considered a report from the Transport Working Group. There had been no progress with the agreed pedestrian crossing on the A458. The Transport Working Group was monitoring Shropshire Council's response to the 20mph campaign.
- b. Members noted that a holding response had been sent to WSP pending receipt of Shropshire Council's comments on the Gaskell corner feasibility study.
- c. It was noted that Shropshire Council had not yet provided their views on the WSP Gaskell corner feasibility study. It was understood that Shropshire Council would respond to WSP, then to the Town Council, following which the Town Council would respond to WSP.

12. Shropshire Council Streetscene and Grass Cutting

Members noted an update from Shropshire Council's Streetscene service. Councillors felt there was little substance to the content which did not address the issues.

13. Climate Change and Ecological/Nature Emergencies*

Members considered the response received from Andy Wilde, Head of Highways at Shropshire Council, to the Council's letter regarding the management of roadside verges. They noted that this was a direct copy of the update from Shropshire Council Streetscene and did not address the matters raised by the Council. The Clerk had responded with a request for comment on the specific matters raised.

14. Consultation***15. Street Lighting****16. Street Naming *****17. Footpath Issues*****18. Footpath/Bridleway Creation Orders*****19. Footpath Diversion Orders*****20. Road Closures***

Members noted the following road closures:

- a. Location: High Street from Wilmore Street to Back Lane
Date/Time: 28th October 2023, 08.00 – 16.00
Purpose: 'Made in Shropshire' Market
Agency: Much Wenlock Town Council
- b. Location: A458 Much Wenlock to Muckley Cross
Date/Time: 30th October to 4th November 2023, 20.00 - 0600
Purpose: RNI Multevo works
Agency: Shropshire Council
- c. Location: A458 Harley to Much Wenlock
Date/Time: 7th – 8th November, 20.00 – 06.00
Purpose: RNI Multevo works
Agency: Shropshire Council
- d. Location: A458 Much Wenlock
Date/Time: 8th – 10th November 2023, 20.00 – 05.00
Purpose: Lining works and repair of street furniture and ironworks
Agency: Shropshire Council
- e. Location: High Street (Back Lane to Wilmore Street), Wilmore Street, Barrow Street (High Street to St Mary's Road)
Date/Time: 19th November 2023, all the time
Purpose: Christmas lights installation
Agency: Much Wenlock Town Council
- f. Location: High Street (Back Lane to Wilmore Street), Wilmore Street, Barrow Street (High Street to St Mary's Road)
Date/Time: 23rd November, 15.00 – 21.00
Purpose: Christmas Lights Switch-on
Agency: Much Wenlock Town Council

- g. Location: High Street, Barrow Street (from St Mary’s Road to High Street), Wilmore Street, Bull Ring
- Date/Time: 2nd December 2023, 05.30 – 18.00
- Purpose: Much Wenlock Christmas Fayre
- Agency: Much Wenlock Christmas Fayre Committee

21. Tree Preservation Orders (TPOs)*

22. Stopping Up Orders*

23. Speed Limit Orders*

24. Prohibition Orders*

25. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 7th November 2023 at 7pm at either the Corn Exchange or Guildhall (tbc), 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, 23/09619/ENF and 23/09876/ENF.

The Clerk was asked to seek an update on an additional enforcement matter.

The meeting closed at 9.00pm

Signed.....(Chairperson)

Date.....