

MUCH WENLOCK TOWN COUNCIL

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

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

In attendance: Trudi Barrett – Town Clerk

1. Apologies

None – all Councillors were present.

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.

Councillors Fenwick and Tyler declared an interest in applications 23/05081/FUL and 23/05082/LBC due to a personal friendship with the applicant.

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 7th November 2023 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

23/04967/TCA 7 Barrow Street, Much Wenlock	Crown reduction of 1no. Silver Birch (T1) (as per schedule) within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/05061/TCA 12 Falcons Court, Much Wenlock	Reduce by 2-3m 1no Cherry within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/04840/TCA The Gables, Racecourse Lane, Much Wenlock	Reduce height by approx. 30% and overhanging branches (See Correspondence) of group of Bay (T1), 1no Lime (T3), 1no Acer (T4), 3no Silver Birch (T5, T6 & T7), 1no Scotch Pine (T8) and 2no Leylandii (T9 & T10), thin Hazel cluster (T2) & reduce height by approx. third of 1no Beech (T11) within Much Wenlock Conservation Area. It was RESOLVED to highlight the discrepancy between the application description of a reduction by one third for the beech and 50% in the correspondence. No objection to 30% reduction on all of trees specified.
23/05072/LBC 3 Sheinton Street, Much Wenlock	Installation of shower room at second floor and replacement of 1no window on front elevation and 2no windows on side elevation. It was RESOLVED no objection.
23/05201/TCA 1B Chapel Close, Much Wenlock	Fell 1no Ash within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/05081/FUL and 23/05082/LBC 24 Sheinton Street, Much Wenlock	Erection of single storey extension to side elevation, replacement roof, replacement doors. Works to facilitate the erection of single storey extension to side elevation, replacement roof, replacement doors. It was RESOLVED no objection. Councillors Fenwick and Tyler took no part in the discussion and voting.

7. Planning Decisions

It was RESOLVED to note the following planning decisions:

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 Decision: Grant Permission
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 (amended description). Decision: Grant Permission
23/04288/TPO The William Brookes School, Farley Road, Much Wenlock	Prune back crown over garage by approx. 3m and shape 1no Sycamore protected by the Bridgnorth District Council (William Brookes School/Gaskell Recreation Ground, Much Wenlock) TPO 2008 (Ref: BR/TPO/154) Decision: Grant Permission
23/04470/TCA 5 Queen Street, Much Wenlock	To reduce crowns by 20 percent of 1no. Birch (T1), 1no. Whitebeam (T2), 1no. Acer (T3) and 1no. Laburnum (T4) within Much Wenlock Conservation Area Decision: No Objection
23/04428/TCA The Lymes, 12 Barrow Street, Much Wenlock	To section fell 1no. Juniper (T1) (and replace with a suitable native tree) within Much Wenlock Conservation Area Decision: No Objection
23/04433/FUL Gleedon Hill Farm, Sheinton Road, Much Wenlock	New dormer Decision: Grant Permission
23/04267/TCA Laundry Cottage, Barrow Street, Much Wenlock	Reduce by 20% 1no Maple within Much Wenlock Conservation Area. Decision: Consent by Right
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). Decision: Grant Permission
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 cills 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. Decision: Grant Permission

8. Application 22/05214/EIA: Farley Quarry, Farley, Much Wenlock

Restoration of part of Farley Quarry by means of the recycling of construction, demolition and excavation wastes and the engineered placement of the rejects from the recycling process to raise levels in the Quarry to create a restoration landform, together with ancillary activities and improvements to the site access.

Members were pleased to note that the above application had been refused at the Shropshire Council Southern Planning Committee meeting held on 14th November 2023. Councillor Benbow had objected in person at the meeting on behalf of the Town Council and Councillor Thomas had sent in a written objection. Both were thanked for their contribution.

9. Draft Shropshire Local Plan Review 2016 - 2038

- a. Shropshire Council had sought clarification from the Inspectors on sustainability and meeting the unmet development needs of the Black Country, i.e. 1500 homes and 30 hectares of employment land. The scale of Much Wenlock meant that it was likely to be considered inappropriate to contribute to the unmet housing need.

There had been no further announcements from the Inspectors.

- b. Members noted a report from the meeting held with the Town Council's Associates on 30th November. The meeting had been called to consider preparations for Stage 2 of the Local Plan examination. The Town Council and Associates would aim to work together on Stage 2, as for Stage 1.
- c. The timescale for Stage 2 of the examination was still awaited.

10. Neighbourhood Plan

- a. Members considered the initial desk-based review document prepared by the consultant, Alison Eardley, including recommendations for areas where changes were required and next steps.

The Clerk was asked to seek clarity on the meaning of 'open space' and 'green space'.

Councillor Benbow offered to prepare and circulate his comments on the report, following which a response to the consultant would be prepared.

- b. Members confirmed the date for a face-to-face meeting with Alison Eardley of Thursday, 4th January, commencing 5pm at the earliest.
- c. Members reviewed correspondence sent by the Civic Society to Alison Eardley. Members were concerned that the Civic Society had approached the consultant directly. **It was RESOLVED to write to the Civic Society requesting that any comments regarding the Neighbourhood Plan be addressed to the Town Council; community involvement was not being sought at this stage of the review process and the Civic Society should be asked not to contact the consultant directly.**
- d. Members considered the draft of the Neighbourhood Area Design Guidelines prepared by AECOM. Councillor Tyler had provided his comments to the Clerk. Other Councillors were asked to review the document and pass on any observations to the Clerk. The collated comments would then be passed to the Council's consultant, Alison Eardley, for further input.

11. Housing Need Data

Members considered housing need data for Much Wenlock provided by Shropshire Council. The data had been extracted from Homepoint, as at 20th November 2023, and provided information on the type of household, age and band priority. This information would be very useful for the Neighbourhood Plan review and Housing Needs assessment.

12. Wah Lai Chinese Takeaway

Members considered the future of the Chinese takeaway premises in the High Street, which had been out of use since the death of the former proprietor. It was understood that the lease for the premises had now expired.

It was RESOLVED to write to the owner to encourage and support progress with re-letting the property. The Mayor offered to draft a letter.

13. Flooding Issues

- a. Members of the Strategic Flood Working Group reported that a video and photos of recent flood events were being compiled in the Town Council office to send to Shropshire Council, the Environment Agency, Severn Trent and Philip Dunne. Councillors were pleased to note that work to connect Stretton Road to the attenuation pond had now been scheduled for early next year. The work would involve a complete road closure for the duration of the work.
- b. The Clerk had requested help from Councillor Benbow with drafting letters to the Environment Agency, Severn Trent Water and Shropshire Council regarding flood risk from a possible breach at Shadwell Quarry and contingency plans for Quality Liquid Feeds. Any response received would be considered at the next meeting.
- c. Councillor Thomas had contacted Severn Trent regarding the escape of sewage into the street and gardens during flood events. Contact was awaited from the Flood Resilience Manager to discuss the matter further. It was noted that a representative from Severn Trent had attended the most recent meeting of the Flood Group and been taken to task. Councillor Thomas would follow up this matter.
A combined sewer overflow had been installed on the parkland behind the Abbey but this had not alleviated the problems experienced in the town centre. Clarity was needed on what measures were planned and a timescale. If there was no progress in addressing the problem, the Council would consider reporting the matter to OFWAT.

14. Transport and Highways Matters

- a. Members considered a report from the Transport Working Group. WSP were hopeful that Shropshire Council would approve the design for the primary school crossing by 10th December, but nothing had been heard so far. It had been estimated that the development proposals in the Telford & Wrekin draft Local Plan would result in an extra 40 vehicles passing through Much Wenlock in the morning and an extra 50 in the evening. Shropshire Council had announced the introduction of 20mph speed limits outside some schools in the county. William Brookes School would be included in the first wave of the new speed limits, but not the primary school.

- b. A final version of the report on the Gaskell corner was still awaited.

It was RESOLVED to suspend Standing Orders to allow the meeting to continue beyond 9.00 pm.

15. Clee Hills Motor Trial – 21st January 2024

Members noted information regarding the Clee Hills Motor Trial, to be held on 21st January 2024.

16. Climate Change and Ecological/Nature Emergencies*

17. Consultation*

18. Street Lighting

The Clerk was asked to check progress with the street light in Southfield Road that had been uncovered following the cutting back of trees.

19. Street Naming *

20. Footpath Issues*

Councillor Thomas was asked to check progress with the Bull Ring kissing gate.

21. Footpath/Bridleway Creation Orders*

22. Footpath Diversion Orders*

Members considered the proposed diversion of footpath 177 in Barrow parish. Councillors were familiar with this footpath, which connected to provide a circular route from Much Wenlock. A view down the Corvedale towards Acton Round could be seen from the current route that could not be seen from any other location. The diversion would take the footpath into a dip, with the view being lost to walkers.

It was RESOLVED to object to the diversion based on the grounds outlined above.

23. Road Closures*

Members noted the following road closures:

- a. Location: Callaughton Lane, Much Wenlock
Date/Time: 15th – 17th January 2024, 08.00 – 17.00
Purpose: To enable highways works
Agency: Shropshire Council
- b. Location: B4378 Bourton to Brockton
Date/Time: 31st January to 1st February 2024, 09.30 – 16.00
Purpose: Reactive defects and lining works
Agency: Shropshire Council
- c. Location: High Street, Much Wenlock
Date/Time: 15th January to 7th February 2024, all the time
Purpose: National Grid – 16 joint holes in modular footway and tarmac road and 21m trenching in modular footway and tarmac road for cable overlay
Agency: National Grid
- d. Location: B4371 Stretton Road Industrial Estate junction to Grange Fencing, Much Wenlock
Date/Time: 22nd January to 12th April 2024, all the time
Purpose: Capital drainage works
Agency: Shropshire Council
- e. Location: Homer Road, Much Wenlock
Date/Time: 3rd January 2024, 09.00 – 15.30
Purpose: Replace decayed BT pole
Agency: Openreach
- f. Location: High Street, Wilmore Street, Barrow Street, Much Wenlock
Date/Time: 7th January 2024, all the time
Purpose: Removal of Christmas lights
Agency: Much Wenlock Town Council

24. Tree Preservation Orders (TPOs)*

25. Stopping Up Orders*

26. Speed Limit Orders*

27. Prohibition Orders*

25. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 9th January 2024 at 7pm at the Guildhall or Corn Exchange (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

The Mayor reported that he had recently attended a SALC Area Committee meeting, where concern had been expressed about general lack of enforcement from Shropshire Council.

Members noted an update on enforcement issues 23/09961/ENF, 23/09619/ENF, 23/09704/ENF, 22/09018/ENF and 22/08783/ENF.

It was noted that enforcement issue 23/09811/ENF had been resolved and closed.

The meeting closed at 9.35pm

Signed.....(Chairperson)

Date.....