



Much Wenlock Town Council

Planning & Environment Committee Meeting

5th March 2024

Supporting Papers

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 6th February 2024 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, two members of the Bridgnorth branch of the Shropshire Wildlife Trust

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.

3. Dispensations

None requested.

4. Public Session

There had been no requests to speak.

5. Nature Recovery – Shropshire Wildlife Trust, Bridgnorth Branch

Councillors received a presentation from members of the Bridgnorth Branch of Shropshire Wildlife Trust on the subject of Nature Recovery and possible partnership working with the Town Council.

The branch was exploring how they could work with local groups within the area. They hoped to identify nature recovery goals and where the Wildlife Trust could help. They would like to liaise with a named Councillor who could help with communication with other groups in the town. They were keen to have use of a notice board to promote the work of the Wildlife Trust and provide information about a possible wildflower trail around the green spaces in the town. It was suggested that progress with nature recovery could be shared in Council minutes and the Wenlock Herald. This would help to promote Wenlock and engender a sense of pride for residents and visitors.

It was RESOLVED that the Town Council would support the initiative in principle.

Relevant notices could be displayed on the Town Council’s notice board under the Corn Exchange in the first instance.

The visitors were advised that the Town Council did not currently have nature recovery goals and had direct control over only a small amount of land. However, a review of the Neighbourhood Plan was underway and matters relating to nature recovery could be incorporated into the Plan. This would also help to provide tools to direct and influence measures for nature recovery in the town. It was suggested that members of the Wildlife Trust could become involved in this element of the Neighbourhood Plan review.

Initiatives to improve roadside verges were raised and Councillors explained the difficulty experienced in engaging with Shropshire Council and that Council’s contractor in this regard.

The visitors were thanked for attending and left the meeting.

6. Minutes

Following a minor amendment, **it was RESOLVED that the minutes of the Planning & Environment Committee meeting held on 9th January 2024 be APPROVED and signed as a true record.**

7. Planning Applications

Members considered a response to the following planning applications:

<p>23/05505/FUL Wheatland Garage, Bridgnorth Road And 17 St Marys 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 (re-submission).</p>
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35/23

	<p>It was RESOLVED to object to the application. Councillors did not consider that the position had changed since the previous application and wished to repeat their former comments. Councillors objected particularly to the change of use for 17 St Mary's Lane and the loss of a three bedroomed residential property, especially when the Draft Local Plan indicates that Much Wenlock should deliver around 200 additional dwellings.</p> <p>Councillors were also concerned about the impact of noise and disturbance from the proposed café on the adjacent properties. The applicant was at pains to highlight that cafés existed in residential areas, however, they would not normally be of this nature, catering for the expected market, with opening hours of 6am to 10pm. The proposed café was not in keeping with the character of a residential street.</p> <p>Councillors noted that drainage proposals were not included with the application and wished to see a SUDS plan.</p>
24/00120/TPO 5 Foresters Gardens, Much Wenlock	To reduce crowns by 1.5 metres and lift crowns by 1.5 metres of 2no. Sycamores (T1 & T2) protected by the Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995 (BR/TPO/95). It was RESOLVED no objection.
24/00331/TCA 2 Wheatland Grove, Station Road, Much Wenlock	Reduce by 20% 1no Larch within Much Wenlock Conservation Area. It was RESOLVED no objection.

8. Planning Decisions

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

23/05201/TCA 1B Chapel Close, Much Wenlock	Fell 1no Ash within Much Wenlock Conservation Area Decision: No Objection
23/05212/FUL and 23/05213/LBC 48 High Street, Much Wenlock	Alterations to gates and boundary wall Decision: Grant Permission
23/05114/LBC 54 High Street, Much Wenlock	Alterations to an existing window to create a new doorway to the side of the property. Decision: Grant Permission
23/05081/FUL and 23/05082/LBC 24 Sheinton Street, Much Wenlock	Erection of single storey extension to side elevation, replacement roof, replacement doors and works to facilitate same. Decision: Grant Permission
23/05388/TPO Lime Grove, Smithfield Road, Much Wenlock	Pollard down to a 7 metre pole 1no Lime (T1) protected by the Bridgnorth District Council (Smithfield Road, Much Wenlock, Salop) TPO 1978 (Ref: BR/TPO/28). Decision: Grant Permission

9. Shropshire Council Planning Enforcement Protocol

Members noted correspondence from Shropshire Council regarding the Town Council's role in the planning enforcement process and the updated Shropshire Council Planning Enforcement Protocol.

10. Draft Shropshire Local Plan Review 2016 - 2038

Members noted that a letter from the Inspectors was posted in the Examination library on 18th January responding to questions posed by Shropshire Council. The letter stated that the sustainability appraisal still needed work and further clarification. This could further delay the timetable for the examination.

11. Neighbourhood Plan

- a. It was noted that a meeting had been held between members of the Planning & Environment Committee and the consultant on 2nd February.
- b. Members noted that comments from Councillors and the Council's consultant on the draft AECOM Design Guidelines had been collated and sent to AECOM.

36/23

- c. Members reviewed arrangements for the meeting with representatives of the Civic Society and 'Refresh' Group on 7th February.
- d. Members agreed to provisionally set a date of 9th March for a public launch of the Neighbourhood Plan review, subject to confirmation by full Council.

12. Telford & Wrekin Draft Local Plan

It was noted that, following approval from Councillors, an objection to elements of the Telford & Wrekin Draft Local Plan consultation had been submitted on 29th January 2024.

13. Wah Lai Chinese Takeaway

Members noted that the Clerk had received notification that the former Wah Lai Chinese Takeaway premises had been let to a new tenant. Nothing further was known at this stage.

14. Flooding Matters

- a. Members of the Strategic Flood Working Group reported that a meeting would be held on 23rd February with Philip Dunne MP and representatives of relevant agencies to discuss flooding matters in Much Wenlock. Updates on actions agreed at the previous meeting were awaited.
- b. Shropshire Council had advised that the major drainage work planned for Stretton Road would now be undertaken between mid-July and mid-September. This would allow more time to make diversion arrangements and allow longer working days due to the longer daylight hours. The possibility of a temporary one-way system was being explored.
It was RESOLVED to support the proposal for an informal, temporary one-way system via Easthope and Bourton (as per the map provided) and to request that provision be made for reinstatement of the highway if any damage were caused by HGV traffic.
- c. Members considered the response from Severn Trent Water to correspondence regarding flood risk from a possible breach at Shadwell Quarry and contingency plans for Quality Liquid Feeds. Severn Trent had responded that they had very little influence over commercial companies within the catchment. The Drainage & Flood Risk Manager at Shropshire Council had passed the Town Council's correspondence to the Emergency Planning team, and a response from that department was awaited.
- d. The Flood Action Group had been contacted with regard to a report to the Health & Safety Executive about risks from the potential collapse of the boundary wall at Shadwell Quarry and a reply was awaited. The Clerk was asked to follow up the enquiry.
- e. There were no other flooding matters arising.

15. Transport and Highways Matters

Members considered a report from the Transport Working Group. An enquiry had been sent to WSP and Shropshire Council regarding progress with the Gaskell corner proposals and the crossing on the A458 Bridgnorth Road. A response was awaited. There had been no progress with the parking proposals for the town.

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

16. Climate Change and Ecological/Nature Emergencies*

- a. Councillor Linda West had attended the Buglife online launch event on 24th January 2024 and provided a brief overview of the session.
- b. It was agreed that Councillor West should be the nominated contact for the Bridgnorth Branch of the Shropshire Wildlife Trust.
- c. It was noted that Plastic Free Wenlock had been accredited by Surfers against Sewage for 2023 and continued to spread the word in 2024 to stop the use of single use plastic. Members were pleased to note that Baker & Cook had become Business Champions for Plastic Free Wenlock.

17. Consultation*

Members agreed that there was no need for this item to regularly appear on future agendas.

18. Street Lighting

Members noted that a street light would be reinstated outside 9 High Causeway on 9th February 2024.

Members noted that the fault with the light outside 42 Barrow Street had not been remedied despite frequent reports to Shropshire Council.

19. Street Naming *

20. Footpath Issues*

21. Footpath/Bridleway Creation Orders*

22. Footpath Diversion Orders*

23. Road Closures*

Members noted the following road closures:

- a. Location: Callaughton Lane, Much Wenlock
 Date/Time: 14th to 16th February 2024, 08.00 – 17.00
 Purpose: Modifications to highways furniture
 Agency: Shropshire Council

- b. Location: High Street, Much Wenlock
 Date/Time: 15th January to 9th February 2024 (extended dates), all the time
 Purpose: Major electrical work
 Agency: National Grid

- c. Location: Bourton Road, Much Wenlock
 Date/Time: 12th May 2024, 09.30 – 15.30
 Purpose: Poling work
 Agency: Openreach

24. Tree Preservation Orders (TPOs)*

25. Stopping Up Orders*

26. Speed Limit Orders*

27. Prohibition Orders*

28. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 5th March 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

There was nothing to report on enforcement issues 23/09704/ENF, 22/09018/ENF and 23/09619/ENF. Further information was awaited on closed case 23/09833/ENF.

Members agreed to pursue enforcement matter 22/08783/ENF with the Principal Enforcement Officer.

Members considered correspondence from the responsible enforcement officer regarding 23/09704/ENF and agreed to provide clarification.

The meeting closed at 9.25pm.

Signed.....(Chairperson)

Date.....

Tuesday, February 27, 2024 at 11:24:40 AM Greenwich Mean Time

Subject: Carriageway - A458 - Victoria Road, Much Wenlock
Date: Wednesday, 21 February 2024 at 16:35:30 Greenwich Mean Time
From: Laura Howells
Attachments: image001.png

Good Afternoon,

Shropshire Highways are currently planning works for the next financial year. (2024-2025) The schemes have been identified via a combination of local engineering judgment and asset management data as needing essential maintenance. This site forms part of a countywide programme of schemes, scheduled to deliver the work in the most efficient and cost-effective way.

The works at this location (shown below) will involve the following activities:

- a. Removal of studs and or other street furniture (as required by the design).
- b. Planing out the existing surface to various depths (as required by the design) and dispose of the arisings.
- c. Laying the new surface to various depths – (as required by the design) and then allowing it to set/cure before traffic is allowed over it.
- d. Laying down new road markings.

Resurfacing is a vital part of highways maintenance; and a key investment on behalf of Shropshire Council to improve the long-term condition of the network, help to prevent structural problems in the future and reduces time spent on smaller repairs, such as filling potholes.

As part of our improved engagement process, we wish to make you aware of these essential works and welcome your comments and feedback.

Dates are not yet programmed in, However, we are looking to do this scheme between April 2024 and March 2025 – subject to programme and budgetary constraints. We welcome your thoughts and feedback. Please let us know of any considerations, dates / times that we should avoid etc.

Please note that the majority of works are planned for the daytime, to make full use of the daylight hours and to ensure the correct temperatures are reached for laying asphalt. Night time working isn't always possible due to various constraints.

To ensure these works are delivered in the most efficient and safest manner for both the public and our workforce, a road closure is typically required. A signed diversion route will be in place, all vehicles would be required to follow this.

The works are usually completed under various phases, where we will endeavour to maintain access to properties and businesses where safe and practicable to do so. Gatemens will be on site, should access to properties be required.

Access for emergency vehicles are typically allowed through the site where safe and practicable to do so.

We hope that this investment will be seen as positive news. However, we are aware that work of this type will cause some disruption. We would like to give you an early heads up and the ask for any comments or concerns that we need to consider before work is programmed.

Scheme details are as below:

Scheme Name	Carriageway - A458 - Victoria Road, Much Wenlock
Works Type	Carriageway resurfacing
Scheme Overview:	

We would be grateful if your comments could be sent to Shropshire Highways via email: Highwaysconsultation@shropshire.gov.uk by **Wednesday 28th February 2024**.

Please note that the delivery of these schemes are subject to budgetary and programme constraints.

Kind regards,

Laura Howells,
 Communication and Engagement Officer,
 Shropshire Highways.

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