

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 5th March 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

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. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 6th February 2024 be **APPROVED** and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

24/00449/COU Bridge House, Stretton Road Industrial Estate, Stretton Road, Much Wenlock	Change of use of building and yard to the storage of building material, part of existing office to be used for courses. It was RESOLVED no objection.
24/00402/TPO Cherry Tree House, 1 Back Lane, Much Wenlock	Crown reduce by 3 metres and crown thin by 10 percent (branches no bigger than 2cm) 4no. Beech (T1-4) protected by the Shropshire Council (Land at Mardol House, 8 King Street, Much Wenlock) TPO 2013 (SC/00134/13). It was RESOLVED no objection.
24/00496/TCA Cherry Tree House, 1 Back Lane, Much Wenlock	Reduce height by 4 metres of 1no. group of conifers within Much Wenlock Conservation Area. It was RESOLVED no objection.
24/00697/TCA 16 High Street, Much Wenlock	Fell 1no. Holly within Much Wenlock Conservation Area. It was RESOLVED no objection.
24/00732/FUL 11 The Crescent, Much Wenlock	Proposed single-storey side extension. It was RESOLVED no objection.
24/00792/TCA Mary Way House, 7 St Marys Lane, Much Wenlock	Reduce height by one third of 2no Cypress Leylandii (T6&T7) within Much Wenlock Conservation Area. As friends of the applicant Councillors Fenwick and Tyler took no part in the discussion of voting. It was RESOLVED no objection.

7. Planning Decisions

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

23/05072/LBC 3 Sheinton Street, Much Wenlock, Shropshire, TF13 6HT	Installation of shower room at second floor and replacement of 2No windows on side elevation (amended description). Decision: Grant Permission.
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23/05505/FUL Wheatland Garage , Bridgnorth Road And 17 St Marys Road, Much Wenlock	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). Decision: Refuse.
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8. Draft Shropshire Local Plan Review 2016 - 2038

Members noted an update on progress with the Local Plan review. On 22nd February a response from Shropshire Council to the Inspectors had been posted on the Examination website. A further six week Regulation 19 style consultation would be undertaken between April and June as part of Stage 1 of the examination. This would include consultation on housing provision for older people and those with disabilities and special needs. Approval for the consultation would be sought at Shropshire Council's Cabinet meeting on 17th April. It was expected that additional hearing sessions would be held in late summer/early autumn.

9. Neighbourhood Plan Review

- a. A meeting had been held the previous week between Councillors, the consultant, members of the Civic Society and Refresh Group to make plans for the review launch event on 9th March at the Priory Hall. Preparations were going well.
- b. Members reviewed the extended draft Design Guidelines prepared by AECOM. They recommended more reference to historic quarrying in the area and the inclusion of Wenlock Edge and quarrying on map Fig 48. Councillors queried the best way to reference policies in the Local Plan in the light of the ongoing Local Plan review.
- c. Members reviewed the draft Housing Needs Assessment prepared by AECOM. It was noted that further information was required from Shropshire Council, which Councillor Thomas would request. Guidance was required from the Council's consultant on whether there was any justification to allow a departure from Shropshire Council's housing policy to include, for example, a higher percentage of affordable housing in developments or a different mix between rental and part-ownership.
- d. It was noted that the current Neighbourhood Plan was available on the Town Council and Shropshire Council websites.

10. Flooding Matters

- a. Members received a report from the Strategic Flood Working Group. A meeting had been facilitated by Philip Dunne MP on 23rd February 2024, with representatives of the Town Council, Shropshire Council, Flood Action Group and Environment Agency attending. There had been little change since the previous meeting but the discussions enabled Councillors to continue to press for action. A further meeting was to be arranged towards the end of September.

It was noted that government funding was available to encourage farmers to leave a buffer strip of land around fields to help with drainage. Severn Trent Water also had funding available for certain areas. Councillor Benbow agreed to contact the relevant person at the Shropshire Wildlife Trust to ask if this could be followed up.

Members were advised that the flood gauge at the Pound had been removed.

- b. There had been no response from Shropshire Council's Emergency Planning team to correspondence regarding flood risk from a possible breach at Shadwell Quarry and contingency plans for Quality Liquid Feeds. The Clerk was asked to follow this up.
- c. A response was still awaited from the Flood Action Group with regard to submission of a report to the Health & Safety Executive about risks from the potential collapse of the boundary wall at Shadwell Quarry. The Clerk was asked to follow this up.
- d. Councillor Thomas reported that he had attended the recent meeting with the National Flood Forum (NFF) in Much Wenlock. The local Flood Action Group were critical of the NFF and felt that insufficient progress was being made, however, much was awaited from other agencies.

11. Transport and Highways Matters

- a. Members received a report from the Transport Working Group. There had been a delay with the feasibility study for the Gaskell corner due to the ill health of the lead person. WSP had now appointed a new representative, who had previously been involved with the project, to take matters forward. A revised draft had been provided, which the Transport Working Group were currently reviewing.

The primary school crossing was expected to be installed during the current year, following consultation.

- b. Members considered correspondence from Shropshire Council about resurfacing the A458, Victoria Road, in the next financial year. Councillors noted the serious inconvenience this would cause to businesses in the area. **It was RESOLVED to respond that due to the disruption and other work planned in the area, the Town Council saw a night-time closure as the best solution. The Council requested that the work should be undertaken by the end of June, before the harvest began and before the major flooding work on the Stretton Road. It was hoped that the work would also include repairs to the raised walkway.**

12. Climate Change and Ecological/Nature Emergencies*

13. Street Lighting

14. Street Naming *

15. Footpath Issues*

16. Footpath/Bridleway Creation Orders*

17. Footpath Diversion Orders*

18. Road Closures*

Members noted the following road closures:

- a. Location: King Street, Much Wenlock
 Date/Time: 16th May 2024, all the time
 Purpose: Remedial works: remove and rework CW patch + fit quarry tile in FW
 Agency: Severn Trent Water / Network Plus
- b. Location: B4371, Stretton Road, Much Wenlock
 Date/Time: 22nd July – 15th September 2024, all the time
 Purpose: Capital drainage works
 Agency: Shropshire Council

It was RESOLVED to suspend standing orders to allow the meeting to continue past 9.00pm.

19. Tree Preservation Orders (TPOs)*

20. Stopping Up Orders*

21. Speed Limit Orders*

22. Prohibition Orders*

23. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 9th April 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 had been no update from Planning officers on current enforcement matters.

Two new enforcement matters were reported: 24/10142/ENF and 24/10161/ENF.

In his Shropshire Councillor capacity, Councillor Dan Thomas had contacted the enforcement officer with regard to 23/09961/ENF and Town Councillors were supportive of this action.

The meeting closed at 9.20 pm.

Signed.....(Chairperson)

Date.....