

# MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock  
6 p.m. on Tuesday 1 July 2014

**PRESENT:**

Cllr. Mary Hill (Chairman), Cllr. Bert Harper, Cllr. Yvonne Holyoak, Cllr. Dafydd Jenkins and Cllr. Milner Whiteman OBE.

**TOWN CLERK:**

Sharon Clayton

**IN ATTENDANCE:**

15 Members of the public

Simon Lloyd-Jones, Edge Renewables

John Woolmer, Chairman CPRE South Shropshire Branch

Cllr. David Turner – Shropshire Council

**1) CHAIRMAN'S WELCOME**

The Chairman welcomed everyone to the meeting and introduced councillors to members of the public. She informed the meeting that she had attended the South Shropshire Planning Committee meeting on 24 June 2014 to reiterate the Committee's objections concerning proposals at Mardol House, off King Street. She said she was disappointed that Shropshire Council had not informed the Council that the plans had been amended and hoped that, in future, the Council would be notified.

**2) APOLOGIES**

Apologies were received from Cllr. Kevin Hadley who had work commitments.

**This apology was ACCEPTED.**

**3) MINUTES**

The minutes of the Planning and Environment Committee meeting held on 3 June 2014 were APPROVED.

**It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

**4) DISCLOSURE OF PECUNIARY INTERESTS**

None declared.

**5) DISPENSATIONS**

None requested.

**6) PUBLIC SESSION**

The Chairman invited members of the public to speak about the following:

14/01397/FUL – Fox Studio, King Street

One member of the public put forward objections stating that the proposals would have a negative impact on her property by reducing light, it would be oversized, and result in over-development of the site.

One member of the public has a property which backs on to the proposed development and was concerned that there were inaccuracies in the application details.

One member of the public expressed concerns about loss of light and that the proposals are not in keeping with the Conservation Area.

14/02390/FUL – Edge Renewables, Lea Quarry

Mr Lloyd-Jones from Edge Renewables explained that the two wind turbines proposed were only 2 metres above the development line and were low profile. Four large structures had been taken down from the site and the turbines would be no more unsightly. Edge Renewables was to install the turbines themselves to ensure that they were properly installed and noise from them would not be excessive. The turbines would be seen from the footpath, which the company owned, and it was not thought that the turbines would be any more obvious than the buildings which had been taken down. The company has invested heavily and does not want to spoil the existing natural features. With regard to the application to vary conditions (14/02605/VAR) this was because planning permission needed to be sought for practically everything they wanted to do and this application was to make it easier for them to progress with further improvements.

Mr Woolmer from the CPRE expressed concern about the proposals and said that the Shropshire Core Strategy was opposed to development that erodes the countryside, especially if it is an AONB. The Neighbourhood Plan does not support wind turbines except to endorse the approach taken in the Shropshire Hills AONB 2009-2014 Management Plan (Policy 35). The proposed turbines would be located near to a SSSI at Wenlock Edge and would be visible and audible to visitors to the area. He urged the Committee to reject the proposals.

The Chairman thanked everyone for their comments and said that the Committee would conduct its business in the same order as presented on the agenda.

**7) PLANNING MATTERS**

The following planning application were considered:

<p>14/01397/FUL Fox Studio, King Street, Much Wenlock</p>	<p>Proposed extensions and conversion of existing studio building to form four residential units; including demolition of part of boundary wall (amended description).</p> <p><b>It was unanimously AGREED:</b></p> <ul style="list-style-type: none"> <li>i. <b>There seemed to be little difference between the amended proposals and the previous proposals and the development did not belong in a conservation area.</b></li> <li>ii. <b>To object on the following grounds: the site is prominently located within the Much Wenlock Conservation Area where the demolition of any part of the stone wall would have a significant detrimental impact on the character and appearance of this part of the Conservation Area; visibility for drivers exiting the proposed site access onto King Street is severely restricted, in both directions, by the adjoining access to the north and the remaining tall boundary wall to the south. As a consequence the formation and use of the access would lead to conditions detrimental to the free flow and safe movement of traffic; it is a site of sensitive archaeological remains which should be thoroughly investigated; the proposals would lead to over development of a small site in a Conservation Area.</b></li> </ul>
<p>14/02390/FUL Edge Renewables, Lea Quarry, Presthope, Much Wenlock</p>	<p>Erection of two low profile wind turbines.</p> <p><b>After being put to a vote it was unanimously AGREED to:</b></p> <ul style="list-style-type: none"> <li>i. <b>Object on the grounds that the Neighbourhood Plan does not support wind turbines except to endorse the approach taken in the Shropshire Hills AONB 2009-2014 Management Plan (Policy 35).</b></li> <li>ii. <b>The wind turbines would be located in an ANOB and close to a SSSI.</b></li> <li>iii. <b>The proposals are contrary to policies, CS6 CS16 and CS17 in the Core Strategy.</b></li> </ul>
<p>14/02605/VAR Edge Renewables, Lea Quarry, Presthope, Much Wenlock</p>	<p>Variation of condition number 12a attached to 12/03034/FUL to allow the condition to only apply to the area of the quarry outside the operational yard, therefore allowing permitted development rights inside the operational yard.</p> <p><b>It was AGREED that the Committee is supportive of the improvements to the site to date and had NO OBJECTION to this application.</b></p>

14/02720/FUL 27 Swan Meadow, Much Wenlock	Erection of a single storey extension to rear and alterations to existing garage to include erection of first floor extension over.  <b>It was <u>AGREED</u> to support the application because it will not affect the neighbours, there is plenty of room, and the whole housing development includes many extensions of this type.</b>
14/02753/FUL 8 St Mary's Road, Much Wenlock	Application under Section 73a of the Town and Country Planning act 1980 for the erection of a detached double garage (Revised Scheme)(Retrospective).  <b>It was <u>AGREED</u> to object on the grounds that:</b> i. <b>The proposals are not in keeping with the surrounding area.</b> ii. <b>The development is too large and will have a negative impact in this location.</b>
14/02832/LBC Bourton Manor, Bourton, Much Wenlock	Internal alterations to reinstate two dwellings to one dwelling affecting a Grade II Listed Building.  <b>It was <u>AGREED</u> to support the application because it does not impact on its surroundings.</b>

The following **DECISIONS** were **NOTED**.

13/04454/VAR Edge Renewables, Lea Quarry, Presthope, Much Wenlock	Removal of Condition no: 4 attached to 13/03243/FUL to allow development to commence without the acquisition of a Mitigation Licence  <b>Permission <u>GRANTED</u> 3 June 2014</b>
14/01627/LBC 3 St Mary's Lane, Much Wenlock	Installation of replacement windows to ground and first floor side and rear elevations  <b>Permission <u>GRANTED</u> 27 June 2014</b>

#### 8) STREET NAMING

None received.

#### 9) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

#### 10) FOOTPATH DIVERSION ORDERS

None received.

#### 11) ROAD CLOSURES

Road closure at Station Road, Much Wenlock on 13 July 2014 from 10.00 to 15.00 for the Wenlock Olympian Triathlon.

**It was AGREED to NOTE.**

#### 12) STOPPING UP ORDERS

None received.

#### 13) SPEED LIMIT ORDERS

None received.

#### 14) PROHIBITION ORDERS

None received.

#### 15) CONSULTATION

None received.

**16) CORRESPONDENCE**

Letters and emails of objection were received and **NOTED** with reference to the following planning applications:

- 14/01397/FUL – Fox Studio, King Street
- 14/02390/FUL – Edge Renewables, Lea Quarry

**17) DATE OF NEXT MEETING**

It was **NOTED** that the next meeting would take place on Tuesday 5 August 2014 commencing at 6 pm.

**18) PLANNING ENFORCEMENT CASES**

**PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

**Due to the confidential nature of the business to be transacted and pursuant to Section 1(2) of the above Act it was agreed that the public and press should not be present.**

A recent planning enforcement case was **NOTED**.

The meeting closed at 19.11.

Signed.....  
Chairman

Date.....