

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
9:30 am on Tuesday 1 November 2016

PRESENT:

Cllr. Mary Hill (Chairman), Cllr. Bert Harper, and Cllr. Milner Whiteman OBE.

TOWN CLERK:

Sharon Clayton

PRESENT:

1 member of the public.

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

Apologies were received from Cllr. Paul Laming who was away on holiday and Cllr. Dafydd Jenkins who had work commitments.

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 4 October 2016 were considered for approval.

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

4) 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.

None declared.

5) DISPENSATIONS

None requested.

6) PUBLIC SESSION

A member of the public expressed concern about planning application no: 16/04631/FUL for change of use of ground floor space from a hardware store into a tea shop/bistro at 22 Barrow Street. He felt that there were already plenty of places where people could find a cup of tea and, that without a reasonable variety of retail shops, the town would lose its vitality. He acknowledged a need for a vibrant retail economy and without the hardware shop the town would lose yet another valuable retail offer. He asked the committee not to support the application on the grounds that a good mix of retail was necessary to maintain the vibrancy of the town.

7) PLANNING MATTERS

The following planning applications were considered:

16/04631/FUL 22 Barrow Street, Much Wenlock	Change of use of ground floor retail space (currently a hardware store) into a tea shop/bistro. It was PROPOSED, SECONDED and unanimously AGREED not to support the application because the applicant had not provided a Viability Statement to support change of use as outlined in Objective 9, Appendix 1, in the Neighbourhood Development Plan for Much Wenlock, neither does it confirm compliance with Objective 2, Policy EJ5, Economy and Jobs.
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16/04129/FUL Orchard Croft, Vineyard Road, Homer, Much Wenlock	Replacement pitched roof. It was PROPOSED, SECONDED and unanimously AGREED no objection.
16/04158/FUL 8 Homer, Much Wenlock	Erection of garage with first floor gym and plant room. It was PROPOSED, SECONDED and unanimously AGREED to object on the grounds that the size and scale of the proposals were inappropriate within its setting, and not in accordance with Objective 6, Good Quality Design, in the Neighbourhood Development Plan for Much Wenlock which states that "...it is important that new development respects its rural setting and does not detract from the high quality landscape of the parish in line with CS6". It was further AGREED: i. That the Aboricultural Officer should be urged to place a TPO on the two mature Oak trees which may be affected by the proposals. ii. To concur with the Footpaths Officer in relation to the lawful diversion of the footpath.
16/04223/FUL Barn conversions at Hill Farm, Bourton, Much Wenlock	Conversion of outbuilding to form three dwellings, associated external works and parking areas and change of use of agricultural land to domestic use. It was PROPOSED, SECONDED and unanimously AGREED: i. No objection to the conversion. ii. Object to insufficient parking spaces. In accordance with Objective 1, Policy H6 in the Neighbourhood Development Plan for Much Wenlock there should be a minimum of 2 parking spaces for each dwelling. The proposals appear to provide only one parking space.
16/04488/CPL Stretton Westwood Booster Pumping Station, Much Wenlock	Application for Lawful Development Certificate for the proposed formation of a new vehicular access with stone hard standing area and information sign (FOR INFORMATION ONLY). NOTED
16/04645/VAR Birchfield House, Victoria Road, Much Wenlock	Removal of Condition no: 6 attached to permission 11/01980/FUL dated 16.6.11 to allow the unit to be used as an independent unit of accommodation. It was PROPOSED, SECONDED and unanimously AGREED no objection.
16/04753/SCR Shadwell Quarry, Farley Road, Much Wenlock	Screening opinion on partial infilling of the lake to leave an average water depth of 2m to reduce health and safety risk (FOR INFORMATION ONLY). NOTED Whilst this was for information only Committee Members would be delighted to see the quarry infilled but would hope that infill materials would be sourced locally and not brought in from outside of the area.
16/04808/TCA Wenlock Priory, Bull Ring, Much Wenlock	Remove fallen limb, pollard by 6m, reduce by half length the western vertical limb and reduce lateral spread by 3-4m of one Horse Chestnut within Much Wenlock Conservation Area. It was PROPOSED, SECONDED and unanimously AGREED to support.
16/04782/FUL 5 Stretton Road, Much Wenlock	Demolition of existing porch, erection of two storey side extension with new stair enclosure, and new porch to new entrance It was PROPOSED, SECONDED and unanimously AGREED no objection.

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

15/00878/FUL Proposed affordable housing development site, Homer, Much Wenlock	Erection of one affordable dwelling and detached double garage, formation of new vehicular access, connection of foul drainage to existing mains system Permission GRANTED 4 October 2016
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16/03864/FUL Sunnyside Beggarhill Brook, Callaughton, Much Wenlock	Erection of first floor rear extension Permission GRANTED 24 October 2016
16/03999/TCA 55 Sheinton Street, Much Wenlock	To remove one Pine tree and reduce overhanging branches of one Walnut tree by 20% within the Much Wenlock Conservation Area Permission GRANTED 21 October 2016

8) NEIGHBOURHOOD PLAN REVIEW

Members considered information concerning the review process for the Neighbourhood Development Plan for Much Wenlock. At the last Town Council meeting held on 6 October 2016 the Council agreed that the Neighbourhood Plan Monitoring Working Group should also be responsible for leading the review process and to advise the Town Council on changes to the Plan. With this in mind the Working Group had invited a Member of the Committee to attend its first meeting at which the Working Group would begin to address the formula for engaging the community with the review of the Neighbourhood Plan.

Members expressed concern as to whether a review was necessary, especially since the outcome of a new Neighbourhood Planning Bill had not been before Parliament and a review process was yet to be clearly defined.

It was PROPOSED, SECONDED and AGREED to respond to the Working Group and inform members that:

- i. **The Committee feels that no further action should be taken until firm details were received from Parliament concerning the review process.**
- ii. **A Committee Member would not be attending the next meeting of the Working Group.**

9) STREET NAMING

None received.

10) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

11) FOOTPATH DIVERSION ORDERS

None received.

12) ROAD CLOSURES

None received.

13) TREE PRESERVATION ORDERS

None received.

14) STOPPING UP ORDERS

None received.

15) SPEED LIMIT ORDERS

None received.

16) PROHIBITION ORDERS

None received.

17) TRAFFIC ISSUES

The Chairman expressed concern that there had been no feedback following recent speed monitoring along the Stretton Road. She also expressed concern that Grange Fencing lorries appeared to be overloaded.

It was PROPOSED, SECONDED and AGREED that evidence should be gathered, via photographs, so that any necessary action could be taken if any Grange Fencing lorries were carrying more weight than was legally permitted.

18) CORRESPONDENCE RECEIVED

- i. Email received from local resident concerning 16/03878/FUL – The Withies Campsite.
- ii. Emails received concerning 16/04631/FUL, change of use at 22 Barrow Street.

It was AGREED to NOTE.

19) DATE OF NEXT MEETING

It was NOTED that the next meeting would take place on Tuesday 29 November 2016 at 09:30.

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the above Act it was PROPOSED, SECONDED and RESOLVED that, due to the confidential nature of the business to be transacted, the public and press should not be present.

20) PLANNING ENFORCEMENT CASES

Members were informed of a recent planning enforcement case.

It was AGREED to NOTE.

The meeting closed at 10:48.

Signed.....
Chairman

Date.....