

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Corn Exchange, Much Wenlock
9:30 am on Tuesday 28 February 2017

PRESENT:

Cllr. Mary Hill (Chairman), Cllr. Graham Edgcumbe Venning, Cllr. Herbert Harper, Cllr. Dafydd Jenkins, Cllr. Paul Laming, and Cllr. Milner Whiteman OBE.

TOWN CLERK:

Sharon Clayton

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

There were no apologies since all Members were present.

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 31 January 2017 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 the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

None declared.

5) DISPENSATIONS

None requested.

6) PUBLIC SESSION

There were no members of the public present.

7) PLANNING MATTERS

The following planning applications were considered:

<p>16/04223/FUL Barn Conversions at Hill Farm, Bourton, Much Wenlock</p>	<p>Conversion of outbuilding to form four dwellings, associated external works and parking areas, and change of use of agricultural land to domestic use. It was PROPOSED, SECONDED and unanimously AGREED:</p> <ul style="list-style-type: none">i. No objection, although the application does not make it clear that two parking spaces will be assigned and identified to each unit, and clarification should be sought.ii. To concur with the Highways Officer recommendations.
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17/00419/FUL Car park north of Bridge House, Stretton Road, Much Wenlock	Change of use of existing temporary car park to a permanent car park to provide access and parking for the adjacent business, removal of a top soil bund and the installation of 2.4m high security fencing; formation of new access and installation of 2.4m high security gate; removal of existing security fence and gated access. It was PROPOSED, SECONDED and unanimously AGREED that: i. The application strictly opposes the terms of the Neighbourhood Plan for Much Wenlock Objective 2, The Economy and Jobs, Policy EJP1. The land is clearly shown on Plan 2, EMP1 as designated employment land. The application at (19) makes no reference to employment, and planning application 13/02569/VAR validated on 1 July 2013, granted permission for the land to cease its use as a car park. ii. Cllr. David Turner should be asked to explain how the land has been changed from employment land and designated as a car park.
17/00452/TCA The Lymes, 12 Barrow Street, Much Wenlock	Notification of tree works to include the felling of one Leylandii tree lying within the Much Wenlock Conservation Area. It was PROPOSED, SECONDED and unanimously AGREED no objection and to concur with the Tree Forum's recommendation to replace the felled tree with another suitable tree.
17/00599/FUL 28 High Street, Much Wenlock	Erection of a conservatory to rear. It was PROPOSED, SECONDED and unanimously AGREED no objection but the Committee had reservations about the use of aluminium but would be guided by the Conservation Officer's recommendations.
17/00600/LBC 28 High Street, Much Wenlock	Internal and external alterations in connection with erection of a conservatory to rear affecting a Grade II Listed Building. It was PROPOSED, SECONDED and unanimously AGREED no objection but the committee had reservations about the use of aluminium but would be guided by the Conservation Officer's recommendations.
17/00662/LBC 16 High Street, Much Wenlock	Alterations to secondary steps on first floor affecting a Grade II Listed Building. It was PROPOSED, SECONDED and unanimously AGREED no objection.
17/00816/TCA 30 Sheinton Street, Much Wenlock	To fell two Conifer trees and crown lift and reduce by no more than 15% four Ash trees within Much Wenlock Conservation Area. It was PROPOSED, SECONDED and unanimously AGREED no objection.

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

16/02910/FUL Land to west of Callaughton Lane and to the south of Oakfield Park, Much Wenlock	Erection of 12 affordable dwellings, with associated parking, roads, landscaping, sustainable drainage scheme and enhanced access from the Callaughton Lane Permission GRANTED 7 February 2017
16/03878/FUL Withies Campsite, Stretton Road, Much Wenlock	Change of Use of land to campsite to include improved access, erection of multi-purpose building and siting of four Shepherds Huts Permission GRANTED 1 February 2017
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 (amended plans) Permission GRANTED 8 February 2017
16/05556/FUL Keepers Cottage, Bourton, Much Wenlock	Erection of triple garage and store Permission GRANTED 3 February 2017

Cllr. Paul Laming left at this point in the meeting.

8) FLOODING ISSUES

- a) Members were informed that a former member of the Community Flood Action Group was willing to help to review the Much Wenlock and District Community Flood Information, Prevention and Action Plan and attempts would be made to find other volunteers.

It was PROPOSED, SECONDED and AGREED to NOTE.

- b) Members considered the response from Shropshire Council concerning flooding issues at Callaughton Lane.

It was PROPOSED, SECONDED and AGREED to NOTE.

9) DEVELOPMENT AT STRETTON ROAD

Members considered information received concerning development at Stretton Road.

It was PROPOSED, SECONDED and AGREED to NOTE.

10) NEIGHBOURHOOD PLAN REVIEW

Members received information concerning the review process for the Neighbourhood Plan for Much Wenlock.

It was PROPOSED, SECONDED and AGREED that Cllr. Mary Hill would convey the Committee's concerns to the Neighbourhood Plan Monitoring and Review Working Group.

11) STREET NAMING

None received.

12) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

13) FOOTPATH DIVERSION ORDERS

None received.

14) ROAD CLOSURES

Road to be closed at Sheinton Street and The Crescent (from the Station Road south junction to Sytche Lane junction), between 10 and 11 April 2017 from 09:30 until 16:00 for patching works.

NOTED.

15) TREE PRESERVATION ORDERS

(Land to the south of Vineyard Road, Homer) TPO 2016 created on 25 August 2016.

NOTED.

16) STOPPING UP ORDERS

None received.

17) SPEED LIMIT ORDERS

None received.

18) PROHIBITION ORDERS

None received.

19) TRAFFIC ISSUES

Concern was expressed that the proposal to install yellow lines at Queen Street bus shelter was still outstanding.

Concern was also expressed about the response from the police concerning vehicles causing obstruction.

It was PROPOSED, SECONDED and AGREED:

- i. **That Shropshire Council should be asked when the yellow lines would be installed.**
- ii. **To write to the PCC outlining the town councils concerns about obstructive vehicles.**

20) CORRESPONDENCE RECEIVED

- Email response from Shropshire Council concerning 15 High Street.

It was PROPOSED, SECONDED and AGREED:

- i. To request a copy of the correspondence between Shropshire Council and the landowner.
- ii. To write to the landowner and invite him to discuss future plans for the site with the Committee.

- Briefing note from Shropshire Council concerning consultation on planning applications.
NOTED.

21) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 4 April 2017 at 09:30.

The meeting closed at 10:48.

Signed.....
Chairman

Date.....