

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 3 February 2015

PRESENT:

Cllr. Yvonne Holyoak (Chairman), Cllr. Bert Harper, and Cllr. Paul Laming.

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

Phil Holden – AONB Partnership Manager

Sarah Bury – Chair CPRE Shropshire

Cllr. David Turner

Cllr. Robin Bennett

11 members of the public

1) CHAIRMAN'S WELCOME

In the absence of the Chairman, Cllr. Mary Hill, Cllr. Yvonne Holyoak was in the chair and welcomed everyone to the meeting.

2) APOLOGIES

The following apologies were received:

COUNCILLOR	REASON FOR ABSENCE
Mary Hill	Illness
Dafydd Jenkins	Work commitments
Milner Whiteman OBE	Holiday

These apologies were accepted as APPROVED absence.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 6 January 2015 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

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.

However it was pointed out that Cllr. Joffrey Watson was the agent for planning application numbers 15/00367/TCA and 15/000368/TCA although Committee Members had no associated pecuniary interests.

5) DISPENSATIONS

None requested.

6) AONB AND THE NEIGHBOURHOOD PLAN

The Chairman welcomed Phil Holden to the meeting who had kindly agreed to attend to inform Members about the AONB Partnership and how AONB status relates to the Neighbourhood Plan. He explained how AONBs were created under the National Parks & Access to the Countryside Act 1949 with the principal purpose "to conserve and enhance natural beauty". The Shropshire Hills AONB was designated in 1958, and the AONB Management Plan has been a statutory document since 2004. It is used as a 'material consideration' in planning decisions.

Amongst other supporters Defra provides some funding for the Shropshire AONB Partnership which is a joint advisory committee to Shropshire Council and Telford & Wrekin Council. The Partnership has 40 members including councillors and representatives from a wide range of interests. Although it responds to planning applications the partnership is a non-statutory consultee.

Areas which have been designated as AONBs have the highest level of protection in national policy, equivalent to National Parks. 29% of Shropshire is covered by an AONB. Much Wenlock town lies just outside the AONB although Wenlock Edge and roughly 1 km below it, Homer, and a small part of Lea Quarry are within it. The AONB is not a 'no development' area and 19,000 people live within it. Many developments are not harmful and must conform to high standards.

Mr. Holden suggested that the Neighbourhood Plan should give more reference to the NPPF (National Planning Policy Framework) and the Core Strategy policies for landscape, natural and historic environment etc. otherwise these policies may be overlooked. He said that Policy LL1 in the Neighbourhood Plan states what will be acceptable but does not state what will not be acceptable.

The Chairman invited Sara Bury to speak. She said that references to the AONB are a little bit obscure in the Core Strategy and SAMDev although the references in the NPPF are more clear. Wenlock Edge has huge heritage value and she hoped that further development would not spoil the area. She congratulated the Town Council on the hard work that had gone into the development of the Neighbourhood Plan which she thinks is a good thing to have done.

Mr. Holden was asked to expand on references to wind turbines in the AONB Management Plan. He said that the policies in the Management Plan are Shropshire Council policies and are for guidance only although Shropshire Council does take advice from the Partnership. It is up to the decision making authority to decide whether a planning application is a major development or not. The Partnership has a standard statement which they submit to planning applications which neither support or object to planning proposals but do remind the planners that they have a duty to consider the policies within the Management Plan.

The Chairman thanked both guests for attending the meeting and for all the valuable information they had given to councillors.

7) PUBLIC SESSION

The Chairman allowed a member of the public to speak on agenda Item 9, land east of Bridgnorth Road, agenda item 6, the AONB and the Neighbourhood Plan, and agenda item 10, the Neighbourhood Plan for Much Wenlock. He referred to the Town Council's 'Planning Pre-Application Discussions Protocol', which is seen as good practice nationally, and suggested that it would be advantageous if all major or potentially contentious planning applications were presented to the Planning & Environment Committee before submission to the Planning Authority. He recommended that Shropshire Council should be asked to advise applicants about the Protocol.

He said that RPS and Persimmon should be advised that, contrary to their presentation at the last Committee meeting, there is no prescribed phasing of the target completions of 130 dwellings, and the Plan will need to be reviewed within three years of its adoption. He referred to their proposals for 55 dwellings, on a site which is outside the town's development boundary, and will therefore need to comply with Policy H5 in the Neighbourhood Plan. This policy links to Policy H1 and RPS/Persimmon may not be able to justify such an early development in terms of affordable housing rate. The number of dwellings will need to comply with GQD2 and, if the density is too great for the proposed 55 dwellings, may give ground for refusal.

He went on to suggest questions that the Town Council should ask RPS/Persimmon about their proposals for development at land off Bridgnorth Road. He said that the value of responding to these proposals will highlight key material issues which, if ignored, may strengthen a case for refusal in due course.

8) PLANNING MATTERS

The following planning applications were considered:

14/05528/FUL 34 Southfield Road, Much Wenlock	Erection of two storey extension to side elevation It was unanimously AGREED no objection provided the development conforms with policies within the Neighbourhood Plan
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14/05535/FUL Hill Farm House, Bourton, Much Wenlock	Erection of a timber framed open fronted double garage with store It was unanimously AGREED that: i. The site is in a flood risk area. ii. The applicant has given insufficient information. iii. There is no evidence that the proposed development will conform to Objective 3, Policy RF2 in the Neighbourhood Plan.
14/05634/VAR Bradley Farm, Bourton, Much Wenlock	Variation of Condition no: 2 (approved plans) attached to Planning Permission 13/04309/EIA dated 6 March 2013 to re-orientate the buildings. It was unanimously AGREED no objection
15/00171/FUL Hill farm House, Bourton, Much Wenlock	Sub-division of one dwelling into two separate dwellings It was unanimously AGREED to support.
15/00367/TCA Manor House, 20 Sheinton Street, Much Wenlock	To crown lift and reduce by 1 – 2m one Silver Birch, crown reduce one Cherry tree by 20%, fell one Cherry and one Ash tree within Much Wenlock Conservation Area. It was unanimously AGREED to support.
15/00368/TCA The Rectory, New Road, Much Wenlock	To crown lift 3 / 4 lower branches and crown reduce by 20% one Cherry tree within Much Wenlock Conservation Area. It was unanimously AGREED to support.

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

14/05240/VAR Rock House Inn, Much Wenlock Road, Farley, Much Wenlock	Variation of Condition no: 2 (approved plans) attached to planning permission 11/04326/FUL Permission GRANTED 26 January 2015
14/05266/TPO Mary Way House, 7 St Mary's Lane, Much Wenlock	Crown reduce one Sycamore tree by 33% protected by Shropshire Council (Mary Way House, St. Mary's Lane, Much Wenlock) TPO 2014 Permission GRANTED 6 January 2015
14/05487/TCA The Old Shoppe, 22 Bourton, Much Wenlock	Crown reduction of three Sycamore trees by 3.6m – 4.5m and crown thinning by up to 30%, crown reduction of one Plum tree by 3.6m – 4.5m within Bourton Conservation Area No objection 13 January 2015
14/05459/LBC 2 Wilmore Street, Much Wenlock	Installation of hanging sign above shop front Permission GRANTED 19 January 2015

9) LAND EAST OF BRIDGNORTH ROAD, MUCH WENLOCK

Following the presentation from RPS at the last Committee meeting Members considered a response to recommend to the Town Council.

It was **AGREED** to recommend the following to the Town Council:

- Should the Town Council respond at all?

If yes the following questions should be asked:

- What is the size and density of the development which is, of course, outside the development boundary?
- How will flooding issues be addressed particularly in relation to their previous development at Hunters Gate since the land is in a high risk rapid response catchment area?
- Traffic management proposals are not sufficient.
- Is there an intention to work with a social housing provider as recommended in the Neighbourhood Plan?
- We need an indication of timescale and when will a public consultation take place?

10) NEIGHBOURHOOD PLAN FOR MUCH WENLOCK

Members received information relating to a miss-reference to Objective 2, Policy LL1, in the Neighbourhood Plan. On page 12 – Policy EJ6 should refer to Policy LL2 and not LL1 as stated in the text.

NOTED.

11) PLANNING APPLICATIONS REFERRED TO THE SOUTHERN PLANNING COMMITTEE

There were no reports from Members. However, Members were informed that the following planning applications were to be considered by the Southern Planning Committee on 10 February 2015:

- 14/01753/FUL for the construction of an attenuation pond designed to attenuate 12,000m³ of water at land south-west of Bridge House, Stretton Road, Much Wenlock and
- 14/01754/FUL for the construction of an attenuation pond designed to attenuate 4,500m³ of water at Sytche Lane, Much Wenlock.

It was unanimously AGREED that no-one would attend to speak on the above applications.

12) STREET NAMING

None received.

13) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

14) FOOTPATH DIVERSION ORDERS

Members received notice of the Shropshire Council (Footpath 25 (Part), Parish of Much Wenlock) Public Path Diversion Order 2015.

NOTED.

15) ROAD CLOSURES

None received.

16) TREE PRESERVATION ORDERS

None received.

17) STOPPING UP ORDERS

None received.

18) SPEED LIMIT ORDERS

None received.

19) PROHIBITION ORDERS

None received.

20) CONSULTATION

None received.

21) TRAFFIC ISSUES

None received.

22) CORRESPONDENCE

The Town Clerk informed Members that she had asked Shropshire Council for information necessary to monitor and review the Neighbourhood Plan. She had received an email from Andy Mortimer, Policy and Environment Manager at Shropshire Council, who said that Shropshire Council was currently working on the details of the 5-year land supply. The backlog of land use data is ready to be integrated into the monitoring (PLUMS) database but Shropshire Council is waiting for data from the Council Tax and Building Regulations departments to verify and cross check.

NOTED.

23) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 3 March 2015 commencing at 6 pm.

09/15

24) PLANNING ENFORCEMENT CASES

None received.

The meeting closed at 19:40.

Signed.....
Chairman

Date.....