

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Corn Exchange, Much Wenlock
9:30 am on Tuesday 3 January 2017

PRESENT:

Cllr. Mary Hill (Chairman), Cllr. Dafydd Jenkins, Cllr. Herbert Harper, 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

Apologies were received from Cllr. Paul Laming who would be late.

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

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 29 November 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 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>16/05435/FUL 8 Mardol Terrace, Smithfield Road, Much Wenlock</p>	<p>Erection of timber framed second storey rear extension with roof dormer. It was PROPOSED, SECONDED and unanimously AGREED that, whilst the committee does not object to the extension itself and supports the interior layout of the proposal, the committee could not support the application in its current form and concurred with the Conservation Officer's comments which, in summary, state that the proposals were not considered to preserve or enhance the character of the conservation area and therefore were not in line with applicable policies, guidance and legislation.</p> <p>It was further AGREED that the application, in its current form, should be rejected.</p>
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16/05556/FUL Keepers Cottage, Bourton, Much Wenlock	Erection of triple garage and store. It was PROPOSED, SECONDED and unanimously AGREED no objection.
16/05706/COU 17 Barrow Street, Much Wenlock	Change of Use from A1 Class Use (retail) to A3 Class Use (restaurant/cafes). It was PROPOSED, SECONDED and unanimously AGREED to support.
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 Shepherd's Huts. Members considered whether a committee member should attend the Southern Planning Committee meeting that would consider this application on 10 January 2017. It was PROPOSED, SECONDED and unanimously AGREED that: <ol style="list-style-type: none"> i. The Chairman, Cllr. Mary Hill, would attend the meeting to represent the town council's objections to the application. ii. Cllr. David Turner should be asked to support the committee's objections because they would test the policies within the Neighbourhood Plan for Much Wenlock.

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

15/01850/FUL Fox Studio, King Street, Much Wenlock	Proposed extension and conversion of existing studio building to form two residential units and one commercial unit Permission GRANTED 7 December 2016
15/04539/FUL Barn Conversion at Hill Farm, Bourton, Much Wenlock	Conversion of existing barn to dwelling Permission GRANTED 16 December 2016
16/04129/FUL Orchard Croft, Vineyard Road, Homer, Much Wenlock	Replacement pitched roof Permission GRANTED 2 December 2016
16/04631/FUL 22 Barrow Street, Much Wenlock	Change of use of ground floor retail space into a tea shop/bistro WITHDRAWN 6 December 2016
16/04718/FUL Chestnut Cottage, 1 Bourton, Much Wenlock	Erection of single storey link extension Permission GRANTED 7 December 2016
16/04868/DIS 27-28 Barrow Street, Much Wenlock	Discharge of conditions 3 (drainage), 4 (doors and windows) and 5 (roof materials) on planning permission 16/01410/FUL for the erection of conservatory with linked extensions to existing building; demolition of existing conservatory; linked extension from existing outbuilding to dwelling; works to outbuilding Discharge conditions APPROVED 20 December 2016
16/05204/TCA Wenlock Abbey, Bull Ring, Much Wenlock	To crown reduce one Copper Beech tree by 30% and remove one heavy limb to one Sycamore tree within Much Wenlock NO OBJECTION 21 December 2016
16/05363/TCA 33 Barrow Street, Much Wenlock	To crown thin one Ash tree and lateral branches cut back by 1-1.5m to pruning points within Much Wenlock Conservation Area NO OBJECTION 23 December 2016
16/05402/DIS 5 Queen Street, Much Wenlock	Discharge of conditions 4 (roofing materials), 5 (joinery), 7 (external materials), 7 (archaeology) and 8 (surface water drainage) on planning permission 15/04570/FUL for the erection of replacement single storey extension Discharge conditions part APPROVED 21 December 2016

16/05423/DIS 5 Queen Street, Much Wenlock	Discharge of Conditions 4 (roof materials), 5 (joinery), and 6 (external materials) on Planning Permission 15/04571/BC for the erection of replacement single storey extension affecting a Grade II Listed Building Permission GRANTED 21 December 2016
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8) FLOODING

Cllr. Herbert Harper informed members that he had met with someone from the Community Flood Action Group to discuss plans for monitoring flooding issues in the future and he had been informed that, whilst it had not met for some time, the Flood Action Group was still active. Cllr. Harper hoped to receive a list of people who were associated with the Action Group.

Cllr. Mary Hill informed members that she had attended the last surgery held by Cllr. David Turner where concerns had been expressed about how excess water would be alleviated on the proposed Callaughton Lane development site.

It was **PROPOSED, SECONDED and AGREED** that:

- i. **Much Wenlock needs someone to monitor, and a contact point, for flood related issues in Much Wenlock and the committee would do all it could to ensure that Much Wenlock was not put at risk from flooding.**
- ii. **A copy of the Community Flood Information Prevention and Action Plan should be provided to all committee members and should be considered at the next meeting.**
- iii. **Members should keep an eye on the drainage plans for the Callaughton Lane development to ensure they comply with the Neighbourhood Development Plan for Much Wenlock.**

9) NEIGHBOURHOOD PLAN REVIEW

There was no further information to consider.

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

None received.

13) ROAD CLOSURES

- a) Sheinton Street, Much Wenlock closed from 20 – 21 February 2017 for re-surfacing work.
- b) B4378 between Bourton and Brockton to be closed for 10 days from 30 January 2017 between 09:30 to 15:30 daily for BT to install new fibre cable.

NOTED.

14) TREE PRESERVATION ORDERS

None received.

15) STOPPING UP ORDERS

None received.

16) SPEED LIMIT ORDERS

None received.

17) PROHIBITION ORDERS

None received.

18) TRAFFIC ISSUES

Cllr. Herbert Harper expressed his concerns that vehicles in the town were parking in such a way that they were restricting the passage of emergency vehicles if they needed to respond to an emergency. Particular areas of concern were Hodgcroft and Back Lane in Much Wenlock.

Cllr. Dafydd Jenkins also expressed concern that the bollard that had been knocked down by a vehicle and removed from outside of the Guildhall had not been replaced thus leaving the Grade II Listed building vulnerable to a potential collision from vehicles driving through a busy narrow street.

It was PROPOSED, SECONDED and AGREED that:

- i. **The town council should write to the emergency services to express the council's concerns about parking in the town which might impede emergency vehicles responding to emergencies.**
- ii. **Shropshire Council should be asked to reinstate the bollard outside of the Guildhall.**

19) CORRESPONDENCE RECEIVED

Letter from Bruton Knowles concerning the transfer of shops at nos. 17 and 22 Barrow Street, Much Wenlock.

NOTED.

20) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 31 January 2017 at 09:30.

21) PLANNING ENFORCEMENT CASES

There were no planning enforcement cases received.

The meeting closed at 10:39.

Signed.....
Chairman

Date.....