

06/17

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Corn Exchange, Much Wenlock
9:30 am on Tuesday 31 January 2017

PRESENT:

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

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

2 members of the public

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

Apologies were received from Cllr. Dafydd Jenkins, who had work commitments.

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 3 January 2017 and an Extraordinary meeting held on 24 January 2017 were considered for approval.

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

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

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.

In accordance with Standing Order no: 10(a)(vi) the Chairman PROPOSED that the order of business be changed and, after being SECONDED, it was RESOLVED that agenda items 8 and 20 be considered together at this point in the meeting

6) FLOODING

- a) Cllr. Herbert Harper informed members that he had not received any information from former members of the Community Flood Action Group and had no idea who the volunteer flood wardens were. Following the 2007 flood in Much Wenlock Cllr. Harper had been instrumental in the development of a Community Flood Information, Prevention and Action Plan which needed to be given a higher profile via the continuation of the Flood Action Group and other relevant agencies.

It was PROPOSED, SECONDED and AGREED that:

- i. **The threat of flooding in Much Wenlock should be discussed at the Annual Town Meeting to encourage volunteers to help with the management of a flood should it occur.**
- ii. **Cllr. Mary Hill and Cllr. Herbert Harper would look through the Community Flood Information, Prevention and Action Plan to see which information needed updating.**
- iii. **Cllr. Mary Hill would try to make contact with former members of the Flood Action Group.**

- b) Following information and concern from a member of the public Members considered perceived drainage problems at the proposed Callaughton Lane development site. There were two drainage reports relative to Much Wenlock, one was the Much Wenlock Integrated Urban Drainage Management Plan dated June 2011 and a very detailed report prepared by the engineering department of Telford & Wrekin Council. Shropshire Council was being advised by Mouchel but neither organisation appeared to be concerned that there was 90% water run-off from the field where the development was proposed and the run-off was draining into the highway. This was an offence.

It was PROPOSED that Richard Fortune, the planning officer assigned to the planning application should be invited to discuss drainage plans with the Committee.

It was PROPOSED, SECONDED and AGREED that Richard Fortune, and a representative from Mouchel, should be invited to discuss drainage plans with the Committee at an informal meeting.

7) TRAFFIC ISSUES

The impact of the surface water run-off on to the highway was considered at item 6 above.

NOTED.

8) PUBLIC SESSION

Members of the public were allowed to speak during item 6 above.

9) PLANNING MATTERS

The following planning applications were considered:

16/04782/FUL 5 Stretton Road, Much Wenlock	Demolition of existing porch, erection of two storey side extension and new stair enclosure, and new porch to new entrance (amended plans) It was PROPOSED, SECONDED and unanimously AGREED no objection.
16/05435/FUL 8 Mardol Terrace, Smithfield Road, Much Wenlock	Erection of timber framed second storey rear extension, with roof dormer It was PROPOSED, SECONDED and unanimously AGREED no objection to the revised plans.
16/05706/COU 17 Barrow Street, Much Wenlock	Change of Use from A1 Class Use (retail) to A3 Class Use (restaurants/cafes) and use of garden for outside seating It was PROPOSED, SECONDED and unanimously AGREED no objection.
17/00263/P3JPA Ground Floor, 64 High Street, Much Wenlock	Application for prior approval under Part 3, Class O of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from office to dwelling It was PROPOSED, SECONDED and unanimously AGREED to object on the grounds that the proposals do not conform to the Neighbourhood Development Plan for Much Wenlock, Objective 2, Policy EJ5, which states: <i>“Where a business is coming to the end of its economic life applicants will be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use”. Objective 1, Policy H6 states “Proposals for housing development will be required to provide a minimum of two parking spaces per dwelling. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on- street parking”.</i>
17/00299/FUL 8 Stretton Westwood, Much Wenlock	Erection of a detached timber framed garden room. It was PROPOSED, SECONDED and unanimously AGREED no objection.

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

16/04645/VAR Birchfield House, Victoria Road, Much Wenlock	Removal of Condition No 6 attached to permission 11/01980/FUL dated 16/06/2011 to allow the unit to be used as an independent unit of accommodation Permission GRANTED 19 January 2017
16/05261/FUL 17 Homer, Much Wenlock	Erection of single storey rear extension Permission GRANTED 18 January 2017

10) THE WITHIES – 16/03378/FUL

Members considered for approval a request from a member of the public to support a call-in by the Secretary of State of planning application no. 16/03878/FUL, the Withies campsite. The Committee had previously objected to the application because it did not comply with the Neighbourhood Development Plan for Much Wenlock but Shropshire Council's Southern Planning Committee had been advised to approve it.

It was PROPOSED, SECONDED and AGREED that, whilst the Committee supports the endeavours of the member of the public, having considered the matter, and following guidance from government, the Committee was of the view that the town council's endorsement of the call-in would not make any further impact.

11) NEIGHBOURHOOD PLAN REVIEW

The Chairman reported that the review of the Neighbourhood Plan was progressing slowly and another meeting of the Neighbourhood Plan Monitoring and Review Working Group was planned to take place soon.

NOTED.

12) STREET NAMING

None received.

13) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

14) FOOTPATH DIVERSION ORDERS

None received.

15) ROAD CLOSURES

St Mary's Road and St Mary's Lane car park to be closed for machine patching with minor civils works between 09:30 and 16:00 from 16 February to 29 March 2017 (phased works dates to be confirmed) closed Wednesday 22 March 2017.

NOTED.

16) TREE PRESERVATION ORDERS

None received.

17) STOPPING UP ORDERS

None received.

18) SPEED LIMIT ORDERS

None received.

19) PROHIBITION ORDERS

None received.

20) LAND AT 15 HIGH STREET

Cllr. Graham Edgcumbe Venning expressed concern that there had been no progress concerning the development of the site at 15 High Street and PROPOSED that the owner of the land should be asked to tidy up its appearance. As one of the main gateways to the town, and situated within a Conservation Area, its appearance was very important and, under the Town & Country Planning Act, S215 (Untidy Land Notices) Shropshire Council had the authority to intervene but had not done so. Cllr. Edgcumbe suggested that a hoarding could be erected in front of the fencing on which advertising of local shopping could be displayed.

09/17

It was PROPOSED, SECONDED and AGREED:

- i. **To write to Shropshire Council and insist that it uses its authority under Section 215 of the Town and Country Planning Act and request the owner to tidy the site.**
- ii. **To write to the owner of the land and ask that he considers erecting a hoarding around the site.**

21) CORRESPONDENCE RECEIVED

- Letters received from a local resident concerning the Withies campsite – 16/03878/FUL.
NOTED.
- Email from a member of the public requesting that the Committee considers proposals to infill the lake at Shadwell Quarry.
It was AGREED that this would be considered at the next meeting.

22) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 28 February 2017 at 09:30.

23) PLANNING ENFORCEMENT CASES

There were no planning enforcement cases received.

The meeting closed at 11:20.

Signed.....
Chairman

Date.....