

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
9:30 am on Tuesday 4 July 2017

Present:

Cllr. Mary Hill (Chairman), Cllr. Trevor Childs and Cllr. Herbert Harper

Town Clerk:

Sharon Clayton

1) Chairman

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

Apologies were received from Cllr. Dafydd Jenkins who had a work commitment and Cllr. Milner Whiteman OBE who had a hospital appointment.

These apologies were AGREED and CONFIRMED as APPROVED absence.

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 30 May 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.

Cllr. Trevor Childs declared an interest in planning application 17/02435/FUL.

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>17/01661/FUL Willow House, 16 the Paddock, Much Wenlock</p>	<p>Erection of a detached partly open fronted double garage/storage to side of dwelling. It was PROPOSED, SECONDED and unanimously AGREED: i. Whilst the reduction in the roof line was welcomed Members felt it was still over-development and the proposals are not in keeping with the style of the property. ii. To concur with the Tree Officer's comments.</p>
<p>17/02096/CPL The Old School House, Homer, Much Wenlock</p>	<p>Application for Lawful Development Certificate for the installation of two roof lights NOTED</p>
<p>17/02318/FUL Rock House Inn, Farley, Much Wenlock</p>	<p>Change of Use from public house to a mixed use of A1 (retail paintings and craft), A3 (sale of alcohol consumed on the premises with food), C3 (dwelling), D1 (exhibiting art and educational facilities), D2 (recreational pursuits e.g. car boot sales, weddings and meetings).</p>

	<p style="text-align: center;">27/17</p> <p>It was PROPOSED, SECONDED and unanimously AGREED that this application should be referred to the Town Council for consideration with the following recommendations:</p> <ol style="list-style-type: none"> i. Members support the proposals concerning Change of Use to A1 (retail paintings and craft). ii. Following the Planning Appeal of the previous application (15/04010/FUL) dated 6 September 2015 and granted permission on 26 May 2017, the status of Change of Use should be queried to determine whether it applies to Change of Use from a Public House or a private dwelling. iii. Whilst Members support in principle the exhibiting of art and educational facilities, the site is not suitable for large scale events e.g. car boot sales, weddings and meetings, because there is insufficient parking space and access and egress to a busy main road (A4169) is hazardous. iv. The property is within close proximity of the main river which flows through the site and this is not mentioned in the application. Flood precaution measures need serious consideration.
17/02366/FUL 42 Stretton Westwood, Much Wenlock	Erection of new timber framed office, adjacent to existing stables. It was PROPOSED, SECONDED and unanimously AGREED no objection. However, the Planning Officer should be asked to consider how the trees would be affected because although they are referred to in the application they were not discussed in detail.
17/02435/FUL William Brookes School, Farley Road, Much Wenlock	Installation of ten 15.24m high columns with a mix of two and three lights. It was PROPOSED, SECONDED and AGREED this application should be referred to the Town Council for consideration with the following recommendation: <ol style="list-style-type: none"> i. The clarity of the applicant is unclear and should be queried i.e. who is the application intended for. ii. The proposals do not accord with Objective 5 in the Neighbourhood Plan, Policy CW2. iii. The site is very close to a residential area where many residents have young families or are elderly. The proposals will have a detrimental impact on their living conditions which would be significantly and adversely affected due to light spillage and noise levels over a much longer period and therefore, the application is unacceptable in such an environment.
17/02702/FUL 14 Southfield Road, Much Wenlock	Erection of single storey front, side and rear extension. It was PROPOSED, SECONDED and unanimously AGREED no objection.
17/02725/FUL 16 Victoria Road, Much Wenlock	Erection of first floor rear extension and new dormer window to match existing. It was PROPOSED, SECONDED and unanimously AGREED no objection.
17/02733/LBC The Old Smithy, 2 Victoria Road, Much	Replacement of front door and sidelights (including frames). It was PROPOSED, SECONDED and unanimously AGREED to support.
17/02736/FUL 30 Walton Avenue, Much Wenlock	Erection of front extension and replacement of flat roof with pitched roof. It was PROPOSED, SECONDED and unanimously AGREED no objection.
17/02857/FUL 7 The Paddock, Much Wenlock	Erection of single storey side extension; two storey rear extension and re-construction of garage following demolition of existing. It was PROPOSED, SECONDED and unanimously AGREED no objection.

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

16/04223/FUL Barn Conversions at Hill Farm, Bourton, Much Wenlock	Conversion of outbuilding to form four dwellings, associated external works and parking areas and Change of Use of agricultural land to domestic use Permission GRANTED 21 June 2017
17/01501/FUL 5 Carvers Croft, Much Wenlock	Erection of a wooden fencing exceeding 1 metre in height adjoining the highway Permission GRANTED 20 June 2017
17/01643/FUL 11 Mardol Terrace, Smithfield Road, Much Wenlock	Erection of a two-storey rear extension and loft conversion Permission GRANTED 28 June 2017
17/01804/FUL County Primary School, Racecourse Lane, Much Wenlock	Erection of two bay demountable classroom with link extension to existing building Permission GRANTED 21 June 2017

8) Flooding issues

No new information had come to light and volunteers were still being sought.

It was PROPOSED, SECONDED and AGREED to aim for a meeting with volunteers in September 2017.

9) Working with Shropshire Council

Members reflected on their recent meeting with planning officers from Shropshire Council at which a number of matters had been discussed, including the review of the Neighbourhood Plan, drainage and flooding issues, especially those relating to the new development off Callaughton Lane.

It was PROPOSED, SECONDED and AGREED that more regular meetings with Shropshire Council would be welcomed.

10) Tree protection at Callaughton Lane

Members expressed concern about the care of the trees on the development site off Callaughton Lane because the site equipment had been placed too close to them.

It was PROPOSED, SECONDED and AGREED that John Tuer from the Tree Forum should be asked for his opinion on whether the trees were at risk.

11) Officer Report – 17/00419/FUL

Members had requested a copy of the Officer Report following their concern about the loss of employment land following Shropshire Council granting Change of Use of the temporary car park off Stretton Road, Much Wenlock so that it could be transferred to Scan.

It was PROPOSED, SECONDED and AGREED that the report be NOTED.

12) Street naming

17/03205/NEWDEV

Members considered for approval the proposed street name of "Callaughton Ash" for the new development of affordable homes off Callaughton Lane, Much Wenlock.

It was PROPOSED, SECONDED and unanimously AGREED that, since it is a community led project, the street name should be called "Brookes Close", in recognition of Dr. William Penny Brookes and his links with Much Wenlock.

13) Footpath/bridleway creation orders

None received.

14) Footpath diversion orders

None received.

15) Road closures

- a) Road closure at Shooters Hill to Hill Farm junction, Bourton, Much Wenlock on Saturday 12 August to Sunday 13 August 2017 08:00 to 17:00 hrs for remedial works.
- b) Road closure at Station Road, Much Wenlock on 9 July 2017 between 10 am and 3 pm for the Wenlock Olympian Triathlon.

- c) Road closure on B4378 Bourton Road, Much Wenlock for 4 days from 26 July 2017 between 09:30 to 16:00 and 21:30 to 04:00 for surface dressing.

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) Traffic issues

Members discussed how they had asked Shropshire Council to enquire what the terms of the operating licence was for Grange Fencing when it was first granted.

It was PROPOSED, SECONDED and AGREED that this should be pursued with Ian Kilby at Shropshire Council.

21) Correspondence received

- a) Copy of letter from members of the public concerning 15 High Street.
- b) Letter from Shropshire Council concerning Manor Close and the worn gate.
- c) Cllr. Allan Walter's report on getting the most out of the planning systems.

NOTED.

22) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 1 August 2017.

The meeting closed at 11:08.

Signed.....
Chairman

Date.....