

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 4 November 2014

PRESENT:

Cllr Mary Hill (Chairman), Cllr. Bert Harper, and Cllr. Milner Whiteman OBE

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

Cllr. David Turner – Shropshire Council

Cllr. Paul Laming – Much Wenlock Town Council

Cllr. Robin Bennett – Much Wenlock Town Council

Simon Lloyd-Jones – Edge Renewables

Steve Charteris – Edge Renewables

John Woolmer - Campaign for Protection of Rural England (CPRE)

20 Members of the public

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting and said it was nice to see so many people in attendance.

2) APOLOGIES

Apologies were received from Cllr. Yvonne Holyoak who had family commitments and Cllr. Dafydd Jenkins who had work commitments.

These apologies were ACCEPTED.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 30 September 2014 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

None declared.

5) DISPENSATIONS

None requested.

6) PUBLIC SESSION

The Chairman informed members of the public who had asked to speak prior to the meeting that they would be invited to do so in the order in which Members considered planning applications.

7) PLANNING MATTERS

The Chairman invited members of the public to speak about the planning application submitted by Edge Renewables. Mr. Woolmer spoke against the proposals. He expressed disappointment that Edge Renewables had once again submitted the application after the Town Council has previously objected and he said that the application did not conform with the Neighbourhood Plan. On behalf of the CPRE he asked the Council to support their objections.

Mr. Lloyd-Jones spoke in favour of the application. He said that the Neighbourhood Plan endorses the AONB Management Plan and that the application had been amended so that the turbine would only be slightly taller than the height specified in the Management Plan. He said that the turbine could not be seen from where it was to be located and its primary requirement was for training. The only property that would see it was 1.2 kilometres away from where it would be seen as a dot.

Mr. Charteris also spoke in favour of the application and referred to policies which support renewable energy and address climate change. The National Planning Policy Framework says that local planning authorities should promote energy from low carbon and renewable energy sources.

The following planning applications were considered:

14/02390/FUL

Edge Renewables, Lea Quarry, Presthope, Much Wenlock
Erection of two low profile wind turbines.

The Committee had previously objected to the original plans but the plans had now been amended to reduce the scheme from two to one single turbine. It would be generating sustainable renewable energy and used for training purposes;

It was therefore unanimously AGREED that the Committee could not continue to object because:

- i. **The turbine would be sited in an industrial area.**
- ii. **The scheme supports renewable energy.**
- iii. **The scheme satisfies Policy EJ3, Objective 9, and Policy SCC2 in the Neighbourhood Plan.**

It was therefore unanimously RESOLVED no objection.

The Chairman invited a member of the public to speak in opposition to the following application at 15 High Street. She lives next to the proposed development and was not opposed in principle to the proposals. However she was concerned that the proposed building would be larger than the building that had previously been taken down and would be overbearing to her own house. Not only that the other proposals would add to existing problems such as parking, and would create a noisier environment.

14/0254/FUL and 14/04255/LBC

15 High Street, Much Wenlock

Refurbishment, extension and change of use to provide A4 (pub/bar), A5 (hot food takeaway), and residential use, erection of three dwellings, associated works and
Refurbishment, extension and change of use to provide A4 (pub/bar), A5 (hot food takeaway), and residential use, erection of three dwellings, associated works affecting a Grade II Listed Building

The Chairman informed Members that the applicant's first proposals had been conveyed to the Council prior to submitting a formal application, and they were quite encouraging.

However, concern was expressed that the formal planning application needs Flood Defence Consent and this should have been sought prior to the application being submitted. The proposed building facing the High Street does seem too high and should be reduced in height, and the houses were too big for the site. It was proposed that the Council should accept that the tree has to go, and the houses should be 2 and 3 bedrooms only. There should also be adequate onsite parking. The application was over development and more details were required for tree re-planting. It is a prime site that needs to be developed.

It was unanimously AGREED to object on the grounds that:

- i. **The dwelling facing the High Street is too high and needs to be reduced in relation to the height of the adjacent cottages.**
- ii. **The proposals are overdevelopment of the site and do not conform to Objective 6 in the Neighbourhood Plan in relation to good quality design.**
- iii. **The application needs Flood Defence Consent because item 16 in the application is incorrect since the site is within 8 metres of the main watercourse.**
- iv. **The application does not support Policy H6 in the Neighbourhood Plan.**
- v. **The proposals should be much more sympathetic for the area.**
- vi. **A proper planting scheme to replace the Willow tree should be submitted with the application.**
- vii. **The Committee also objects to three 4-bedroom houses.**

14/04331/FUL

Much Wenlock Quarry, Stretton Road, Much Wenlock
Erection of one storage building

It was unanimously AGREED to positively support the application because:

- i. It is a local business.
- ii. The proposals meet with Objective 2 within the Neighbourhood Plan, in particular Policy EJ6.

In accordance with Standing Order no: 1(a) the Chairman PROPOSED to change the order of business and it was **unanimously RESOLVED to discuss agenda item no: 8, 'Planning applications referred to the Southern Planning Committee' at this point in the meeting.**

8) PLANNING APPLICATIONS REFERRED TO THE SOUTHERN PLANNING COMMITTEE

Members received a report from Committee Members who had attended a Southern Planning Committee meeting to support the Committee's response to the following planning applications:

- a) 14/02127/FUL – Bradley Farm, Farley.

Cllr. Turner had asked to speak about this application and the Chairman invited him to present a report, for information only. Cllr. Turner said that a family which had just moved into a home quite close to Bradley Farm had grave concerns and they had not been consulted by Shropshire Council. Cllr. Turner asked the Committee to submit further comments to support local residents concerns about highways issues.

Cllr. Bert Harper reported that he had attended the meeting to represent the Council's objections and said that 3 minutes was not long enough to allow members of the public to speak, especially as the Town Council has a Neighbourhood Plan. He said it has now come to light that there is a medieval settlement and he recommended that the Town Council should ask to be informed of any changes to the application so that the Council can comment further.

- b) 14/01397/FUL – Fox Studio, King Street

Cllr. Mary Hill reported that she had represented the Council's objections and the application had been rejected by the Southern Planning Committee.

It was AGREED to NOTE.

Members continued to consider the following planning applications.

9) PLANNING MATTERS

The following planning applications were considered:

14/04347/FUL

High Meadows, Homer, Much Wenlock
Installation of replacement bay window to front elevation

It was AGREED no objection.

14/04441/FUL

The Arc, Bourton, Much Wenlock
Conversion of agricultural building (The Arc) to one dwelling and change of use of adjoining land to provide for equine paddock

It was AGREED no objection, providing that the errors in the application are amended as provided by Mr. Benbow in his statement.

14/04443/FUL

Keepers Cottage, Bourton, Much Wenlock
Erection of replacement dwelling following demolition of existing

It was AGREED that:

- i. The application is poor in detail.
- ii. The scale and design of the proposed building is cause for concern.
- iii. The proposals are not in keeping with Objective 6 in the Neighbourhood Plan in relation to good quality design.

14/04509/FUL

Bourton House, Bourton, Much Wenlock

Erection of double bay garage and store with storage over

It was AGREED no objectionThe following **DECISIONS** were **NOTED**.

14/02605/VAR Edge Renewables, Lea Quarry, Presthope, Much Wenlock	Variation of condition number 12a attached to planning application reference number: 12/03034/FUL to allow the condition to only apply to the area of the quarry outside the operational yard, therefore allowing permitted development rights inside the operational yard Permission GRANTED 23 October 2014
14/03644/FUL 9 St Mary's Road, Much Wenlock	Erection of two storey self-contained annexe ancillary to the main dwelling; formation of vehicular access Permission GRANTED 14 October 2014
14/03845/FUL 4 Barrow Street, Much Wenlock	Erection of a rear sunroom extension following demolition of rear conservatory; internal alterations Permission GRANTED 20 October 2014
14/04228/TCA 16 High Street, Much Wenlock	To fell one Holly tree within Much Wenlock Conservation Area Permission GRANTED 15 October 2014
14/04229/TCA Mary Way House, 7 St Mary's Lane, Much Wenlock	To pollard to 6.5m high (reduction of 50% in height) one Sycamore tree within Much Wenlock Conservation Area Permission REFUSED 22 October 2014

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

Proposal to divert Much Wenlock FP25 around an agricultural building known as The Ark.

It was AGREED no objection.**13) ROAD CLOSURES**

- a) High Street, Wilmore Street, Barrow Street (between St Mary's Street and High Street) for Christmas lights installation – closed from 6 am to 6 pm on 2 November 2014.

NOTED

- b) High Street, Wilmore Street, Barrow Street (between St Mary's Street and High Street) for Christmas lights removal – closed from 6 am to 6 pm on 4 January 2014.

NOTED**14) TREE PRESERVATION ORDERS**

Shropshire Council (Mary Way House, St Mary's Lane, Much Wenlock) TPO 2014 Tree Preservation Order: SC/00202/14.

It was AGREED no objection.**15) STOPPING UP ORDERS**

None received.

16) SPEED LIMIT ORDERS

None received.

17) PROHIBITION ORDERS

None received.

18) CONSULTATION

None received.

19) TRAFFIC ISSUES

Cllr. Bert Harper informed Members that a certain transport company had lorries running through Much Wenlock loaded with soil and then returning empty. In response to concerns about speeding he followed one of the vehicles along Merrywell Lane to Caughley Quarry at Broseley. However, he had not seen any further activity since they had finished using that route.

It was AGREED to NOTE.

20) CORRESPONDENCE

None received.

21) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 2 December 2014 commencing at 6 pm.

22) PLANNING ENFORCEMENT CASES

None received.

The meeting closed at 19:41.

Signed.....
Chairman

Date.....