

# MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock  
9:30 am on Tuesday 4 October 2016

**PRESENT:**

Cllr. Mary Hill (Chairman), Cllr. Bert Harper, Cllr. Dafydd Jenkins, 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. Paul Laming who was moving house.

**3) MINUTES**

The minutes of a Planning and Environment Committee meeting held on 30 August 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 or not the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

None declared.

**5) DISPENSATIONS**

None requested.

**6) PUBLIC SESSION**

The Chairman invited members of the public to speak about planning application no: 16/03878/FUL, the Withies Campsite at Stretton Road concerning the change of use of land to a campsite, including improved access, erection of multi purpose building and siting of four Shepherd huts.

The first speaker expressed concern that the application proposed to turn the campsite into a caravan site after which he felt there would be no control over the numbers allowed. The proposals were not in accord with the Neighbourhood Development Plan for Much Wenlock and the enforcement notice issued last year did not appear to have been actioned. The proposed access was to be moved to a highly dangerous location where speeding motorists on a busy main road would endanger the lives of anyone exiting the site, and the proposals would deter people from walking along Wenlock Edge.

Another member of the public expressed concern that the site location was not suitable for the proposals.

**7) PLANNING MATTERS**

The following planning applications were considered:

16/03880/HHE 28 High Street, Much Wenlock	Erection of a rear conservatory to terraced dwelling, dimensions 3.6 metres beyond rear wall, 3.1 metres maximum height and 2.1 metres high to eaves <b>Withdrawn 31 August 2016</b>
16/00521/FUL Withies Campsite, Stretton Road, Much Wenlock	Erection of multi purpose building; siting of four Shepherds Huts and a composting toilet cabin <b>Withdrawn 14 September 2016</b>
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 Huts <b>It was PROPOSED, SECONDED and unanimously AGREED to strongly object on the grounds that:</b> <ol style="list-style-type: none"> <li>i. The committee does not agree with the change of use to a campsite because the site is unsuitable. The proposals do not accord with Objective 2, Policy EJ7 in conserving the quality of the parish's built and natural environment as outlined in the Neighbourhood Development Plan for Much Wenlock.</li> <li>ii. The proposals do not conform with the Neighbourhood Plan's Objective 4, Traffic Management, because the current site access was already dangerous and the proposed access would be even more dangerous. Furthermore, the proposals require the applicant to remove a large stretch of hedgerow which is against Objective 8, Policy LL2 in the Neighbourhood Plan. The applicants were dependent on footway access through Blakeway Hollow which is not practical because it is an ancient track with a very uneven rocky surface made worse in wet weather and, therefore, tourists would use the roadway into town as an alternative route where there is no footpath for the first 200 yards, and is on the opposite side of the road, which would necessitate a dangerous crossing for pedestrians.</li> <li>iii. The multi purpose building is out of scale. There should be no buildings on the site and immediate enforcement action should be taken to restore the site to its original use as grazing land.</li> <li>iv. Approval of this application would set an unacceptable precedent in a beautiful and natural environment at Wenlock Edge.</li> </ol>
16/03650/TCA Bourton Quarry, Bourton, Much Wenlock	Various works to trees within Bourton Conservation Area <b>It was PROPOSED, SECONDED and unanimously AGREED that, whilst the committee recognised that the number of trees to be felled had reduced from the original application (16/02887/TCA), the council could not support the felling of 25 trees as indicated in the current application. Objective 8, Policy LL2 in the Neighbourhood Development Plan for Much Wenlock expects the retention of features of high nature conservation which includes mature trees, areas of woodland and retention of wildlife areas and green spaces. However, should the Tree Officer indicate that the trees need to be felled then the council would not object.</b>
16/03864/FUL Sunnyside, Beggarhill Brook, Callaughton, Much Wenlock	Erection of first floor rear extension <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
16/03990/FUL Yew Tree Cottage, 6 Stretton Westwood, Much Wenlock	Erection of single storey rear extension with projecting roof <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
16/03999/TCA 55 Sheinton Street, Much Wenlock	To remove one Pine tree and reduce overhanging branches of one Walnut tree by 20% within the Much Wenlock Conservation Area <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
16/04072/FUL Callaughton House, Callaughton, Much Wenlock	Erection of grain storage building <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>

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

14/01481/FUL Land adjacent to 6 Bridge Road, Much Wenlock	Erection of detached dwelling Permission <b>GRANTED</b> 12 September 2016
15/04052/FUL Flat 1 and 2 64A High Street, Much Wenlock	Alterations to two existing flats to create four flats in total Permission <b>GRANTED</b> 28 September 2016
16/03418/TCA 5 Stretton Road, Much Wenlock	Removal of one Bay tree within Much Wenlock Conservation Area Permission <b>GRANTED</b> 30 August 2016
16/01617/FUL Lime Kiln Cottage 3 Stretton Road, Much Wenlock	Change of use of room above garage from residential to holiday let Permission <b>GRANTED</b> 2 September 2016
16/03716/TCA St. Mary's Lane car park, Much Wenlock	Crown lift branch tips to 2.5m all round one Common Lime tree and one London Plane within Much Wenlock Conservation Area Permission <b>GRANTED</b> 13 September 2016

**8) 14/04254/FUL – 15 High Street**

Members expressed concern about the lack of progress at the above site. The site was attracting litter which added further to the unsightliness of the site.

**It was AGREED that there was little the council could do although an informal conversation would be had with the landowner.**

**9) ENVIRONMENTAL MATTERS**

Members considered areas within the parish which needed to be tidied, especially where vegetation was taking over.

**It was AGREED that members would report any areas that need attention.**

**10) NEIGHBOURHOOD PLAN REVIEW**

Members considered the review process for the Neighbourhood Development Plan for Much Wenlock and the discussion which had taken place at a recent meeting with the Planning & Environment Committee and the Neighbourhood Plan Monitoring Working Group.

**It was AGREED that the minutes from the meeting of the Working Group and the Planning & Environment Committee did not reflect any input from the Committee although the Committee had commented on various matters, including examples of when the Neighbourhood Development Plan had been ignored by Shropshire Council when considering planning applications to which the committee had objected.**

**11) STREET NAMING**

None received.

**12) FOOTPATH/BRIDLEWAY CREATION ORDERS**

None received.

**13) FOOTPATH DIVERSION ORDERS**

None received.

**14) ROAD CLOSURES**

None received.

**15) TREE PRESERVATION ORDERS**

- a) Notification of the making of a TPO on one Pine tree and Walnut tree within Much Wenlock Conservation Area in connection with planning application number 16/03999/TCA for tree works at 55 Sheinton Street, Much Wenlock.

**It was PROPOSED, SECONDED and AGREED that the Pine tree should be felled and, if the tree officer felt it necessary to place a TPO on the Walnut tree, the committee had no objection.**

- b) Notification of intention to make a TPO on one Oak tree in the hedgerow field boundary on the south side of the track at grid ref: easting 36154 and northing 30173, and one Oak tree in the hedgerow field boundary on the south side of the track at grid ref: easting 36155 and northing 30173 at land to the north-east of Wigwig End, Homer.

It was **PROPOSED**, **SECONDED** and **AGREED** no objection.

**16) STOPPING UP ORDERS**

None received.

**17) SPEED LIMIT ORDERS**

None received.

**18) PROHIBITION ORDERS**

None received.

**19) TRAFFIC ISSUES**

None discussed.

**20) CORRESPONDENCE RECEIVED**

Emails received from local residents concerning 16/03878/FUL – The Withies Campsite.

It was **AGREED** to **NOTE**.

**21) DATE OF NEXT MEETING**

It was **NOTED** that the next meeting would take place on Tuesday 1 November 2016 at 09:30.

**PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

Pursuant to Section 1(2) of the above Act it was **PROPOSED**, **SECONDED** and **RESOLVED** that, due to the confidential nature of the business to be transacted, the public and press should not be present.

**22) PLANNING ENFORCEMENT CASES**

Members were informed of a recent planning enforcement case.

It was **AGREED** to **NOTE**.

The meeting closed at 11:17.

Signed.....  
Chairman

Date.....