

MUCH WENLOCK TOWN COUNCIL

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

PRESENT:

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

There were no apologies since all Members were all present.

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 28 February 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. Graham Edgcumbe Venning declared an interest in planning application no. 17/00998/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:

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. It was PROPOSED, SECONDED and unanimously AGREED no objection, provided the amended car parking spaces were implemented.
17/00915/TCA Middleton House, 36A barrow Street, Much Wenlock	Removal of two Ash trees within Much Wenlock Conservation Area It was PROPOSED, SECONDED and unanimously AGREED no objection.

<p>17/00989/LBC 40 High Street, Much Wenlock</p>	<p>Repairs, reinstatement's and minor alterations affecting a Grade II Listed Building to include repair and renewal of roof coverings, rainwater goods, external render, doors, windows and interiors</p> <p>It was PROPOSED, SECONDED and unanimously AGREED to object. The Committee fully supports that the house should be refurbished however, clarification is required as to the meaning of an 'informal enabling development'. The Committee also agrees with Statement 1 associated with refusal of planning application no. 15/02563/FUL concerning repairs/development of the Listed Building, and the Committee will continue to object until works to this property and the new development commence at the same time. Whilst the Listed Building is to be refurbished as a 5-bedroom property there is a lack of parking spaces in relation to its intended accommodation. The Committee notes that a new brick wall will be erected to form a garden boundary and this appears to leave an inappropriately small garden area accompanying a 5-bedroom dwelling.</p>
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Cllr. Graham Edgcumbe Venning and Cllr. Dafydd Jenkins left at this point in the meeting as both had other commitments to attend.

<p>17/00998/FUL Proposed residential development land north of Victoria Road, Much Wenlock</p>	<p>Erection of one detached dwelling with garage; repair of existing outbuilding in close proximity, and erection of two semi-detached dwellings with attached 3 bay garage</p> <p>It was PROPOSED, SECONDED and unanimously AGREED that:</p> <ol style="list-style-type: none"> i. Clarification is required as to the meaning of an 'informal enabling development'. ii. The Committee agrees with Statement 1 associated with refusal of planning application no. 15/02563/FUL concerning repairs/development of the Listed Building. iii. Flood Defence Consent will be needed in accordance with the Water Resources Act 1991 and associated byelaws, since the site is within 8 metres of a main river. iv. The garden is too small for a 4 bedroom semi-detached property of this size. v. The proposed garden wall should be extended to the full width of the plot (see bullet point 6). This would enable Pinefields (no. 40) to have extra garden space. vi. Proposed access/egress is in a hazardous location and an alternative should be considered. The Committee suggests that only no. 40 exits onto Victoria Road with a new access created for the three proposed new builds at Pinefield Close. This would be a much safer option in highways terms and would give no. 40 an enlarged parking area along with storage for wheelie bins. Therefore, only one wheelie bin would need to be left on the main road during collection days. The remaining wheelie bins from the new builds could be left at Pinefield Close. vii. It is essential that a detailed ecology survey is carried out since the Committee is aware of a colony of bats on this site. viii. The application states that a section of a mature hedgerow will be removed and replaced. The Committee is opposed to this and feels it is unnecessary and therefore asks that the existing hedgerow should be retained and maintained.
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17/01020/FUL Land at Mardol House, King Street, Much Wenlock	Erection of detached dwelling and detached two bay garage with storage above to include formation of vehicular access It was PROPOSED, SECONDED and unanimously AGREED: i. Flood Defence Consent will be needed in accordance with the Water Resources Act 1991 and associated byelaws, since the site is within 8 metres of a main river. ii. The Committee notes that the tree report is out of date and needs updating.
17/01067/TCA 33 Barrow Street, Much Wenlock	Reduce and shape by ¼ to 1/3 of the height of one Cherry and one Holly tree within Much Wenlock Conservation Area No comment – permission GRANTED 28 March 2017
17/01082/TCA Ashfield Mews, 51 High Street, Much Wenlock	To fell one Conifer tree within Much Wenlock Conservation Area No comment – permission GRANTED 28 March 2017

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

16/05435/FUL 8 Mardol Terrace, Smithfield Road, Much Wenlock	Erection of first and second floor rear extension (amended description) Permission GRANTED 14 March 2017
17/00299/FUL 8 Stretton Westwood, Much Wenlock	Erection of a detached timber framed garden room Permission GRANTED 13 March 2017
17/00419/FUL Car park north of Bridge House, Stretton Road, Much Wenlock	Change of use of existing temporary car park to a permanent car park to provide access and parking for the adjacent business; removal of a top soil bund and the installation of 2.4m high security fencing; formation of new access and installation of 2.4m high security gate; removal of existing security fence and gated access Permission GRANTED 27 March 2017
17/00816/TCA 30 Sheinton Street, Much Wenlock	To fell two Conifer trees and crown lift and reduce by no more than 15% of four Ash trees within Much Wenlock Conservation Area NO OBJECTION 15 March 2017
17/00915/TCA Middleton House 36A Barrow Street, Much Wenlock	To remove one triple stemmed Ash tree (located further from the property) and reduce by 20% one Ash tree within Much Wenlock Conservation Area (amended description) NO OBJECTION 22 March 2017
17/00935/DIS proposed residential development land to the south of Much Wenlock	Discharge of conditions 5, 7, 10, 11, 12, 13 and 14 on planning permission 16/02910/FUL for the erection of 12 affordable housing units comprising of 1, 2 & 3 bed two-storey dwellings with associated parking, roads, landscaping, sustainable drainage scheme and enhanced access from the Callaughton Lane. Change of Use from agricultural to residential use. <ul style="list-style-type: none"> ▪ Condition 5 & 7 – compliance with the Arboriculturalist will address the Condition ▪ Condition 10 - proposals are acceptable ▪ Condition 11 & 12 - satisfactory proposals ▪ Condition 13 & 14 – satisfied Notification that Conditions comply dated 16 March 2017
17/01067/TCA 33 Barrow Street, Much Wenlock	Reduce and shape by ¼ to 1/3 of the height of one Cherry and one Holly tree within Much Wenlock Conservation Area NO OBJECTION 28 March 2017

17/00662/LBC 16 High Street, Much Wenlock	Alterations to secondary steps on first floor affecting a Grade II Listed Building Permission GRANTED 29 March 2017
17/01082/TCA Ashfield Mews, 51 High Street, Much Wenlock	To fell one Conifer tree within Much Wenlock Conservation Area NO OBJECTION 31 March 2017

8) FLOODING ISSUES

There was no update concerning flooding issues.

It was PROPOSED, SECONDED and AGREED to be vigilant about sites susceptible to flooding.

9) NEIGHBOURHOOD PLAN REVIEW

Members received the notes from a meeting of the Neighbourhood Plan Monitoring & Review Working Group held on 20 March 2017.

It was PROPOSED, SECONDED and AGREED to NOTE.

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

None received.

13) ROAD CLOSURES

Road to be closed for carriageway re-surfacing work at Walton Avenue, Forester Avenue, Portland Drive, and Grenville Road from 12 April to 27 April 2017 between 08:00 and 17:30.

NOTED.

14) TREE PRESERVATION ORDERS

To receive notification that SC/00275/16 (Land to the north-east of Wigwig End Homer) TPO 2016 was confirmed on 14 March 2017

NOTED.

15) STOPPING UP ORDERS

None received.

16) SPEED LIMIT ORDERS

None received.

17) PROHIBITION ORDERS

None received.

18) TRAFFIC ISSUES

Cllr Harper expressed concern about the lack of parking enforcement when vehicles were causing an obstruction.

It was PROPOSED, SECONDED and AGREED to ask Shropshire Council's parking enforcement department to confirm whether obstruction by vehicles, other than in a controlled parking area, is not a matter for civil enforcement by parking control department officers but are offences for the police to deal with under the Highways Act.

19) CORRESPONDENCE RECEIVED

- a) Letter concerning planning application no. 16/04158/FUL.
- b) Notification of Appeal under Section 78 concerning planning application no. 15/04010/FUL

NOTED.

20) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 2 May 2017 at 09:30.

The meeting closed at 11:10.

Signed.....
Chairman

Date.....