

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 5 January 2016

PRESENT:

Cllr. Mary Hill (Chairman), Cllr. Graham Edgcumbe Venning, Cllr. Bert 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 and wished everyone a Happy New Year.

2) APOLOGIES

There were no apologies since all Members were present.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 1 December 2015 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

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

There were no members of the public present.

7) PLANNING MATTERS

The following planning applications were considered:

<p>15/04010/FUL Rock House Inn, Much Wenlock Road, Farley, Much Wenlock</p>	<p>Change of use from public house to residential</p> <p>It was unanimously AGREED – to object because the proposals do not accord with Objectives 2 and 5 in the Neighbourhood Plan for Much Wenlock, neither are the proposals supported by Appendix 1 (which follows Objective 9), part of which states:</p> <p>“It is important that the potential for all employment uses are considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, 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. The viability case will be considered along with other policy considerations”.</p>
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15/04928/FUL 31-32 Woodhousefields, Bourton, Much Wenlock	Erection of a two storey side extension following demolition of existing lean to It was unanimously AGREED – to support the proposals because they do not impinge on the surroundings
15/05219/FUL 14 King Street, Much Wenlock	Erection of a two storey rear extension including insertion of velux windows It was unanimously AGREED – no objection
15/05313/TCA 1 Wilmore Street, Much Wenlock	To fell one Leylandii tree within Much Wenlock Conservation Area It was unanimously AGREED – no objection to the felling of the Laylandii but the Committee would like to see the tree replaced with a more suitable species that would suit the environment.
15/05359/FUL Westwood Quarry, Stretton Westwood, Much Wenlock	Restoration of disused quarry to restore habitat, in particular to encourage the re-growth of calcareous grassland (UK Biodiversity Action Plan priority habitat), utilising surplus material from proposed attenuation ponds that will form the Much Wenlock Flood Alleviation Scheme It was unanimously AGREED – no objection but the Committee would like to see strict traffic management during the works due to poor visibility with egress from the site on to the B4371 and the A458. The Committee does not support the works being carried out during the winter months due to mud on the road and the hazards this may create.
15/05367/FUL 7A Smithfield Road, Much Wenlock	Erection of two storey extension and single storey extension; formation of balcony at first floor level with canopy It was unanimously AGREED – object on the grounds that the proposals are out of scale with surrounding properties, in particular the inclusion of a balcony, and the proposals do not conform to Objective 6, Policy GQD2, and Objective 3, Policy RF2 in the Neighbourhood Plan for Much Wenlock.
15/05447/CPL Presthope Caravan Park, Presthope, Much Wenlock For information only	Application for Lawful Development Certificate for the proposed siting of static caravans for the purposes of human habitation throughout the year It was unanimously AGREED that the Committee had severe reservations because the site had always been used as a touring caravan site during the summer season and the proposals were deemed by the Committee to be a change of use.
15/05497/TCA 8 King Street, Much Wenlock	Cut down to half height one Cypress, trim crown on all sides and reduce by 10% one Yew, and crown lift and reduce crown by 30% one Sycamore tree within Much Wenlock Conservation Area It was unanimously AGREED – no objection

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

15/00862/VAR Hill Farm House, Bourton, Much Wenlock	Variation of Condition Nos: 2, 3, and 4 attached to Planning Permission 04/0543 dated 12 October 2004 (amended description) Permission GRANTED 10 December 2015
15/02871/COU Lea Quarry, Presthope, Much Wenlock	Change of use from salt store to wood fuel production and storage Permission GRANTED 4 December 2015
15/04570/FUL 5 Queen Street, Much Wenlock	Erection of replacement single storey extension Permission GRANTED 10 December 2015
15/04571/LBC 5 Queen Street, Much Wenlock	Erection of replacement single storey extension affecting a Grade II Listed Building Permission GRANTED 10 December 2015

8) LICENCE

Members considered whether a Committee Member should attend a Hearing during which Shropshire Council would determine whether to grant a club licence variation for The Huntsman and The Whipper Inn at 15 High Street, Much Wenlock. The Committee had previously expressed concern and objected to a licence for outside live music in this location due to nuisance to nearby residents.

It was AGREED that Cllr. Graham Edgcumbe Venning would attend the Hearing as an observer.

9) WENLOCK EDGE INN, EASTHOPE – 14/02184/FUL

Members considered the implications of a successful planning appeal which overturned refusal of the above application to erect two visitor accommodation blocks, removal of derelict function room, and creation of new parking area, change of use of outbuilding (letting room) to site shop, and installation of sewage treatment plant.

It was unanimously AGREED that the Committee was very disappointed with the Planning Inspectorate’s decision and its use of the Neighbourhood Plan, and also disappointed that the Inspectorate had ignored the views of the Town Council and Shropshire Council, both of whom had objected to the application.

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

None received.

13) ROAD CLOSURES

None received.

14) TREE PRESERVATION ORDERS

None received.

15) STOPPING UP ORDERS

None received.

16) SPEED LIMIT ORDERS

None received.

17) PROHIBITION ORDERS

None received.

18) TRAFFIC ISSUES

None discussed.

19) CORRESPONDENCE

None received.

20) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 2 February 2016.

The meeting closed at 19:48.

Signed.....
Cllr. Mary Hill
Chairman

Date.....