

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
9:30 am on Tuesday 5 September 2017

Present:

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

Town Clerk:

Sharon Clayton

In attendance:

Stuart Thomas, Berrys on behalf of Wenlock Estates

Gavin Loynes, on behalf of Wenlock Estates

Cllr. Allan Walter

Cllr. Graham Edgcumbe Venning

Cllr. Yvonne Holyoak

Cllr. David Turner, Shropshire Council

21 members of the public

1) Chairman

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

Apologies were received from Cllr. Dafydd Jenkins who had a work commitment.

This apology was AGREED and CONFIRMED as APPROVED absence.

3) MINUTES

The minutes of a Planning and Environment Committee meeting held on 1 August 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 a non-pecuniary interest as a representative of Wenlock Estates for the Gaskell Recreation Ground Much Wenlock (registered charity).

5) Dispensations

None requested.

6) Shropshire Council 'Call for Sites' and Local Plan Review

The Chairman invited Stuart Thomas from Berrys, on behalf of Wenlock Estates, to brief the Town Council about their response to Shropshire 'Call for Sites' & Local Plan Review. Mr Thomas explained that the review was a formal request to anyone interested in putting forward potential sites for consideration within the Strategic Land Availability Assessment (SLAA) and this consultation ended in March 2017. Berrys had therefore put forward land adjoining Much Wenlock Primary School to the rear of Hunters Gate for promotion as a suitable development site for housing development in the emerging Local Plan. Berrys recognised that the site was not included in the Neighbourhood Development Plan for Much Wenlock nor Shropshire Council's SAMDev and they had therefore put forward the site as a new site in response to the public consultation exercise. It was not a planning application and there were no details nor plans to be seen, it was merely an expression of interest as part of the review process.

The next stage of the review was the 'preferred site options' which would be published by Shropshire Council before the end of this financial year, when the preferred sites for development would be announced. Berrys is engaged in that process and would not have put forward the site had they not thought it suitable for development. Mr Thomas assured Members that this was the start of a process with an ongoing dialogue between stakeholders.

The Chairman asked what numbers had been suggested and was informed that the plan includes some 90 dwellings which would include an element of affordable housing, open space and access improvements as part of a holistic development.

Cllr. Milner Whiteman said that the land was outside of the development boundary and asked whether Berrys proposals would be affective before or after 2026 since the Much Wenlock Neighbourhood Development Plan only covered the period up to 2026. Mr Thomas said that it depended on Shropshire Council's consultation and the housing numbers that they think they need over the next 10 years or so. The Neighbourhood Plan would need to be compliant with the SAMDev Plan and the Local Plan up to 2036.

Cllr. Herbert Harper acknowledged that the review was in response to central government wanting to push forward housing development as part of its growth agenda but he expressed concern that Berrys submission made no reference to Much Wenlock being designated as a flood risk catchment area and this should be recognised so that a good flood alleviation scheme was put in place. Mr Thomas said that a scheme of this nature would have to address drainage issues and comply with surface water run-off.

The Chairman asked whether there would be any possibility of new community facilities, such as a new medical practice or something similar being accommodated within that site. Mr Thomas said they had a blank canvas and everything was open for discussion. They just had a line round a site that they thought suitable for development and, if Shropshire Council approved it as one of their preferred sites for development, Berrys would actively seek to have a conversation about what that site delivers, so it was not impossible to include community facilities. Furthermore, there would be a significant Infrastructure Levy arriving from such a development of that scale from which the Town Council would benefit.

The Chairman thanked representatives from Berrys for giving a clear account of their submission, after which they left the meeting.

The Chairman PROPOSED that the Town Council should consult with Shropshire Council to understand how the Neighbourhood Development Plan fits in with the Local Plan Review. After being **SECONDED** it was **RESOLVED that Adrian Cooper should be invited to discuss the implications of the Local Plan Review with the Town Council.**

7) Public session

There were no questions from members of the public concerning planning applications.

8) Planning matters

The following planning applications were considered:

17/03733/FUL 64 High Street, Much Wenlock	Enlargement of existing pedestrian gateway in boundary wall of rear yard to afford vehicular access It was PROPOSED, SECONDED and unanimously AGREED to support
17/03736/LBC 3 St Mary's Lane, Much Wenlock	Installation of replacement external front and side doors including frames/steps It was PROPOSED, SECONDED and unanimously AGREED to support
17/03565/FUL 7-8 Bull Ring, Much Wenlock	Erection of a single storey rear extension It was PROPOSED, SECONDED and unanimously AGREED to support
17/03566/LBC 7-8 Bull Ring, Much Wenlock	Erection of a single storey rear extension affecting a Grade II Listed Building It was PROPOSED, SECONDED and unanimously AGREED to support
17/03932/AGR Land off Stretton Road, Much Wenlock	Erection of an agricultural building FOR INFORMATION ONLY NOTED

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

17/00989/LBC 40 High Street, Much Wenlock	Repair and renewal of roof coverings, rainwater goods, rendering, doors and windows, internal alterations Permission GRANTED 23 August 2017
17/01996/FUL 15 High Street, Much Wenlock	Change of Use of building to A4 (pub/bar) and associated works (reversion to former use) (re-submission) Permission GRANTED 10 August 2017
17/01997/LBC 15 High Street, Much Wenlock	Change of Use of building to A4 (pub/bar) and associated works affecting a Grade II Listed Building (reversion to former use) (re-submission) Permission GRANTED 10 August 2017
17/02296/MAW Sewage Works V742, Much Wenlock	Installation of one Sludge Thickening Building and one Motor Control Centre (MCC) Kiosk Permission GRANTED 1 September 2017
17/02702/FUL 14 Southfield Road, Much Wenlock	Erection of single storey front, side and rear extension Permission GRANTED 10 August 2017
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 Permission GRANTED 4 August 2017
17/03195/FUL 55 Sheinton Street, Much Wenlock	Conversion of garage building into one self-contained residential unit ancillary to main dwelling Permission GRANTED 25 August 2017
17/03274/TCA Priory Cottage, 5 Bull Ring, Much Wenlock	Crown reduction by 10% and minor works to one Mulberry tree within Much Wenlock Conservation Area No objection 3 August 2017
17/03118/TPO 1 Farley Road, Much Wenlock	To crown lift and crown reduce one Sycamore tree protected by Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995 Refused 31 August 2017
17/03299/TCA The Rectory, New Road, Much Wenlock	To remove one Rowan tree, reduce by 20% two large twin stemmed Sycamore trees, one Walnut tree by 10% and one Cherry tree by 15% within Much Wenlock Conservation Area No objection 3 August 2017

9) Flooding issues

The Chairman proposed that Shropshire Council should be asked to invite the Town Council to a site visit of the attenuation ponds since work appeared to be complete. Following a site visit Members would then be able to approach members of the community directly to establish a Community Flood Action Group.

It was PROPOSED, SECONDED and AGREED that Shropshire Council should be asked to arrange a site visit to both flood alleviation sites.

10) Monitoring development in accordance with the Neighbourhood Development Plan

Members considered whether there were any planning applications that needed to be included in the monitoring of housing development in accordance with the Neighbourhood Plan for Much Wenlock.

It was PROPOSED, SECONDED and AGREED that there were no applications to be added at present.

11) Street naming

None received.

12) Footpath/bridleway creation orders

None received.

13) Footpath diversion orders

None received.

14) Road closures

- a) Sheinton Street, Much Wenlock to be closed for one day between 09:30 and 15:30 on 25 October 2017 to replace noisy manhole cover

NOTED

- b) Callaughton Farm junction B4378 to Walton Grange junction A458 closed on 24 October 2017 for 2 days, 24 hours to renew Severn Trent's boundary box

NOTED

15) Tree Preservation Orders

Shropshire Council (Land at Presthope, Wenlock Edge) TPO 2017 Tree Preservation Order: SC/00302/17

It was PROPOSED, SECONDED and unanimously AGREED that the TPO be supported.

16) Stopping Up Orders

None received.

17) Speed Limit Orders

None received.

18) Prohibition Orders

None received.

19) Traffic issues

Members discussed the increased HGV traffic along the Bridgnorth Road and expressed concern about HGVs meeting at Sheinton Street when the traffic lights had failed to prevent two vehicles meeting at the narrow section. Concern was also expressed about vehicles not giving way at Wilmore Street and causing aggravation.

It was PROPOSED, SECONDED and AGREED to monitor movement through the traffic lights at Sheinton Street.

20) Correspondence received

- a) Concerns from local residents concerning the Callaughton Lane development.

It was AGREED that, due to local concern, the Town Clerk should write to Shropshire Council to ask what would happen to the large deposit of soil on site to the rear of Oakfield Park and when it would be moved. It was further AGREED to express concern that the site is in a flood catchment area and the soil could be moved by heavy rainfall.

- b) Concerns from a local resident concerning the Withies campsite.

It was AGREED to write to Shropshire Council's Planning Enforcement and express concern that planning conditions had been breached.

21) Date of next meeting

It was **NOTED** that the next meeting would take place on Tuesday 3 October 2017.

22) Planning enforcement case

None received.

The meeting closed at 10:30.

Signed.....
Chairman

Date.....