

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 6 January 2015

PRESENT:

Cllr Mary Hill (Chairman), Cllr. Bert Harper, Cllr. Yvonne Holyoak, Cllr. Dafydd Jenkins, Cllr. Paul Laming, and Cllr. Milner Whiteman OBE

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

2 representatives from RPS

Cllr. David Turner

Cllr. Robin Bennett

Cllr. Robert Toft

16 members of the public

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

2) APOLOGIES

There were no apologies since all Members were present.

3) MINUTES

The minutes of the Planning and Environment Committee meeting held on 2 December 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

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) LAND EAST OF BRIDGNORTH ROAD, MUCH WENLOCK

The Chairman informed the meeting that the Town Council has adopted a Planning Pre-application Discussions Protocol that outlines the reasons for and the advantages of pre-application discussions with developers and is the reason why RPS had been invited to the meeting.

The Chairman invited Kathy Else from RPS to inform Members of their development plans for land east of Bridgnorth Road, Much Wenlock.

During the Neighbourhood Plan consultation process this particular site was identified as the most appropriate location for concentrated residential development in Much Wenlock. The site (RES1) had originally been included in the Neighbourhood Plan for Much Wenlock but the Examiner had excluded it because no-one could agree on the number of dwellings for the site. The Plan has to be reviewed every 3 years to ensure that the housing target of 30 dwellings per year over the Plan period is met. Persimmon has revised their previous proposals which now include 55 dwellings, of which 11 will be affordable, and there will be public open space, on-site infrastructure including services and drainage, and a new access road off Bridgnorth Road.

The larger development will bring significant benefits that cannot be achieved through small infill windfall developments. Investigations have been carried out to determine whether the attenuation pond to be provided will be able to relieve flooding for the whole of the south-east of the town and not just the proposed site.

Questions from councillors revealed:

- Affordable homes will be distributed throughout the site.
- Most dwellings will be three and four bedrooms.
- The site is outside the development boundary.
- An attenuation pond will be provided and flooding issues identified will be dealt with through the site development.
- The provision of a roundabout on the Bridgnorth Road has been removed due to the smaller scale of the development but the developer is prepared to discuss other traffic calming measures.
- Some formal consultation event will be held in the future so that public feedback can be taken on board before the planning application is submitted.
- Adequate parking will be provided.

7) PUBLIC SESSION

The Chairman invited members of the public who had requested to speak to address the meeting.

A former member of the Neighbourhood Plan Steering Group said that those who responded to the consultation did not accept more than 100 new dwellings in the Plan period with no more than 25 dwellings on any one site. Respondents favoured development off the Bridgnorth Road and the Plan originally included a policy for a development of 25 dwellings. Despite this RPS carried out a consultation about their plans for 85 dwellings, the results of which have not been widely published. On the day of the Hearing RPS withdrew the land and the Examiner consequently recommended removal of the policy for 25 dwellings from the Plan. A new proposal from RPS has now been introduced during the SAMDev process. The Shropshire Council land assessment in December 2011 highlights this site as suitable for a development of 296 dwellings.

Members of the Planning & Environment Committee were urged to familiarise themselves with the Plan's evidence base. Much Wenlock has a sound Neighbourhood Plan made and backed by the community. However, the development target in the Plan is not in line with the aspirations and needs of the community.

Another former member of the Steering Group said the Neighbourhood Plan Steering Group considered this site to be the best of those submitted for housing development, which broadly reflected the responses submitted to the Residents Survey. However, the Steering Group could not agree on the size and nature of the development. He asked the Committee to consider to what extent, this site can and should contribute to the housing target for the town during the Neighbourhood Plan period – from 2013 to 2026. He said the material question is whether the density proposed in this application is similar to that of the Hunters Gate development and if significantly higher, he thought it would be a ground for refusal, i.e. overdevelopment. It would be desirable if development proceeded in partnership with a social housing provider like the Shropshire Housing Group, rather than be the subject of an auction. This may better ensure that affordable housing for rent is of suitable size, design, and quality. Does the proposed housing include dwellings suitable for older residents and those wishing to move into smaller dwellings as stated in the Neighbourhood Plan? Persimmon had not adequately dealt with drainage on the Hunters Gate development and RPS should give assurance that new proposals for drainage would be adequate. The Much Wenlock Tree Forum could be involved in landscaping and recreational design and, if there is insufficient space, perhaps a local landowner could be persuaded to donate land for the purpose. Development of this site could help to meet a number of the Neighbourhood Plan's objectives but is this application the right approach at the right time?

Cllr. Turner expressed his opposition to the presentation from RPS being heard at a Planning & Environment Committee meeting and said that it was a matter for the Town Council to consider so that all town councillors had an opportunity to have a say.

8) PLANNING MATTERS

The following planning applications were considered:

14/04950/FUL Homer House, 35 Homer, Much Wenlock	Change of use of land to horse exercise school/manege It was unanimously AGREED no objection providing planning officers take note of the drainage officer's comments
14/05240/VAR Rock House Inn, Farley, Much Wenlock	Variation of Condition no: 2 (approved plans) attached to planning permission 11/04326/FUL dated 12.01.2012 to allow re-positioning of the building It was unanimously AGREED no comment because the plans are not clear where the building is being moved to
14/05266/TPO Mary Way House, 7 St Mary's Lane, Much Wenlock	Crown reduce one Sycamore tree by 33% protected by Shropshire Council (Mary Way House, St Mary's Lane, Much Wenlock) TPO 2014 It was unanimously AGREED no comment since the application had already been approved
14/05487/TCA The Old Shoppe, 22 Bourton, Much Wenlock	Crown reduction of three Sycamore trees by 3.6m – 4.5m and crown thinning by up to 30%; crown reduction of one Plum tree by 3.6m – 4.5m within Bourton Conservation Area It was unanimously AGREED no objection provided the tree officer approves
14/05272/COU Westwood Quarry, Stretton Westwood, Much Wenlock	Change of use of site to use as a static and touring caravan site with associated residential supervision and infrastructure It was unanimously AGREED that the following details were required before the Committee could make a decision: <ul style="list-style-type: none"> i. What is the major proposal – how many caravans would be housed on-site? ii. Will they be touring or static? iii. What services will there be? iv. What facilities will there be? v. What plans are there for drainage?
14/05459/LBC 2 Wilmore Street, Much Wenlock	Installation of hanging sign above shop front It was unanimously AGREED no objection but the colour of the sign should meet with the satisfaction of the Conservation Officer

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

14/02127/FUL Bradley Farm, Farley, Much Wenlock	Construction of an equestrian centre to include: main facilities building incorporating reception, offices, changing rooms, therapy room, toilets, boiler room, viewing area, stables, stores and indoor arena; outdoor manege; carriage track; paddocks; two field shelters; vehicle parking; package treatment plant; surface water attenuation pool and associated drainage; formation of access and highway improvements; and landscaping Permission GRANTED 10 December 2014
14/02184/FUL Wenlock Edge Inn, Easthope, Much Wenlock	Erection of two tourist accommodation blocks with meeting room; creation of parking areas, demolition of derelict outbuilding; and installation of sewage treatment plant; amended description Permission REFUSED 10 December 2014
14/03519/VAR Street Record Mendips View, Much Wenlock	Variation of Condition 4 (approved plans) attached to BR/APP/FUL/07/2012 to allow for amendment to design and orientation of approved house types; window alterations to comply with building regulations (plots 1-13) Permission GRANTED 5 December 2014
14/03973/FUL 8 Homer, Much Wenlock	Erection of one replacement dwelling following demolition of the existing house and garage Permission GRANTED 10 December 2014

9) PLANNING APPLICATIONS REFERRED TO THE SOUTHERN PLANNING COMMITTEE

Members were informed that planning application 14/02390/FUL for the erection of two low profile wind turbines at Lea Quarry was to be considered by the Southern Planning Committee on 13 January 2015.

It was AGREED that Cllr. Whiteman would attend and represent the Committee at the meeting.

10) STREET NAMING

None received.

11) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

12) FOOTPATH DIVERSION ORDERS

None received.

13) ROAD CLOSURES

Bourton Road, Much Wenlock, closed on 5 January 2015 for 5 days (24 hours) for new gas service to Abbey Mews.

NOTED

14) TREE PRESERVATION ORDERS

None received.

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. Jenkins reported that he had spoken to the traffic officer at Shropshire Council and was hoping to have a meeting with her to discuss traffic issues in the town.

20) CORRESPONDENCE

None received.

21) DATE OF NEXT MEETING

It was **NOTED** that the next meeting would take place on Tuesday 3 February 2015 commencing at 6 pm.

22) PLANNING ENFORCEMENT CASES

None received.

The meeting closed at 19:00.

Signed.....
Chairman

Date.....