

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
6 p.m. on Tuesday 6 May 2014

PRESENT:

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

TOWN CLERK:

Sharon Clayton

IN ATTENDANCE:

Paul Weeden – Community Flood Action Group
2 members of the public

1) CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting. She said it looks like being a very interesting meeting since there was to be a presentation from the Community Flood Action Group.

2) APOLOGIES

There were no apologies since everyone was present.

3) MINUTES

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

None declared.

5) DISPENSATIONS

None requested.

6) FLOODING

The Chairman welcomed Paul Weeden who gave a presentation on behalf of the Community Flood Action Group. He said that Much Wenlock has been declared a Rapid Response Catchment; very high risk. There is a history of flooding in the town and works to the culvert did not really alleviate further flooding issues. The town is situated in a 'bowl' and all roads lead into the town on a downhill slope. Dwellings which are downhill of the river are vulnerable. Urbanisation has put greater strain on the already inadequate drainage system with the addition of new development, raised roads and tarmac. The Flood Action Group has collected data and the flood alert equipment recently installed at the Pound will help to analyse the data. The Pound is at risk from flooding with the highest risk being at the narrow entrance where the river flows into the culvert. As the riparian owner of the Pound the Town Council has responsibility for any flooding issues it causes. There is also risk of flooding where there are manhole covers. These can be blown off with water pressure underground and this can affect places such as Hunter's Gate and The Sytche. There is also combined sewers and pollution risk. Development in Much Wenlock has increased over the last 100 years although the Victorian infrastructure has not been modified to deal with additional water flow. New development needs to be watched to ensure that the developer does install attenuation ponds and people need to be vigilant. The Neighbourhood Plan Policies RF1 to RF6 aim to slow water flow and outline how flooding issues should be dealt with for future development. Much Wenlock has a Community Flood Plan which is recognised by the Environment Agency, and there are flood alerts when risk from flooding is imminent. The Integrated Urban Development Management Plan (IUDMP) sets out actions which are designed to reduce the risk of flooding. New attenuation ponds however will only reduce water flow but will not alleviate the risk of flooding.

It was AGREED that:

- i. **David L Edwards, Shropshire Council, should be invited to attend a public meeting, as soon as possible, at the request of the Town Council and the Flood Forum, to explain in more detail the proposals set out in the planning applications to construct attenuation ponds at Sytche Lane and land north-west of Bridge House, Stretton Road.**
- ii. **Cllr. David Turner should be asked to refer these applications to Shropshire Council's Planning Committee.**

Mr. Weeden was thanked for a very interesting discussion.

7) PUBLIC SESSION

There were no requests to speak further since questions were asked and answered during the presentation.

8) PLANNING MATTERS

The following planning application were considered:

<p>14/01397/FUL Fox Studio, King Street, Much Wenlock</p>	<p>Proposed extensions and conversions of existing studio building to form five residential units including demolition of part of boundary wall to be replaced with new detached dwelling.</p> <p>It was <u>AGREED</u> to object on the following grounds:</p> <ol style="list-style-type: none"> i. The site is prominently located within the Much Wenlock Conservation Area where the demolition of the stone wall to provide a new dwelling would have a significant detrimental impact on the character and appearance of this part of the Conservation Area. ii. Visibility for drivers exiting the proposed site access onto King Street is severely restricted in both directions, by the adjoining access to the north and the remaining tall boundary wall to the south. As a consequence the formation and use of the access would lead to conditions detrimental to the free flow and safe movement of traffic. iii. It is a site of sensitive archaeological remains which should be thoroughly investigated. iv. The proposals would lead to over development of a small site.
<p>14/01443/FUL Yew Tree Cottage, 9 Bourton Westwood, Much Wenlock</p>	<p>Demolition of conservatory and flat roof balcony, erection of single and two storey extensions and alterations and erection of garage.</p> <p>It was <u>AGREED</u> to support the application.</p>
<p>14/01481/FUL Land adjacent to 6 Bridge Road, Much Wenlock</p>	<p>Erection of detached dwelling.</p> <p>It was <u>AGREED</u> to express concern on the following grounds:</p> <ol style="list-style-type: none"> i. Access to the location of the proposed development. ii. The height of the roofline which should not be higher than adjoining properties.
<p>14/01627/LBC 3 St Mary's Lane, Much Wenlock</p>	<p>Replacement ground floor and first floor windows on side and rear elevation only with similar style timber double glazed windows affecting a Grade II Building.</p> <p>It was <u>AGREED</u> to support the proposals provided they are supported by the Conservation Officer.</p>
<p>14/01724/CPE</p>	<p>For information only.</p> <p>It was <u>AGREED</u> to <u>NOTE</u>.</p>
<p>14/01753/FUL Land north-west of Bridge House, Stretton Road, Much Wenlock</p>	<p>Construction of an attenuation pond designed to attenuate 12,000m³ of water.</p> <p>It was <u>AGREED</u> to:</p> <ol style="list-style-type: none"> i. Request a time extension before responding since more information was needed. ii. David L Edwards should be invited to discuss the proposals at a public meeting. iii. Cllr. David Turner should be asked to refer the application to Shropshire Council's Planning Committee.

14/01754/FUL Sytche Lane, Much Wenlock	Construction of an attenuation pond designed to attenuate 4,500m ³ of water. It was <u>AGREED</u> to: <ol style="list-style-type: none"> i. Request a time extension before responding since more information was needed. ii. David L Edwards should be invited to discuss the proposals at a public meeting. iii. Cllr. David Turner should be asked to refer the application to Shropshire Council's Planning Committee.
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The following **DECISIONS** were **NOTED**.

13/03060/OUT Edge Renewables, Lea Quarry, Presthope, Much Wenlock	Outline application for the erection of a visitor centre with parking facilities and new vehicular and pedestrian access (all matters reserved) Permission GRANTED 15.04.14
14/00548/FUL Little Brook Cottage, 9 Callaughton, Much Wenlock	Erection of two storey side and single storey rear extensions Permission GRANTED 07.04.14

9) STREET NAMING

Members considered the creation of a street name for 13 residential plots at land at Styche Lane, Much Wenlock. The developer had proposed Matilda Close.

The Committee did not approve of the street being named after a person since there were no other similar street names, and it was AGREED that the street should be named 'Mendips View' because the site looks across to an area called the Mendips.

10) FOOTPATH/BRIDLEWAY CREATION ORDERS

None received.

11) FOOTPATH DIVERSION ORDERS

None received.

12) ROAD CLOSURES

Road to be closed at Sheinton Street, Much Wenlock on Sunday 18 May 2014 from 09:30 to 15:30 to replace three manhole covers. (This would be re-scheduled for the following week in the event of bad weather.)

It was AGREED to NOTE.

13) STOPPING UP ORDERS

None received.

14) SPEED LIMIT ORDERS

None received.

15) PROHIBITION ORDERS

None received.

16) CONSULTATION

None received.

17) CORRESPONDENCE

None received.

18) DATE OF NEXT MEETING

It was **NOTED** that the date of the next meeting was to be approved at the re-convened Annual Town Council meeting.

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Due to the confidential nature of the business to be transacted and pursuant to Section 1(2) of the above Act it is requested that the public and press are not present.

19) PLANNING ENFORCEMENT CASES

Recent planning enforcement cases were NOTED.

The meeting closed at 19.36.

Signed.....
Chairman

Date.....