

# MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Corn Exchange, Much Wenlock  
6 pm on Tuesday 4 September 2018

**Present:**

Cllr. Mary Hill (Chairman), Cllr. Herbert Harper, Cllr Dafydd Jenkins, Cllr Marcus Themans, Cllr. Daniel Thomas and Cllr. Milner Whiteman OBE

**Locum Town Clerk:**

Trudi Barrett

**1) Chairman's welcome**

The Chairman welcomed everyone to the meeting.

**2) Apologies**

None. All members were present.

**3) Minutes**

The minutes of a Planning and Environment Committee meeting held on 31 July 2018 were considered for approval. Following an agreed amendment to minute 8 **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.

**5) Dispensations**

None requested.

**6) Public session**

There were no members of the public present.

**7) Planning matters**

The following planning applications were considered:

18/03401/LBC Raven Hotel, Barrow Street, Much Wenlock	Demolition of existing conservatory roof, lantern and timber courtyard wall and erection of replacement conservatory, installation of bi-fold doors to retail enclosure. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection to the demolition of existing conservatory roof, lantern and timber courtyard wall and erection of replacement conservatory.</b> <b>Councillors were unable to support the installation of bi-fold doors: there were 14 applications applying to these premises since 2000 displayed on the Shropshire Council website but there did not appear to have been a planning application for retail use of the premises.</b>
18/03557/LBC Bastard Hall, 57 Sheinton Street, Much Wenlock	Replacement of existing (non original) door with traditional six panel door. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>

18/03633/FUL 53 High Street, Much Wenlock	Change of use of existing shop (A1) to dwelling house (C3) and minor internal alterations. <b>It was PROPOSED, SECONDED and unanimously AGREED to object:</b> <ul style="list-style-type: none"> <li>the application goes against the terms of Neighbourhood Plan policy EJ5 with regard to details for demonstrating viability (details to be found in Appendix 1 of the Neighbourhood Plan).</li> <li>the application had not demonstrated lack of viability as required under the Neighbourhood Plan, nor been marketed appropriately.</li> <li>this property is in the core area of town for retail use.</li> </ul>
18/03634/LBC 53 High Street, Much Wenlock	Change of use of existing shop (A1) to dwelling house (C3) and minor internal alterations. <b>It was PROPOSED, SECONDED and unanimously AGREED to object as described under 18/03633/FUL.</b>
18/03655/FUL Wood Lodge, Copse Hill, Homer	Erection of a detached single storey self-contained residential annex. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection to the application but Councillors were concerned about the lack of detail regarding the felling of three trees and request that suitable species be planted as replacements.</b>
18/03685/TCA Holy Trinity Church, Wilmore Street, Much Wenlock	Reduce to approximately 2.5m in height 1 no. Plum within Much Wenlock Conservation Area. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
18/03960/TCA Grasmere, Sheinton Street, Much Wenlock	Fell 1no Cypress within Much Wenlock Conservation Area. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
18/04005/TPO On land to the side 2 High Causeway, off Southfield Road, Much Wenlock	To prune back branch tips off roof (2 High Causeway) by 3-4 metres 1no. Sycamore Tree protected by Bridgnorth District Council (Land at 2 High Causeway, Much Wenlock) TPO 2007. <b>It was PROPOSED, SECONDED and unanimously AGREED no objection.</b>
18/03911/FUL 5/6 Old Cottages, Much Wenlock Road, Farley	Erection of detached two storey annex building comprising gym, offices and art studio with first floor balcony following demolition of existing garage. <b>It was PROPOSED, SECONDED and unanimously AGREED to comment as follows: the application shows the proposed building on the footprint of the existing garage but no details of groundworks are provided in the application. The Planning Committee request evidence of a permit for development being granted by the Environment Agency as Councillors believe the location of the building to be within 8 metres of a main river. Councillors also wished to draw attention to page 2 of the Shropshire Council Planning Officer's report for Planning Application no. 18/00500/FUL, relating to the same property, in which the river is described as a minor water course. The water course is actually identified as a main river within the rapid response catchment area for flooding in Much Wenlock.</b>

The following planning application was **NOTED**:

18/04032/CPL Shadwell Quarry, Farley Road, Much Wenlock	Certificate of Proposed Lawful Development to establish that Planning Permission 09/02701/FUL (Use of land for the stationing of 53no. holiday chalets with access tracks and associated parking; a reception/office building and a building for recreational and educational purposes relating to diving together with associated bin stores and parking areas; and provision of divers platform; pontoon; timber walkways and viewing platforms) has commenced lawfully, and can be developed in accordance with plans. <b>It was PROPOSED, SECONDED and unanimously AGREED to remind Shropshire Council Planning Officers of the S106 agreement associated with this proposed development.</b>
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The following planning **DECISIONS** were **NOTED**

18/00500/FUL 5/6 Old Cottages, Farley Road, Much Wenlock	Erection of front extension to main dwelling and alterations to access (amended description). Permission <b>GRANTED</b> 01 August 2018
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The following **AGRICULTURAL NOTIFICATION** was **NOTED**

18/03946/AGR	Erection of an extension to an agricultural building at Bourton Bank Farm, Bourton Road, Much Wenlock.
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#### 8) Flooding issues

- a) The Chairman reported that the grille on the culvert leading to the attenuation pond in Stretton Road had recently been cleared of debris and removed by Shropshire Council. Without the grille in place there would be no accumulation of debris but Councillors were concerned about safety issues which might arise due to the removal.  
Councillors **NOTED** that the grille had not been replaced and that responsibility and liability lay with Shropshire Council.
- b) A representative from Severn Trent Water had spoken at the recent Local Joint Committee meeting. Severn Trent had explained that the infrastructure was inadequate and that there were 80 problem areas to address. Members expressed their concerns that a two hour interruption in Telford could cause a five day problem in Much Wenlock, beyond the Telford & Wrekin border. There were also concerns about the ability of the call centre to cope with a high number of enquiries. Severn Trent would report again in six months' time.

#### 9) Street naming

None received.

#### 10) Footpath/bridleway creation orders

None received.

#### 11) Footpath diversion orders

Members considered a proposal to divert Footpath 51, Shadwell Quarry. **It was PROPOSED, SECONDED and unanimously AGREED to support the diversion.**

#### 12) Road closures

- a) Road closure at Sheinton Street (20 days) from 24 September to 19 October 2018, Monday to Friday 9.30am to 4.00pm. It would be necessary to turn off the pedestrian crossing and HGV lights in Farley Road for a period for associated resurfacing work.
- b) Road closure at Bradley Lane junction of A4169 Farley Road, Much Wenlock from 8 October to 13 October 2018 all the time.

#### NOTED

#### 13) Tree Preservation Orders

None received.

#### 14) Stopping Up Orders

None received.

#### 15) Speed Limit Orders

None received.

#### 16) Prohibition Orders

None received.

**17) Traffic issues**

- a) Members noted concerns about car parking on the footpath in Back Lane following the installation of No Parking signs on the green. **It was PROPOSED, SECONDED and unanimously AGREED to write to Shropshire Council to request a review of parking restrictions.**
  
- b) Members considered issues associated with speeding in the town. **It was PROPOSED, SECONDED and unanimously AGREED to recommend to full Council that concerns about traffic issues be raised at the October meeting with a view to involving the public in tackling the problems.**
  
- c) Members **NOTED** that a meeting had been scheduled with Harworth to discuss the development of the Ironbridge Power Station. The management of traffic from the site should be raised at that meeting.

**18) Correspondence**

The following correspondence was **NOTED**:

- a) Shropshire Council Affordable Housing Newsletter August 2018.

**19) Date of next meeting**

It was **NOTED** that the next meeting would take place on Tuesday 2 October 2018.

The meeting closed at 7.25pm.

Signed.....  
Chairman

Date.....