

MUCH WENLOCK TOWN COUNCIL

Minutes of a Planning & Environment Committee meeting held at The Guildhall, Much Wenlock
at 6 pm on Tuesday 5th February 2019

Present:

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

Locum Town Clerk:

Trudi Barrett

In attendance:

Cllrs. Yvonne Holyoak, Graham Edgcumbe Venning, Allan Walter, two representatives from the Environment Agency, Lianne Deathridge of Shropshire Council Emergency Planning and six members of the public.

1) Chairman's Welcome

The Chairman welcomed everyone to the meeting.

2) Apologies

Apologies were received from Cllr. Themans due to a work commitment.

This apology was ACCEPTED and CONFIRMED as APPROVED absence.

3) 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.

4) Dispensations

None requested.

5) Public Session

None.

6) Presentation on Much Wenlock flood risk from the Environment Agency (EA)

The Chair welcomed Jason Walker, Flood Resilience Engagement advisor for the EA, his colleague, Rachel Glover, and Lianne Deathridge from Shropshire Council's Emergency Planning department.

Mr Walker gave a presentation on the flood risk in Much Wenlock. He noted that Much Wenlock was near the top of the list in the EA's rapid response catchment area and 380 properties were in the "at risk" flooding polygon in Much Wenlock. The EA and emergency services were aware of the risk and a multi-agency flood plan was in place. Weather forecasts and patterns and rivers were monitored. There was a gauge on the river just outside town, installed by the EA, and members of the public could sign up to receive alerts from that gauge. Mr Walker noted that flood alleviation schemes were very valuable for winter type flooding but did not protect from flash floods as the rain would come down too quickly for the water to channel into alleviation ponds. The provision of such schemes could give a false sense of security.

Councillors asked how often drains and culverts in the town were checked and cleared, given the high risk of flooding, and whether many of the drains were actually functional. Problems with the Stretton Road to the Gaskell Arms and the High Street were particularly mentioned. It was thought that the drains were cleared twice per year but if access was blocked by parked cars then the work was not carried out. Councillors were concerned that Shropshire Council had removed a grille to clear brushwood where the culvert enters the Stretton Road attenuation pond but the grille had not been replaced. Lianne Deathridge offered to check the Shropshire Council maintenance regime and any other measures in place and to report back.

Various other concerns were raised such as the impact of new development and the loss of gardens and trees. Measures such as tree planting and improvements to rivers and culverts would be beneficial.

It was noted that there was a Flood Plan for Much Wenlock, although there was no longer an active flood group. Mr Walker was keen to engage with the wider public to ensure that residents were aware of the flood risk and the need to be prepared for flooding. As severe flooding was a relatively rare event, awareness tended to wane over time. The meeting considered ways to engage with the public such as letter drops, presentations to local organisations and schools, encouragement to sign up for river gauge alerts and Town Council surgeries. A representative from the EA would be pleased to attend a forthcoming Council surgery. It was important to ensure that people knew what to do in advance of flooding as there would be very little time to make any preparations in the event of a flash flood.

The Chair thanked the speakers for attending and expressed the Council's willingness to work with the EA on promoting flood awareness and updating the Flood Plan.

The visitors and members of the public left the meeting.

7) Minutes

The minutes of a Planning and Environment Committee meeting held on 8th January 2019 were considered for approval. Following an amendment to page 02/19, minute 7, from: "However, these would not qualify for Community Infrastructure Levy funding ..." to: "However, these would not generate a large amount of Community Infrastructure Levy funding at one time ..." **it was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

8) Planning Matters

The following PLANNING APPLICATIONS were considered:

19/00204/LBC Library, 62 High Street, Much Wenlock	Works to facilitate the installation of one hanging sign to the front elevation. An error in the Design & Access statement, which stated that Shropshire Council owned the building and the Town Council occupied it, had been brought to attention of Shropshire Council. It was PROPOSED, SECONDED and unanimously AGREED no objection.
19/00291/ADV Library, 62 High Street, Much Wenlock	Erect and display 1no. non illuminated hanging sign on the front façade. It was PROPOSED, SECONDED and unanimously AGREED no objection.
19/00206/TCA 60 High Street, Much Wenlock	To fell 1no. Silver Birch and crown reduce 1no. Silver Birch (as per photograph) within Much Wenlock Conservation Area. It was PROPOSED, SECONDED and unanimously AGREED no objection.
19/00575/TPO Willow House, Barrow Street, Much Wenlock	To reduce by 20% 1no. Weeping Willow tree protected by Bridgnorth District Council (Former St Mary Magdalene Church, Barrow Street, Much Wenlock) TPO 2008 It was PROPOSED, SECONDED and unanimously AGREED no objection.

The following planning DECISIONS were **NOTED**:

18/05075/FUL The Wheatlands Bungalow, Station Road, Much Wenlock	Erection of replacement dwelling. Permission GRANTED 16 th January 2019
18/05754/TPO 1 Park View, Much Wenlock	Crown lift to give clearance of approx. 3m over private driveway and 5m over public highway of 1no. Walnut protected by the Bridgnorth District Council, Old Engineering Works, Barrow Street, Much Wenlock) TPO 2002 (Ref: BR/TPO/116) Permission GRANTED 22 nd January 2019
18/05327/VAR Hill Farm Barn (Former Equine Building), Bourton, Much Wenlock	Variation of Condition no. 4 attached to planning permission 17/05184/FUL dated 23 rd March 2018. Permission GRANTED 16 th January 2019
18/05004/FUL 18/05005/LBC Woodhouse Farmhouse, Wyke, Much Wenlock	Erection of glazed canopy to side elevation; erection of detached art studio. Works to Listed Building to facilitate the erection of glazed canopy to side elevation. Permission GRANTED 17 th January 2019

18/05610/LBC 54 High Street, Much Wenlock	Works to enlarge opening within existing stone wall at first floor and the creation of a new shower room affecting a Grade II Listed Building. Permission GRANTED 23 rd January 2019
18/04113/FUL and 18/04424/LBC Severn Edge Veterinary Centre, Victoria Road, Much Wenlock	Conversion of barn and stable block to form one residential property to include erection of single storey link extension; insertion of doors/windows/dormer windows. Permission GRANTED 24 th January 2019
18/00805/FUL and 18/00608/LBC Bourton Hall Farmhouse, Bourton, Much Wenlock	Application under Section 73a of the Town and Country Planning Act 1990 for the erection of replacement (side) boundary wall. Erection of replacement (side) boundary wall affecting a Grade II Listed Building. Permission GRANTED 29 th January 2019

9) Ironbridge Power Station Redevelopment – meeting with Buildwas Parish Council

Councillors noted that a meeting had been arranged with Buildwas Parish Council on Monday, 11th February at 7.00pm at Buildwas Village Hall to consider the Ironbridge Power Station redevelopment, and that Leighton and Eaton Constantine Parish Councillors had also been invited to attend.

10) Flooding issues

See minute 6 above. Councillors noted the need to encourage people to sign up to river gauge alerts. The Locum Clerk was asked to circulate a copy of the Flood Plan to all Councillors. The Committee would consider a response to issues raised by the EA at their next meeting.

11) Street naming *

None received.

12) Footpath/Bridleway Creation Orders*

None received.

13) Footpath Diversion Orders*

None received.

14) Road closures*

None received.

15) Highways Matters

Councillors noted concerns from a member of the public regarding parked cars on Bridge Road and the junction with Smithfield Road and the danger this causes. Councillors acknowledged the concerns. It was noted that new requests for road safety schemes were being deferred by Shropshire Council until the review of budgets in 2020. The Locum Clerk was asked to write to the resident explaining the situation and noting that this was one of several areas in the town where the Council intended to press for yellow lines. The concerns could also be raised with the police.

16) Tree Preservation Orders*

None received.

17) Stopping Up Orders*

None received.

18) Speed Limit Orders*

None received.

19) Prohibition Orders*

None received.

20) Changes to Car Parking Charges

Councillors noted the Shropshire Council (Off-Street Parking Places) Order 2011 (Amendment No. 1) Order 2019, which incorporated changes to car park charges in Much Wenlock.

21) Place Plans

Councillors noted correspondence from Shropshire Council dated 8th January 2019 regarding Place Plans. It was noted that the new Shropshire Council Place Plan officer responsible for Much Wenlock was seeking to organise a meeting on the review of the Much Wenlock and Surrounding Area Place Plan.

22) Community Infrastructure Levy (CIL)

Councillors noted correspondence from Shropshire Council dated 22nd January 2019 regarding the deadline for Expressions of Interest for CIL funding and the amount of Neighbourhood Fund payable. At present Much Wenlock had around only £700 so further funds needed to accumulate before any projects could be taken forward.

23) Correspondence

Councillors noted correspondence from a member of the public regarding the Presthope Grange development, which continued to be of concern. The Locum Clerk was asked to check the situation with regard to Council tax for caravans with the Valuation Office

24) Date of next meeting

It was **NOTED** that the next meeting would take place on Tuesday 5th March 2019 at 6.00pm.

25) Planning Enforcement

There had been no notification of new enforcement issues.

The meeting closed at 7.50pm

Signed.....
Chairman

Date.....