

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at The Corn Exchange, Much Wenlock at 6 pm on Tuesday, 30th April 2019

Present:

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

Locum Town Clerk:

Trudi Barrett

In attendance:

Two members of the public

1) Chairman's Welcome

The Chairman welcomed everyone to the meeting.

2) Apologies

Apologies were received from Cllr. Daniel Thomas, who had a family commitment.

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

Two members of the public responsible for the redevelopment of the Pinefields site, 40 High Street, spoke regarding application 19/01544/TPO to fell 1 no. Horse Chestnut (T3) and crown reduce and prune 1 no. Oak (T4) both protected by Tree Preservation Orders.

It was explained that the recent tree consultant's report had stated that the horse chestnut had split 5ft above the ground and was unsafe. The oak tree was distressed but recoverable if pruned.

It was noted that further applications would be submitted for work to three other trees, although these were not under consideration at this time. If permission were given to fell the trees, the developers would be required to plant replacement young trees of a significant size, from a recommended list. It was noted that work might also be required to neighbouring trees in Pinefields Close.

Councillors noted the comments.

6) Minutes

The minutes of a Planning and Environment Committee meeting held on 2nd April 2019 were considered for approval. **It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be signed and ADOPTED as a true record.**

7) Planning Matters

The following PLANNING APPLICATIONS were considered:

<p>19/01506/FUL 8 St Mary's Road, Much Wenlock</p>	<p>Erection of two storey rear extension (re-submission) and conversion of double garage to self-contained annex accommodation. It was PROPOSED, SECONDED and RESOLVED that Councillors had no objection to the rear extension but did object to conversion of the double garage to self-contained annex accommodation. This represented overdevelopment of the site and Councillors were concerned about extra vehicles in an area which was already very congested and had been subject to a number of complaints.</p>
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19/01516/LBC 50 Sheinton Street, Much Wenlock	Re-pointing of brickwork to south elevation affecting a Grade II listed building. It was PROPOSED, SECONDED and RESOLVED no objections to the work, providing the Conservation Officer was satisfied with the materials to be used.
19/01523/FUL 47 High Street, Much Wenlock	Change of use from A1 retail to C3 residential. It was PROPOSED, SECONDED and RESOLVED to object. This was an employment site and the applicant had failed to provide details as required by the Much Wenlock Neighbourhood Plan - see Appendix 1: Demonstrating Viability. The applicant had not demonstrated that this was not a viable business premises. The High Street, together with Wilmore Street, was a designated retail area in the town.
19/01544/TPO 40 High Street, Much Wenlock	To fell 1 no. Horse Chestnut (T3) protected by Bridgnorth District Council (High Street, Much Wenlock) TPO 1988 and crown reduce and prune (as shown on report) 1 no. Oak (T4) protected by Shropshire Council (Land to the rear of 40 High Street, Much Wenlock) Tree Preservation Order 2016. It was PROPOSED, SECONDED and RESOLVED to object to the felling of the horse chestnut unless the Shropshire Council Tree Officer stated that felling was required. Should this be the case, a replacement tree should be planted. It was RESOLVED to respond no objection to the pruning of the oak, providing this was necessary for the health of the tree.
19/01666/FUL Dove Leys, Homer, Much Wenlock	Erection of single storey extension to front elevation. It was PROPOSED, SECONDED and RESOLVED no objection.
19/01960/TCA Cedars House 13 Victoria Road, Much Wenlock	To reduce 3 no. Yew trees by 2.5m, reduce 1 no. Thuja by 20% (height) and crown lift 1 no. Conifer to clear 6ft within Much Wenlock Conservation Area. It was PROPOSED, SECONDED and RESOLVED no objection.
19/01961/TCA 1 Queens Court Barns, Queen Street, Much Wenlock	To reduce 1 no. Willow by 20% and remove crossing or weak branches within Much Wenlock Conservation Area. It was PROPOSED, SECONDED and RESOLVED no objection
19/01854/FUL Waggoners Cottage, 5 Wyke, Much Wenlock	Siting of 3 no. shepherds huts for tourism with associated alterations. It was PROPOSED, SECONDED and RESOLVED no objection.

The following planning DECISIONS were **NOTED**:

19/00850/LBC 10 Barrow Street, Much Wenlock	Replacement of 8 single glazed softwood Georgian bar windows affecting a Grade II Listed Building. Grant Permission
19/00904/FUL Darwin Place, Southfield Road, Much Wenlock	Erection of single storey extension and ramp to replace existing wheelchair lift. Grant Permission
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. Grant Permission
19/00156/LBC 40 High Street, Much Wenlock	Works to facilitate the sub-division of dwelling to form two dwellings to include erection of extensions, increase in roof height, insertion of sun-pipes, insertion of windows/doors, associated internal alterations, removal of chimney. Grant Permission
19/00155/FUL 40 High Street, Much Wenlock	Subdivision of one dwelling into 2 dwellings and creation of 2 dwellings. Grant Permission

8) Shadwell Quarry – Application 09/02701/FUL

Councillors noted correspondence from Shropshire Council regarding the discharge of condition 15 of the planning permission for the above application. Shropshire Council had advised that they could find no evidence that condition 15 had been discharged. The Clerk was asked to enquire at what stage the condition was likely to be discharged.

9) Flooding issues

- a. Councillors noted the response received from Shropshire Council with regard to clearing culverts and drains in the town. Despite assurances that drains and gullies had been cleared in the town, Councillors insisted that a number of culverts in the town were still completely blocked, e.g. by William Brookes School, Sheinton Street, Victoria Road, Gaskell corner, High Street outside the Talbot. The Clerk would respond accordingly.
- b. Councillors considered the response from the Environment Agency (EA) with regard to a flood risk awareness raising event. The EA had agreed to participate in an event at the Priory Hall and the Clerk was asked to provide dates of available Wednesday evenings in June.

10) Street naming *

Councillors noted that the problems associated with Shropshire Council allowing a second building in the town to be named the Old Police Station appeared to have been resolved. The new residential properties were now to be known as "Constable" and "Sergeant" without reference to the Old Police Station.

11) Footpath/Bridleway Creation Orders*

None received.

12) Footpath Diversion Orders*

None received.

13) Road closures*

None notified.

14) Highways Matters

- a. In response to a query raised at a Council surgery, Councillors considered contacting the Safer Roads Partnership to request that a 30mph roundel be painted on the road surface at the Gaskell Arms end of the Bourton Road to help to reduce traffic speeds. The Clerk was asked to check whether this was required to slow traffic coming into or going out of town.
- b. Councillors noted concerns about cars parking on the triangle of grass at the junction of Back Lane and Owen Road. Residents had planted a small tree on the land. The Clerk was asked to contact Shropshire Council with regard to maintenance of the area and what could be done to improve it, including possible community involvement in managing the space.
- c. Councillors noted the response from Shropshire Council with regard to the availability of air quality monitors in the town. The Clerk was asked to pass on the comments to the member of the public who had instigated the enquiry, suggesting they might like to contact Shropshire Council themselves. The Clerk would follow up the matter with Shropshire Council in three months' time.
- d. Councillors noted the briefing note for Town and Parish Councils from Shropshire Council regarding a review of A-boards policy.
- e. It was noted that the wall supporting the raised walkway by High Causeway in Victoria Road was crumbling. The Clerk was asked to draw this to the attention of Shropshire Council.

There was an overgrown hedge on Racecourse Lane near to the primary school which was obstructing a road safety sign. This should be drawn to the attention of Shropshire Council and the local police. It would also be suggested to the school that they report the matter to Shropshire Council.

It was noted that the footpath from the Priory through to Station House was in poor condition. Councillors queried whether this was a permissive path and who was responsible for its maintenance.

15) Tree Preservation Orders*

None received.

16) Stopping Up Orders*

None received.

17) Speed Limit Orders*

None received.

18) Prohibition Orders*

None received.

19) Neighbourhood Plan

Councillors noted that the position agreed at the full Council meeting held on 4th April 2019 with regard to the review of the Neighbourhood Plan had been included in the May edition of the Wenlock Herald.

20) Place Plans

- a. Councillors noted further amendments made to the draft Place Plan (V2) prepared by Shropshire Council. Councillors were in agreement with these changes and the Clerk was asked to forward the previous comments agreed by the Council.

- b. Councillors noted the presentation made at MIPIM by Shropshire Council.

21) Date of next meeting

It was **NOTED** that the provisional date of the next meeting was Tuesday, 4th June 2019 to be held in the Mary Webb Room at the Corn Exchange (to be confirmed at the re-convened Annual Town Council Meeting on 9th May 2019).

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the above Act and due to the confidential nature of the following business to be transacted it was **PROPOSED, SECONDED and RESOLVED** that the public and press should not be present.

22) Planning Enforcement

Councillors noted current enforcement matters.

The meeting closed at 7.50pm.

Signed.....
Chairman

Date.....