

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at The Corn Exchange, Much Wenlock at 6.15 pm on Tuesday, 30th July 2019

Present:

Cllr. Mary Hill, Cllr. Yvonne Holyoak, Cllr. Dafydd Jenkins, Cllr. Allan Walter and Cllr. Milner Whiteman

Town Clerk:

Trudi Barrett

1) Apologies

Cllr. Daniel Thomas – family engagement

2) 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.

3) Dispensations

None requested.

4) Public Session

There were no members of the public present.

5) Minutes

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

6) Planning Matters

The following PLANNING APPLICATIONS were considered:

19/02696/VAR 40 High Street, Much Wenlock	Variation of Conditions 2 and 3 attached to planning permission ref 19/00155/FUL dated 14.01.2019 to allow for amendments to the proposed scheme. It was PROPOSED, SECONDED and unanimously RESOLVED no objections.
19/02700/LBC 40 High Street, Much Wenlock	Amendments to the previously approved scheme 17/00989/LBC affecting a Grade II listed building. It was PROPOSED, SECONDED and unanimously RESOLVED no objections.
19/03026/FUL and 19/03027/LBC 15 High Street, Much Wenlock	Conversion of and extension to existing barn to form 1 no. dwelling affecting a Grade II listed building. It was PROPOSED, SECONDED and unanimously RESOLVED no objections. Councillors wished to request that a condition be put on the planning permission that the area of ground fronting the High Street be tidied and landscaped before the commencement of any other work on the site.

The following planning DECISIONS were **NOTED**:

19/02062/CPE The Mount, Farley, Much Wenlock,	Application for lawful development certificate in respect of existing use of caravan occupied as an independent dwelling unit (amended description). Withdrawn
19/01516/LBC 50 Sheinton Street, Much Wenlock	Re-pointing of brickwork to South elevation affecting a Grade II listed building. Grant Permission

<p>19/02707/HRM Land at Stretton Westwood, Much Wenlock</p>	<p>To remove length of hedge totalling 559m on land at Stretton Westwood, Much Wenlock, to improve workability of fields. No objection. Councillors noted the report from the Shropshire Council tree officer, in which he stated: "A local authority can only object to a notice to remove a hedgerow and issue a retention notice if the hedgerow in question is deemed 'important', under the criteria laid out in the Hedgerows Regulations 1997; and a hedgerow can only be considered important if it is more than 30 years old (unless it has been planted under a replanting notice issued because a previous hedgerow at the location was illegally removed, which does not apply in this current case). Since the hedge in this case is less than 30 years old Shropshire Council has no power to issue a retention notice and the hedge may be removed."</p>
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7) Ironbridge Power Station

- a. Councillors noted a report from the public meeting held at Buildwas Village Hall on 17th July 2019, which was attended by Councillor Thomas. Councillors expressed their concern at the views expressed by Shropshire Council officers that they did not anticipate any problems arising from the addition of 1,000 homes and that the roads around the site could be improved to take the traffic. Such traffic would put significant additional pressure on the Gaskell corner and cause increased congestion in Much Wenlock.
No further joint meetings of local parish councils were expected prior to the submission of the planning application by Harworth in the autumn.
- b. Councillors noted responses received to the paper circulated by the Town Council following the meeting with Harworth and neighbouring parishes to discuss traffic issues on 18th June 2019. Automatic acknowledgements had been received from Philip Dunne MP and Daniel Kawczynski MP. A brief response acknowledging receipt had also been received from Steve Brown, Interim Assistant Director of Infrastructure and Communities at Shropshire Council, who had indicated that he would liaise with colleagues and update and suggested that the public meeting held at Buildwas on 17th July might have addressed some of the issues raised. An acknowledgement had also been received from the Clerk to Easthope, Shipton and Stanton Long. No other responses had been received to date.
- c. Councillors noted an update from the Shropshire Council Planning Policy and Strategy Manager provided for the meeting of Market Town Clerks held on 19th July regarding progress with the Local Plan review.
- d. Councillors noted that an extraordinary Town Council meeting would be held on 15th August to consider a response to the Shropshire Council consultation on strategic sites. Members of the public would be given the opportunity to express their views in the first part of the meeting.

8) Much Wenlock & Surrounding Area Place Plan

Councillors noted information regarding the above received from the Place Plan Officer on 9th July 2019. The Officer stated that the new Place Plan versions would be available on-line during the summer. However, the housing figures had not been amended to reflect information provided by the Shropshire Council Planning Policy and Strategy Manager. The figures stated in the Place Plan remained those taken as a direct quote from the preferred sites consultation on page 126, which were correct at the time of publishing 31st March 2018. This information formed part of the current Local Plan and would be updated once the current Local Plan Review was completed.

Councillors were disappointed with the above response, as their understanding was that the Place Plan was intended to be a "live" document.

9) Flooding issues

- a. The Flood Awareness event held on Wednesday, 10th July had been well attended by members of the local community. The Environment Agency had given a candid account of the continuing risk of flooding and precautionary measures residents should take. The Clerk was asked to pass on thanks to Jason Walker of the Environment Agency for his part in the event.

Councillors expressed concern about the provision of support for vulnerable residents in the event of a flood. The Clerk was asked to check with Shropshire Council what arrangements were in place.

Councillors considered distributing the Personal Flood Plan sheet to residents via the Wenlock Herald and the Clerk was asked to check whether there would be a cost for such distribution.

b. The following issues relating to flooding had been raised with Shropshire Council:

- In the event of heavy rain why does water run down Stretton Road not go into the attenuation pond?
The Interim Flood and Water Commissioning Officer had advised that alleviation for Stretton Road was planned in the original scheme but the connection had not been built because of budget limits. The pond was designed to receive the water. The design was meant to be delivered for March 2020 for construction by March 2021.
- Is Shropshire Council responsible for the attenuation pond and its maintenance?
Yes, but the contract with Griffiths (the building company) stated that they were responsible for the vegetation maintenance for five years after the construction. There was a further three years to run before Shropshire Council took on the full maintenance. Currently the Shropshire Council team went on site for a monthly inspection and followed a very prescriptive maintenance document.
- Why has the grille in the pond not been replaced?
The screen was causing some blockages on the pipe upstream, stopping the flow into the pond and creating a flood risk further upstream. It had therefore been decided not to replace the screen.

Councillors were grateful for the response but were shocked to hear that the alleviation scheme had not been completed, allowing water to continue to flow down Stretton Road.

Councillors were concerned that the grille had been removed and that there was now nothing to prevent brushed wood from flowing downstream to block the culvert.

The Clerk was asked to check with Shropshire Council when and by whom inspections of the culvert and grille were undertaken. Shropshire Councillor David Turner should also be made aware of Councillors dismay that the flood alleviation project had not been properly completed and their concern at the absence of the grille. Councillor Turner should be asked to follow up these matters and to request that the grille be replaced and regularly cleared to ensure no further blockages.

10) Climate Change and Sustainability

Councillors noted a report from the recent Market Town Clerks meeting held on 19th July where a presentation had been given by the Sustainability Commissioning Support Officer for Shropshire Council. Councillors noted the resolution passed by Wem Town Council with regard to a climate emergency.

Councillors requested that a review of office purchases and costs be undertaken to determine whether any changes could be made, e.g. purchase of recycled copier paper. The Council's energy costs should also be reviewed.

11) Street naming *

None received.

12) Footpath/Bridleway Creation Orders*

None received.

13) Footpath Diversion Orders*

None received.

14) Road closures*

15) Highways Matters

a. Councillors noted a report on Highways matters from the recent Market Town Clerks:

- An information system was being developed by Shropshire Council to provide more easily accessible information on highways projects and repairs
- A new approach was being taken to the cleaning of drains and gullies. There was an acknowledgement from Shropshire Council that this had not been managed well in the past.

- There was a current emphasis on preventative highways maintenance, patching and surface dressing, to reduce the need for larger, more expensive remedial work.
 - The contractor had not carried out weed spraying at the appropriate time, resulting in a problem with overgrown verges and paths.
 - Kier were making redundancies, reducing the number of environmental maintenance staff from 80 to 50. The contractor would still have an obligation to fulfil the terms of the contract with Shropshire Council.
- b. Councillors were pleased to note that Shropshire Councillor David Turner had raised various outstanding highways matters with the Shropshire Council Portfolio Holder for Highways and Car Parks.
- c. Councillors noted that a number of highways maintenance problems were expected to be addressed during the forthcoming road closure for gas works in the town centre.

16) Rural Bus Services

Councillors noted correspondence regarding the Shropshire wide bus upgrade project. It was agreed to consider the matter again at the next meeting.

17) Banners, Bunting and Christmas Lighting Policy and Process

Councillors considered the engagement note from Shropshire Council regarding the above.

It was PROPOSED, SECONDED and RESOLVED to respond that Councillors had read the document with interest but were concerned at the suggestion that responsibility for the approval process would be passed from Shropshire Council to Town Councils. Town Councils might not have sufficient expertise in this area to make informed decisions and would have to refer back to Shropshire Council.

18) Salvation Army Clothing Bank

Councillors considered an enquiry from the Salvation Army regarding the possible siting of a clothing bank in the town. Councillors were supportive of this suggestion and noted that the clothes bank previously sited in St Mary's car park had been removed, along with the other recycling banks. The Clerk was asked to request that Shropshire Council allow the siting of a new Salvation Army clothing bank in St Mary's car park as this was a valued local facility.

19) Tree Preservation Orders*

None received.

20) Stopping Up Orders*

None received.

21) Speed Limit Orders*

None received.

22) Prohibition Orders*

None received.

23) Date of next meeting

It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 3rd September 2019 in the Mary Webb Room at the Corn Exchange.

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.

24) Planning Enforcement

Councillors noted current enforcement matters.

The meeting closed at 7.50pm

Signed.....
Chairman

Date.....