

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at The Corn Exchange, Much Wenlock at 6.15 pm on Tuesday, 1st October 2019

Present:

Cllr. Yvonne Holyoak, Cllr. Daniel Thomas, Cllr. Allan Walter and Cllr. Milner Whiteman

In attendance:

Three members of the public

Town Clerk:

Trudi Barrett

1) Apologies

Cllr. Mary Hill – unwell

Cllr. Dafydd Jenkins - work

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

No requests to speak had been received.

5) Minutes

The minutes of a Planning and Environment Committee meeting held on 3rd September 2019 were considered for approval.

It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes be APPROVED and signed as a true record.

6) Planning Matters

The following PLANNING APPLICATIONS were considered:

19/04074/FUL Oakdene, Barrow Street, Much Wenlock	Erection of two single storey extensions to include some demolition; balcony/terrace with access steps to ground floor; elevational alterations. No objections.
19/04166/FUL Travis Perkins Trading Company Ltd, New Road, Much Wenlock	Proposed amendments to existing traffic management system, re-arrangement of external racking/storage areas. Councillors had been made aware of two objections from members of the public It was PROPOSED, SECONDED and RESOLVED to submit a representation to Shropshire Council stating that there was insufficient information contained within the application to enable Councillors to make a considered judgement.

The following planning DECISIONS were **NOTED**:

19/01506/FUL 8 St Marys Road, Much Wenlock	Erection of two storey rear extension (re-submission) and conversion of double garage to self-contained annex accommodation. Withdrawn
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18/05298/FUL Bourton Quarry, Bourton, Much Wenlock	Change of use of 4 sheds, and rebuilding and relocation of 5th shed for B1(c) Light industrial use in former quarry and change of use of part of former equestrian building to mess and welfare room. Withdrawn
19/03495/FUL The Wheatlands Residential Home, Southfield Road, Much Wenlock	Part removal and reconstruction of 2no conservatories. Grant Permission

7) Correspondence regarding preferred housing development sites

Councillors noted correspondence from a member of the public on behalf of the Mendips View residents group. The Mendips View residents group outlined their objection to the proposal by the Neighbourhood Plan Refresh Group that land at the Sytche be developed, instead of the preferred site off Bridgnorth Road.

8) Ironbridge Power Station – Sand and Gravel Extraction at Buildwas Quarry

Councillors noted that a public information exhibition would be held on Wednesday, 2nd October between 3.00pm and 8.00pm at Buildwas Village Hall to provide information about the proposed sand and gravel mineral extraction at Buildwas Quarry, forming part of the redevelopment of the Ironbridge Power Station site. Several Councillors would be attending.

9) Flooding issues

- a. Councillors considered responses received to correspondence regarding problems caused by mud flowing onto the road in the Callaughtons Ash development during heavy rain:
 - Connexus had stated that they believed the housing development and supporting drainage had alleviated flooding problems in the area. According to Connexus, the field gateway had been left open at the request of the landowner and they were unable to direct the use or management of the land concerned.
 - The landowner had telephoned the Clerk in response to the correspondence. He had explained that during the recent problems the field had been planted with potatoes, which were poor at retaining water. He had advised that he would block the gateway with straw bales if heavy rain were forecast in future.
 - No response had been received from Shropshire Council.
- b. The Environment Agency (EA) had been contacted regarding the distribution of a Personal Flood Plan with the Wenlock Herald. The EA were investigating sources of funding.

It was PROPOSED, SECONDED and RESOLVED to suspend standing orders to allow a member of the public to speak.

It was noted that the former Flood Forum had some money remaining and might be able to support this initiative. A small number of local residents had indicated an interest in working with the EA on promoting flood awareness in the town but there had been no follow up from the EA so far and the volunteers were uncertain how to proceed. A map showing those properties most at risk of flooding could be obtained from the EA.

It was PROPOSED, SECONDED and RESOLVED to reinvoke standing orders.

- c. The planned visit to the attenuation pond on Stretton Road with Shropshire Council's Interim Flood and Water Commissioning Officer had been cancelled due to sickness and would be rearranged.
- d. It was noted that on 30th September two members of the community had inspected drains in several streets around the town. Many of the drains inspected were either partially or completely blocked. In addition, it was noted that drains along Bourton Road and Victoria Rd were blocked, in particular, opposite the old Birchfield Garage, which had wheat growing from it. Shropshire Councillor David Turner had been notified of the problems, which he had raised previously and continued to raise at Shropshire Council meetings.

Councillors were extremely concerned at the condition of the drains and gullies in the town. The Town Council had repeatedly reported problems with blocked drains to Shropshire Council but no action had been taken to address the problems. **It was PROPOSED, SECONDED and RESOLVED to write a strong letter to the Chair of the Committee responsible for Highways, with copies to the Chief Executive of Shropshire Council, the Chairman of Shropshire Council, appropriate officers and Shropshire Councillor David Turner.**

10) Climate Change and Sustainability

Nothing to report.

11) Street naming *

None received.

12) Footpath/Bridleway Creation Orders*

None received.

13) Footpath Diversion Orders*

None received.

14) Road closures*

Councillors noted planned work to refurbish the Sewage Pumping Station in Ironbridge, which would involve road closures in Ironbridge and a diversion through Much Wenlock.

15) Highways matters *

- a. Councillors noted correspondence from Shropshire Council regarding a new initiative to mend potholes in the county. The scheme had been successfully trialled in Whitchurch and Market Drayton. The machinery was quiet and repairs could be carried out at night. According to the information provided, there were 75 potholes to be filled in Much Wenlock, although there was no indication of when this work would be carried out. The Clerk was asked to make enquiries regarding a date for the work.
- b. Councillors noted information received from Shropshire Council regarding the cost of and arrangements for installing low cost pollution monitoring devices. It would cost around £60 per location for a low cost monitoring device and appropriate locations would need to be found. The diffusion tubes would need to be sent off for analysis each month.

It was PROPOSED, SECONDED and RESOLVED to recommend to the Finance, Asset Management & Personnel Committee that finance for four pollution monitoring tubes be included in next year's council budget.

- c. Councillors noted progress with obtaining a quotation for the production of an independent report on current traffic flows from all directions at the Gaskell corner, as well as projected traffic flows arising from the proposed development at the Ironbridge Power Station. Councillors noted information and advice provided by Shropshire Council on traffic surveys being carried out by the developer and how these would be assessed as part of the planning application. Councillors were concerned that the reports commissioned by the developer might not be completely objective, but agreed to wait to see the reports currently in production, before progressing with any separate, independent report.
- d. Councillors considered problems with access for coaches to Station Road and noted the comments of the local policing team relating to blocking of the turning area into Station Road. The police could issue B20 notices to offending vehicles. The Clerk was asked to urge the police to monitor the area whenever they were passing. It was noted that the Finance, Asset Management and Personnel Committee had agreed to make a contribution to research being undertaken by Shropshire Hills CIC to promote coach visits to the area. Shropshire Council had been asked to consider locations for coach parking in the town centre.
- e. Councillors noted that the surface of the path in Station Road adjacent to the coach parking was often slippery and covered in leaves and bird mess due to the overhanging trees. **It was PROPOSED, SECONDED and RESOLVED to request that Shropshire Council cut back the overhanging trees.**
- f. It was noted that Harley Bank was covered with a special surface to help large vehicles grip when travelling uphill. The surface was breaking up and needed repair. The Clerk was asked to notify Shropshire Council and to copy the letter to Shropshire Councillors David Turner and Claire Wild

16) Much Wenlock Community Gardeners

Councillors considered proposals for a community gardening initiative in the town. A group of volunteers were keen to tidy up and maintain some neglected areas in the town, including those around the car parks, the telephone exchange and the fire station wall. The group could work with relevant outside agencies such as Sustainable Wenlock and the Wildlife Trust. The group was seeking in principle support from the Town Council as well as insurance cover for the volunteers. **It was PROPOSED, SECONDED and RESOLVED to support the community gardening initiative in principle and to check whether insurance cover could be provided under the Town Council's policy.**

Cllr Thomas would endeavour to attend the group's forthcoming meeting.

17) Tree Preservation Orders*

None received.

18) Stopping Up Orders*

None received.

19) Speed Limit Orders*

None received.

20) Prohibition Orders*

None received.

21) Date of next meeting

It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 5th November 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.

22) Planning Enforcement

There were no planning enforcement matters to hand.

The meeting closed at 7.20pm.

Signed.....
Chairman

Date.....