

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held at The Corn Exchange, Much Wenlock at 6.15 pm on Tuesday, 5<sup>th</sup> November 2019

**Present:**

Cllr. Mary Hill (Chair), Cllr. Yvonne Holyoak, Cllr. Daniel Thomas, and Cllr. Milner Whiteman

**In attendance:**

Mr Arthur Hill

**Town Clerk:**

Trudi Barrett

**1) Apologies**

Cllr. Dafydd Jenkins – work

Cllr. Allan Walter - away

**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**

Mr Arthur Hill, Chairman of the newly reformed Flood Group, gave an update on recent activities. A small number of members had recently met the new Flooding Officer at Shropshire Council, Mr John Bellis, and walked around the town to view problem areas. This had been a very useful meeting.

Mr Bellis would be checking whether funding allocated to take water from Hunters Gate across the park was still available. There was a pipe in place which had not been connected and was unused as well as two attenuation ponds in the park which could be connected to the drain.

Mr Hill gave an overview of the various areas visited and problems identified around the town.

It was noted that there were no road drains in the Callaughtons Ash road and that there was a French drain which was ineffective as it was above the level of the field. It was noted that the Town Council had repeatedly raised concerns about the potential for flooding during the planning stage for the housing site but had never had sight of a drainage plan. Great vigilance would be needed if further development were to go ahead adjacent to the current Callaughtons Ash housing.

The Flood Group would do their best to address the many outstanding drainage and flood problems in the town.

**5) Minutes**

The minutes of a Planning and Environment Committee meeting held on 1<sup>st</sup> October 2019 were considered for approval.

**It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the meeting held on 1<sup>st</sup> October be APPROVED and signed as a true record.**

**6) Planning Matters**

The following PLANNING APPLICATIONS were considered:

19/04421/FUL 3 Mardol Terrace, Smithfield Road, Much Wenlock	Demolition of existing dilapidated garden wall to form vehicular access and parking to rear of building. <b>It was PROPOSED, SECONDED and RESOLVED to object to the demolition of the wall. The wall was in the Conservation Area and its demolition would have a detrimental effect on the street scene. The wall was old and in need of repair but was not in such poor condition as to require demolition. It was noted that incorrect boundaries had been used on the map provided.</b>
19/04147/LBC 47 High Street, Much Wenlock	Internal and external alterations to include; creation of 2nd bedroom with stud wall; removal of stud wall to create bathroom; install gas meter to side of house; gas pipes to fireplace and kitchen; sky TV dish to rear; removal of canopy to front and replace rotten windows with hardwood frame like for like affecting a Grade II Listed Building. <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>
19/04672/FUL Residential Annex at Callaughton Farmhouse, Callaughton, Much Wenlock	Change of use of residential annex to 1 no. dwelling and associated works. <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>

The following planning DECISION was **NOTED**:

19/03026/FUL and 19/03027/LBC 15 High Street, Much Wenlock	Conversion of and extension to existing barn to form 1No dwelling affecting a Grade II Listed Building. <b>Grant permission.</b>
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#### 7) 15 High Street

Councillors considered the untidy condition of the development site at 15 High Street. **It was PROPOSED, SECONDED and RESOLVED to send a letter to Shropshire Council requesting that the owner be asked to tidy up or screen the site, ideally within the next month, before the Christmas Fayre.**

#### 8) Ironbridge Power Station

Councillors Harper, Hill and Holyoak had attended the most recent exhibition relating to the mineral extraction at the power station site. Network Rail appeared to have agreed to removal of 75% the sand and gravel extraction by rail, with the remainder going out by lorry into Telford & Wrekin, where there were no sand and gravel deposits. The site would be extremely busy from 2020/21 up to 2025 when house building would be undertaken as well as the removal of sand and gravel and pulverised ash.

#### 9) Local Plan - Preferred Sites

Councillors noted that Adrian Cooper, Planning Policy & Strategy Manager at Shropshire Council, would be moving on 11<sup>th</sup> November to be leader of Shropshire Council's Climate Change Task Force, initially for 12 months. **It was PROPOSED, SECONDED and RESOLVED to send a letter to Mr Cooper, thanking him for his cooperation and support.**

#### 10) Flooding issues

- a. See minute 4. Councillor Hill would be keeping in touch with members of the Flood Group.
- b. Councillors noted a verbal report from the meeting held at the attenuation pond in Stretton Road with Shropshire Council's Interim Flood and Water Commissioning Officer, attended by Councillors Harper, Hill, Walter and the Town Clerk. The neighbouring land owner had also attended the meeting as his land formed part of the flood scheme on Stretton Road.

It was noted that the required drain connection from Stretton Road into the attenuation pond had never been installed as there was insufficient funding at the time the pond was constructed. This meant that, after heavy rainfall, water continued to run down Stretton Road instead of going into the pond. However, the necessary work had been included in Shropshire Council's programme for 2021.

The Flood Officer had advised that the grille over the pipe at the top of the pond, which had been removed by Shropshire Council, should not have been installed to begin with. If fitted, such grilles should be on the inflow to the pond. Any brushwood going into the attenuation pond would not cause a blockage further downstream as there was a grille to prevent the brushwood leaving the pond on the other side.

It was noted that the company contracted to maintain the site was not doing so and Shropshire Council was addressing this issue. The promised new tree planting and creation of wildlife areas had not been undertaken so far.

Councillors noted that a report on blocked drains in Much Wenlock, prepared by two members of the community, had been forwarded to Shropshire Council. A response had been received from Steve Brown, Interim Assistant Director of Infrastructure and Communities, reassuring the Town Council that Much Wenlock had been identified as a “hot spot” and that the necessary work was in hand. Evidence of this had yet to be seen.

- c. Councillors noted an email which outlined flooding/drainage problems identified on Farley Road, Station Road and the Gaskell corner during recent heavy rain.

#### **11) Climate Change and Sustainability**

- a. Councillors noted that an event entitled “Climate Crisis: The Time is Now – Can we fix it?” would be held on the evening of 28<sup>th</sup> November in Craven Arms. The event would consider the areas of transport, agriculture and energy.
- b. Councillors noted the invitation to a sustainability forum event organised by Shropshire Council entitled “Operational Improvements Towards Zero Carbon” to be held at the Shirehall, Shrewsbury on the afternoon of Wednesday, 20<sup>th</sup> November. Councillor Hill and the Town Clerk would attend and the Mayor would be invited to join them.

#### **12) Street naming \***

None received.

#### **13) Footpath/Bridleway Creation Orders\***

None received.

#### **14) Footpath Diversion Orders\***

None received.

#### **15) Road closures\***

#### **16) Highways matters \***

- a. Councillors noted an update on the recent repair of potholes in the town by WSP, on behalf of Shropshire Council, using new machinery during the night time. All holes that could be accessed in the town had been filled. There was one area with multiple defects remaining where the road could not accommodate the repair vehicle. WSP had advised that the remaining defects would probably go back to Shropshire Council’s inspection team to be addressed.
- b. Councillors noted that the Clerk had contacted Shropshire Council for an update on the outstanding town centre highways repairs, which were expected to be undertaken at the same time as the gas works, but had received no response to date.
- c. Councillors noted that the cost of four pollution monitoring tubes had been incorporated into the Council’s draft budget for 2020/21.
- d. Councillors noted and welcomed the news that Shropshire Council had offered to install an air quality monitoring device near to the Gaskell corner for a period of two to four weeks. Confirmation of the start date was awaited.
- e. Councillors noted the response received from Shropshire Council to the request to cut back overhanging trees in Station Road. A report from the tree officer was awaited.
- f. Councillors noted that the poor condition of the road surface on Harley Bank had been reported to Shropshire Council’s Central team. The officer was aware of the deteriorating surface and would monitor the situation, but the surface was not yet so poor that it would score highly in the prioritisation process.
- g. Councillors considered a request for the installation of a traffic mirror opposite the entrance to the Cemetery. It was agreed to view the site to see whether this would be feasible.

**17) Tree pit for Christmas tree**

Councillors considered a request that the Town Council arrange for the installation of a tree pit at the top end of the High Street. **It was PROPOSED, SECONDED and RESOLVED that, due to budgetary constraints, a tree pit could not be installed during this or the following financial year.**

**18) Tree Preservation Orders\***

None received.

**19) Stopping Up Orders\***

None received.

**20) Speed Limit Orders\***

None received.

**21) Prohibition Orders\***

None received.

**22) BT Payphone Removal Consultation**

- a. Councillors noted that BT was consulting on the retention of low usage public telephones in the county, including the one in Homer. **It was PROPOSED, SECONDED and RESOLVED to make no objection to the removal of the telephone given the low usage figures and good mobile coverage.**
- b. Councillors noted representations received from residents of Homer regarding the installation of a defibrillator in the telephone box, should the telephone be de-commissioned. **It was PROPOSED, SECONDED and RESOLVED to apply to purchase the kiosk if the telephone were to be removed at the end of the consultation period.** The Clerk was asked to notify the residents that the Council was considering future options for the kiosk.

**23) Date of next meeting**

It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 3<sup>rd</sup> December 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 enforcement matters to hand.

The meeting closed at 7.45pm

Signed.....  
Chairman

Date.....