

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at The Corn Exchange, Much Wenlock at 6.15 pm on Tuesday, 3rd December 2019

Present:

Cllr. Mary Hill (Chair), Cllr. Yvonne Holyoak, Cllr. Allan Walter and Cllr. Milner Whiteman

Town Clerk:

Trudi Barrett

1) Apologies

Cllr. Dafydd Jenkins – work

Cllr. Daniel Thomas – family commitment

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

None.

5) Minutes

The minutes of a Planning and Environment Committee meeting held on 5th November 2019 were considered for approval.

It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the meeting held on 5th November be APPROVED and signed as a true record.

6) Planning Matters

The following PLANNING APPLICATIONS were considered:

19/04802/LBC 40 High Street, Much Wenlock	Conversion of existing building to form 2No. dwellings together with erection of extensions affecting a Grade II Listed building. It was PROPOSED, SECONDED and RESOLVED to support the application.
19/04921/FUL Ashfield Cottage 50 High Street Much Wenlock	Erection of a first floor extension. It was noted that the application was not very clear and that no Design and Access statement had been provided. It was understood that an application for listed building consent would also need to be submitted as Ashfield Cottage is within curtilage of Ashfield Hall. It was PROPOSED, SECONDED and RESOLVED to defer consideration of the application until further information was provided and an application for listed building consent was also submitted.
19/04926/FUL Bourton Manor, Bourton, Much Wenlock	Erection of a detached triple garage; installation of gates and refurbishment of existing gates; to include removal of tree. It was PROPOSED, SECONDED and RESOLVED no objection.
19/04927/LBC Bourton Manor, Bourton, Much Wenlock	Erection of a detached triple garage; formation of doorway on north west elevation; removal of internal wall; installation of gates and refurbishment of existing gates. It was PROPOSED, SECONDED and RESOLVED no objection.

19/05053/TCA Oakdene, Barrow Street, Much Wenlock	Fell 1no Atlas Cedar (T1), 1no Silver Birch and 1no Beech (T3) within Much Wenlock Conservation Area. It was PROPOSED, SECONDED and RESOLVED to object to the application as very little information had been provided with no indication of the reason for felling the trees. NB. Following the meeting further information came to hand and Members agreed to submit the following comment: No objection to the felling of the silver birch. Councillors would seek the views of the Tree Officer on felling the cedar and the beech. The cedar, in particular, is a significant tree in the landscape and no health or safety issues are indicated for the tree.
19/05090/FUL The Spinney, Woodside, Homer, Much Wenlock	Construction of hard-standing for a motorhome in front of the property. It was PROPOSED, SECONDED and RESOLVED no objection.

The following planning DECISIONS were **NOTED**:

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. Decision: Grant Permission
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. Decision: Grant Permission

7) 15 High Street

Councillors noted the response from the Shropshire Council Planning Officer regarding tidying the above site. The officer had advised that the surrounding site had not been the subject of planning application 19/03026/FUL and therefore no action would be taken by Shropshire Council.

8) Ironbridge Power Station

Councillors noted that the demolition of the cooling towers was scheduled for Friday, 6th December at 11.00am. There had been no information regarding the demolition of the chimney. It was noted that the meeting with neighbouring parishes to discuss highways matters had been postponed until January.

9) Local Plan - Preferred Sites

Councillors noted correspondence received from the Much Wenlock Neighbourhood Plan Refresh Group (MWNPRG) regarding the above. It was noted that the Much Wenlock Neighbourhood Development Plan covered the period to 2026, whereas the Shropshire Council Local Plan would cover the period to 2036 and would supersede the Neighbourhood Plan.

It was further noted that the Town Council was not the Planning Authority and that the decision on development sites would be taken by Shropshire Council. An appropriate response would be made to the MWNPRG.

10) Shropshire Council Affordable Housing and Self-Build Newsletter

Councillors noted the Shropshire Council Affordable Housing and Self-Build Newsletter dated 31st October 2019. It was noted that Councillors Harper and Hill had informed Shropshire Councillor Gwilym Butler of Much Wenlock's interest in Shropshire Council's new housing company and opportunities for the town. Councillor Butler had advised that a Housing Needs Survey would need to be carried out for the town. This would identify those who would be interested in buying affordable homes, as well as renting social housing. It was noted that Connexus were hoping to set up a housing group to assess needs.

11) Flooding issues

- a. It was noted that some clearance of drains in the town had been carried out on side roads. The Mayor and Councillor Thomas had raised concerns about the condition of the drains and flooding in the town with Prof Mark Barrow, Director of Place at Shropshire Council, during his recent visit to the town.

- b. There was no report from the Flood Group.
- c. There were no other flooding issues arising.

12) Climate Change and Sustainability

- a. Councillors Harper and Hill and the Clerk had attended a meeting at Shirehall on 20th November entitled "Operational Improvements Towards Zero Carbon". Little practical advice had been provided, although interesting presentations had been made by speakers from Newport on the reduction of single use plastic and participation by the community, including the primary school.
- b. Councillors Harper and Hill had attended a meeting on 28th November at Craven Arms entitled "Climate Crisis: The Time is Now – Can we Fix it?". The event had been very well attended, with several representatives from Much Wenlock. A panel of seven speakers had covered different topics, including transport, house design, agriculture and the economy and there had also been discussion from the floor.
- c. It was noted that Climate Change had been discussed at a recent meeting of Shropshire Town Mayors attended by the Clerk on behalf of the Mayor. There appeared to be no common approach in dealing with the issue and much uncertainty. Adrian Cooper, now leader of Shropshire Council's Climate Change Task Force, had been present and had advised that a report on climate change would be presented at Shropshire Council's December meeting. It was noted that climate change was on the agenda for the forthcoming Town Council meeting.

13) Street naming *

None received.

14) Footpath/Bridleway Creation Orders*

None received.

15) Footpath Diversion Orders*

None received.

16) Road closures*

It was noted that roads in the town centre would be closed for the Christmas Fayre on 7th December 2019.

17) Highways matters *

- a. No reply had been received to the Clerk's most recent enquiry to Shropshire Council regarding outstanding town centre highways repairs, which were expected to be undertaken at the same time as the gas works. It was noted that the Clerk had now sent five emails to the relevant Shropshire officer, going back to 23rd September, and had received no reply to any of those messages.
- b. It was noted that the earliest available date for the installation of the temporary air quality monitoring device from Shropshire Council was the second week in December. The Clerk was asked to request that the monitor be fitted in January instead, as traffic during the Christmas period would not be typical.
- c. Councillors noted the report from the Shropshire Council tree officer regarding overhanging trees in Station Road, in which he indicated that it would not be possible to cut back the trees. The Clerk had contacted Shropshire Council's Environmental Maintenance department to request that the pavement be swept more frequently but had received no reply.
- d. Councillors had visited the cemetery to consider the installation of a traffic mirror opposite the entrance to help drivers exit the cemetery. It was noted that a mirror opposite the entrance would only show traffic on the main road, not Oakfield Park, and that a mirror would cause more problems by giving motorists a false sense of security. The best approach was to carefully inch out from the cemetery.
- e. It was noted that the condition of the footpath on Wilmore Street opposite Guildhall was extremely poor. Shropshire Council was aware of the problem. The Clerk was asked to pursue the matter with Shropshire Council and advise Shropshire Councillor Turner. A matter for future consideration could be to seek the allocation of priority to traffic from one direction on the narrow section of Wilmore Street.

18) Tree Preservation Orders*

None received.

19) Stopping Up Orders*

None received.

20) Speed Limit Orders*

None received.

21) Prohibition Orders*

None received.

22) Date of next meeting

It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 7th January 2020 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.

23) Planning Enforcement

Councillors noted enforcement matters to hand.

The meeting closed at 7.30pm

Signed.....
Chairman

Date.....