

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at The Guildhall, Much Wenlock at 6.15 pm on Tuesday, 4th February 2020

Present:

Cllr. Mary Hill (in the chair), Cllr. Yvonne Holyoak, Cllr. Daniel Thomas, Cllr. Allan Walter and Cllr. Milner Whiteman

Town Clerk: Trudi Barrett

In Attendance: Cllr Herbert Harper, Cllr Duncan White

Ms S Hope, Practice Manager, and Dr Bailey, both from Much Wenlock & Cressage Medical Practice.

Two members of the public

1) Apologies

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

None.

5) Minutes

The minutes of a Planning and Environment Committee meeting held on 7th January 2020 were considered for approval.

It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the meeting held on 7th January 2020 be APPROVED and signed as a true record.

6) Planning Matters

The following PLANNING APPLICATIONS were considered:

<p>Shropshire Council: 19/05560/OUT Telford & Wrekin Council: TWC/2019/1046 Ironbridge Power Station, Buildwas Road, Ironbridge</p>	<p>Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works.</p>
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The Chair introduced discussion of the application, which would focus on aspects of the application most relevant to Much Wenlock, beginning with medical provision:

- There was no mention of a health centre in the outline planning application and there would certainly be no medical provision to begin with.
- If a medical centre were to be built as part of the development this would be in the village centre. This area was to be used for sand and gravel storage initially.
- Local services would be expected to absorb the need for medical provision until facilities were provided as part of the development.

Dr Bailey and Ms Hope were welcomed to the meeting and asked for their views on the application in relation to health provision and the impact on Much Wenlock & Cressage Medical Practice. Dr Bailey made the following comments:

- The Much Wenlock & Cressage Medical Practice was already full to capacity and doctors were increasingly having to use the Cressage base for consultations
- It was likely that residents of the proposed development would look to Ironbridge or Much Wenlock for their medical provision
- It was understood that the Ironbridge and Broseley Practices were also full
- The Ironbridge Practice had no additional capacity in their current premises
- Although the proposed development was in Buildwas parish, this was within the Much Wenlock Practice area boundary
- The Much Wenlock & Cressage Practice area covered 200 square miles
- Any increase in patient numbers would put a great strain on provision and result in a poorer service for existing patients
- Figures could be provided to the Town Council on the activities of the Practice
- The developer had not entered into any discussions with the Much Wenlock & Cressage Medical Practice.

The following observations were made by those present:

- Provision of a multi-service facility was required, not just a doctor's surgery
- There would also be an impact on hospital services
- A co-ordinated response from the Much Wenlock and Ironbridge practices could be beneficial
- Any development must make provision for medical services.

It was noted that the Town Council would take account of the comments made regarding health provision and incorporate these into its response to Shropshire Council. The Medical Practice would also submit their comments directly to Shropshire Council and would provide a copy for the Town Council.

Thanks were expressed to Dr Bailey and Ms Hope for their attendance at the meeting and useful input. They left the meeting.

Councillors considered the following aspects of the application:

Proximity to the World Heritage Site

It was noted that Ironbridge had been a UNESCO World Heritage Site since 1986.

Heritage Assets

Councillors noted the proximity of Buildwas Abbey and Bridge House (Grade II listed).

Principle of Design

With regard to housing design, the developer would be drawing on housing designs from surrounding towns and villages.

Education

The application assumed that the development would give rise to 102 nursery pupils, 177 primary pupils and 141 secondary pupils. A nursery/primary school was to form part of the development but no date for construction of this facility was provided so initially the children would need to attend schools in the surrounding area. The assumption was that secondary pupils would attend William Brookes School in Much Wenlock. It was noted that Mr Geoff Renwick, Head Teacher at William Brookes School, would be attending the full Council meeting on 6th February and would be able to provide further information on the impact on the school of the increase in pupils.

Employment

Councillors noted that the indicative number for employment was 622 jobs, a significant drop from the 4,520 indicated at the MIPIM 2019 exhibition in Cannes, France.

Highways

The impact on local highways was of great concern to Councillors. The application described the A4169 as "relatively lightly trafficked". However, the developer acknowledged that by 2036 there were three places in the area that would be over capacity: Buildwas Bank, A4169/Castlefields Way roundabout and the Gaskell corner. Mitigation at the Gaskell corner would be extremely difficult as there was no space for alteration. The suggestion from the developers was that the High Street could be one way for the whole of its length.

Councillors were keen to press for a bypass for Much Wenlock, for which plans had been drawn up some years ago.

Councillors envisaged problems associated with the proposed access points onto the A4169, one with a roundabout and one with traffic lights. Traffic lights were also proposed for the bottom of Buildwas Bank, which was thought to be extremely dangerous. Congestion and standing traffic would be inevitable at peak times. It was noted that assumptions were based on 1 hour peak data, rather than 2 hour.

Modelling for highways was based on the Telford Strategic Transport Model but this did not extend to the A49 between Shrewsbury and Ludlow. Much Wenlock is used as a diversion route for this road when problems arise. The Town Council had already expressed the view that the A49 should be included in the traffic modelling.

Councillors also expressed concerns about the bridge on the A4169, its strength and the impact of any closure on traffic movements.

It was noted that solutions to the highways problems should be identified before any development was approved.

Concerns were raised about the independence of WSP, Shropshire Council's traffic consultant, who had raised no objections to the development.

It was suggested that the Council write to the Chief Constable and Police & Crime Commissioner outlining their concerns about highways safety.

Land Stability

The Gorge area was very unstable with the north of the river prone to landslip. The northern side of the development site had been identified as having significant to very significant potential for slope instability with the possibility of active or inactive landslides being present.

Environment

The site was adjacent to an Area of Outstanding Natural Beauty, Benthall Edge and Tickwood, which would be adversely impacted by the development.

Effect on Economy

It was noted that the highways issues and congestion along the A4169 would impact on Much Wenlock residents commuting into Telford for work.

Response

Members noted that there were 162 documents associated with this application, some of which were extremely long, and the deadline for submission of comments was 6th March 2020. This was a short consultation period for a such an extensive application. The documents were also only available online unless a visit were made to view a hard copy at Shirehall. No hard copies were available to view in other locations. A number of objectors had already raised this issue.

It was noted that a response to the application would be discussed further at the full Council meeting to be held on 6th February 2020.

19/05509/MAW (Minerals) Proposed Quarry to the East of Much Wenlock Road, Buildwas, Telford, Shropshire	Phased extraction and processing of sand and gravel including the erection of processing plant and ancillary infrastructure, temporary storage of minerals, utilisation of existing rail siding and creation of new access road on to Much Wenlock Road, restoration of the site.
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It was noted that no development could take place on the land where the minerals were located if the sand and gravel were not removed as the minerals were a strategic resource. The plan was dependent on removal of the minerals by rail but no agreement with Network Rail was yet in place. It was intended that 75% of the sand and gravel would go out by rail and 25% on lorries into Telford, where they would be used. Councillors considered that the application was premature as there was no agreement in place for removal of the minerals by rail.

The extraction proposed was about 100,000 tonnes per year and the developer seemed to be working with Tarmac for the sale of the sand and gravel. The hole arising from the extraction was expected to be about 23m deep. Councillors questioned whether this would affect the stability of the Gorge and Benthall Edge.

The applicant stated that one property nearby would be significantly affected by dust and noise with no impact as far afield as Much Wenlock. Working hours were stated as 7am to 7pm.

It was noted that the application would be considered further at the full Council meeting on 6th February 2020.

20/00151/FUL Telephone Exchange, New Road, Much Wenlock	Installation of 4no air handling units on the rear elevation. It was PROPOSED, SECONDED and RESOLVED no objections.
20/00204/FUL Land at Mardol House, King Street, Much Wenlock	Erection of 1no dwelling and formation of vehicular access. It was PROPOSED, SECONDED and RESOLVED to object. The design was inappropriate for the prominent location in the Conservation Area. The proposed dwelling was too large for the site and would overwhelm the surrounding properties. It was noted that no scale drawing had been provided.
19/005594/VAR Bourton Storage, Bourton, Much Wenlock	Variation of condition 4 attached to planning permission 17/05184/FUL dated 16.01.19 to extend opening hours. It was PROPOSED, SECONDED and RESOLVED no objections.
For information only: 20/00320/AGR Woodhouse Fields, Bourton, Much Wenlock	Erection of an agricultural building Noted

The following planning DECISIONS were **NOTED**:

19/05053/TCA Oakdene, Barrow Street, Much Wenlock	Fell 1no Atlas Cedar (T1), 1no Silver Birch (T2) & 1no Beech (T3) within Much Wenlock Conservation Area. Decision: Part Approved Part Refused
19/05090/FUL The Spinney, Woodside, Homer, Much Wenlock	Construction of hard-standing for a motorhome to front of the property. Decision: Grant Permission
19/04672/FUL Residential Annex at Callaughton Farmhouse, Callaughton, Much Wenlock	Change of use of residential annex to 1No dwelling and associated works. Decision: Grant Permission
19/05087/FUL Pump Cottage 19 Sheinton Street Much Wenlock	Erection of a single storey rear extension and insertion of roof light to rear roof slope. Decision: Grant Permission
19/05088/LBC Pump Cottage 19 Sheinton Street Much Wenlock	Erection of a single storey rear extension and insertion of roof light to rear roof slope affecting a Grade II Listed Building. Decision: Grant Permission
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. Decision: Grant Permission
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 Decision: Grant Permission

7. Place Plans

Members noted correspondence from Shropshire Council dated 10th January 2020 regarding publication of Shropshire Council's Place Plans. Councillors agreed to review the document and consider any comments at the next meeting.

8. Flooding issues

- a. It was noted that the new Flood Group had met and had been assured by John Bellis, Drainage and Flood Risk Manager at Shropshire Council, that the problems with the attenuation pond on Stretton Road would be addressed during this year.
- b. There were no other flooding issues arising.

9. Climate Change and Sustainability

It was noted that the proposed climate change event scheduled for 5th February had been cancelled.

Councillor Hill had contacted a representative of the Church sustainability group and suggested that the Council work with them on relevant matters. The response had been positive.

An informal meeting would be arranged between Councillor Hill and a local resident to discuss matters associated with climate change.

10. Street naming *

None received.

11. Footpath/Bridleway Creation Orders*

None received.

12. Footpath Diversion Orders*

13. Road closures*

Members noted the following road closure:

King Street, Much Wenlock

20th February 2020

To carry out repairs to the exterior of The Fox Inn (PH)

Members were reminded of the work in the High Street and Wilmore Street scheduled for 16th to 18th February 2020.

14. Highways matters *

- a. It was noted that the redundant ticket machine in St Mary's Car Park had now been removed. The red markings on New Road had been repainted earlier in the day. No response had been received regarding the area fenced off in Station Road. The Clerk would pursue this matter.
- b. It was noted that a temporary air quality monitoring device had been in place at the Gaskell Corner since 5th January 2020 and would remain there until needed elsewhere. A report had been prepared by Shropshire Council's Environmental Protection department covering the period 5th to 25th January 2020, and had been received from Shropshire Council earlier in the day. Consideration of the report was deferred to the next meeting to allow Councillors time to read the report in advance.
- c. It was noted that there had been no response from Environmental Maintenance at Shropshire Council to the request to clean the footpath in Station Road.
- d. It was noted that a complaint had been received from a resident regarding 37 Barrow Street, which was still cordoned off, forcing pedestrians to walk in the road. The Clerk would follow this up with Building Control at Shropshire Council.

15. Shropshire-Wide Bus Upgrade Project

Councillors noted correspondence dated January 2020 regarding the Shropshire-Wide Bus Upgrade Project and requesting suggestions for how the local bus service might be improved. It was considered that the hourly service between Shrewsbury and Bridgnorth was good. **It was PROPOSED, SECONDED and RESOLVED to suggest an improvement would be a daily, hourly service to Telford, rather than the current two hourly service on weekdays only, and that the bus should continue on to the Princess Royal Hospital.**

16. Tree Preservation Orders*

Councillors considered the provisional Tree Preservation Order, no. SC/00452/20, relating to an Atlas Cedar on land at the rear of Oakdene, Barrow Street, Much Wenlock, dated 21.1.20. **It was PROPOSED, SECONDED and RESOLVED to support the Tree Preservation Area.**

17. Stopping Up Orders*

None received.

18. Speed Limit Orders*

None received.

19. Prohibition Orders*

None received.

20. Date of next meeting

It was **NOTED** that the next meeting would be held at 6.15 pm on Tuesday, 3rd March 2020 in the Mary Webb Room at the Corn Exchange.

21. Planning Enforcement

There were no enforcement matters to hand.

The meeting closed at 8.15pm

Signed.....
Chairman

Date.....