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MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 6.15 pm on Tuesday, 2nd June 2020

Present:

Cllr. Mary Hill (in the chair), Cllr Yvonne Holyoak, Cllr Dafydd Jenkins, Cllr. Marcus Themans and Cllr. Allan Walter

Town Clerk: Trudi Barrett

In Attendance: One member of the public

1. Election of Chair

It was **PROPOSED, SECONDED and RESOLVED** to elect Cllr Mary Hill as Chair of the Planning & Environment Committee.

2. Election of Deputy Chair

It was **PROPOSED, SECONDED and RESOLVED** to elect Cllr Walter as Deputy Chair of the Planning & Environment Committee.

3. Apologies

Cllr. Milner Whiteman – unwell

4. 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.

5. Dispensations

None requested.

6. Public Session

None

7. Minutes

The minutes of a Planning & Environment Committee meeting held on 3rd March 2020 were considered for approval. A query was raised regarding minute 5: it was noted that no planning application had been submitted for the preferred site MUW012, and no formal decision on the proposals put forward for site MUW012 had been taken by members of the Committee.

It was **PROPOSED, SECONDED and RESOLVED** that the resolution included in minute 5 of the draft minutes be removed and replaced with the following: "In the absence of a formal application, members of the Planning Committee agreed that they were not in favour of the proposals for site MUW012 presented at the recent consultation event organised by Berrys."

Following incorporation of the above amendment, it was **PROPOSED, SECONDED and unanimously RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 3rd March 2020 be **APPROVED** and signed as a true record.

8. Impact of the Coronavirus Pandemic on Meetings

It was **NOTED** that Planning & Environment Committee meetings scheduled for 31st March and 5th May had not been held due to Government restrictions in force at that time relating to control of the Coronavirus outbreak.

9. Planning Matters

Members noted that responses to the following applications had been made between meetings, with the agreement of members of the Planning & Environment Committee. It was **PROPOSED, SECONDED and unanimously RESOLVED** to approve the comments submitted:

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<p>20/01101/LBC Red House, Linden Avenue, Much Wenlock</p>	<p>Internal works to facilitate the removal of storage heaters and installation of central heating system including meters, boilers and radiators (all flats) No objections</p>
<p>20/00684/FUL Proposed dwelling, Homer, Much Wenlock</p>	<p>Erection of a detached dwelling. No objections</p>
<p>20/01146/FUL 11 Bull Ring, Much Wenlock</p>	<p>Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) (re-submission). Town Councillors are disappointed that there has been little commercial interest in the property during the period of marketing by Halls. However, it is acknowledged that a longer period of marketing has now been undertaken, as specified in the Much Wenlock Neighbourhood Plan and highlighted in the comments submitted by the Town Council in relation to the previous application for change of use, no. 19/01387/FUL. Town Councillors therefore accept that the efforts made to retain the property for commercial use have been unsuccessful and reluctantly accept that alterations are required to enable a change of use to residential premises. It is hoped that this will enable the property to be preserved and effectively maintained as a significant building in the town centre.</p>
<p>20/01147/LBC 11 Bull Ring, Much Wenlock</p>	<p>Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) affecting a Grade II Listed Building. Town Councillors are disappointed that there has been little commercial interest in the property during the period of marketing by Halls. However, it is acknowledged that a longer period of marketing has now been undertaken, as specified in the Much Wenlock Neighbourhood Plan and highlighted in the comments submitted by the Town Council in relation to the previous application for change of use, no. 19/01387/FUL. Town Councillors therefore accept that the efforts made to retain the property for commercial use have been unsuccessful and reluctantly accept that alterations are required to enable a change of use to residential premises. It is hoped that this will enable the property to be preserved and effectively maintained as a significant building in the town centre. Town Councillors concur with the comments of the Conservation Officer with regard to the alterations proposed.</p>
<p>20/00923/FUL Mary Way House, 7 St Marys Lane, Much Wenlock</p>	<p>Erection of single storey and two storey extensions with Juliet balcony; renovation works to include insertion of windows and doors; elevational alterations to garages; demolition of later additions; create disabled access; internal reconfiguration; associated drainage and other minor amendments; minor tree works. Mary Way House has suffered additions over the decades which have not enhanced the original property and Councillors appreciate the efforts of the owners to remove these and to create a unified house. It is clear that great care has been taken to produce proposals sympathetic to the building and its surroundings and Councillors are supportive of the principles. However, Councillors would make the following observations:</p> <ul style="list-style-type: none"> a. This is a very large house and has no parking. The lack of parking could be problematic in this location.

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	<p>b. The house, along with its two much older garages, forms an important part of the street scene in St Mary's Lane. There is a proposal to remove the decorative features (brick dressings and 'relieving arches' in 'Tudor gothick' style) on the garages and replace them with a horizontal beam. Although these features are modern, they are in the spirit of Wenlock vernacular, with similar examples throughout the town, and their loss would impoverish the street scene.</p> <p>c. The proposed design of the entrance from the street does not appear to be in keeping with the house and a more appealing design would be one relating to the adjacent front door of the Cottage.</p> <p>d. The round window above the entrance door has precedents in Wenlock but the 'Juliet' balconies do not. A sash window above the entrance door and in the extension would help to impart visual integrity. Generally, it might be desirable to retain similar fenestration across the façades of such a large building.</p> <p>e. Councillors note the comments of the neighbours and would ask that these are given due consideration by the Planning Officer. In normal circumstances, members of the Planning Committee would have asked to visit the neighbours' property to better understand the concerns they have, but obviously that has not been possible under the current restrictions.</p> <p>f. Councillors defer to the opinion of the Tree Officer with regard to work to trees on the site.</p>
20/01230/FUL 10 Bourton Westwood, Much Wenlock	Erection of two storey front extension No objections
20/01342/FUL 1 Shrewsbury Road, Much Wenlock	Erection of a part single/part two storey rear extension and retaining wall Councillors have found the plans provided difficult to understand and have been unable to visit site due to the current restrictions. They therefore feel unable to make meaningful comment and defer to the opinion of the responsible Planning Officer.

b. The following PLANNING APPLICATIONS were considered:

20/01751/EIA Farley Quarry, Farley, Much Wenlock	<p>The recycling of construction, demolition and excavation wastes and the construction of a development platform in the quarry by means of the placement of materials and soils that cannot be recycled, together with ancillary activities and improvements to the site access.</p> <p>Members noted comments made by the Environmental Consultant involved with the application.</p> <p>It was PROPOSED, SECONDED and RESOLVED to object to the application on the following grounds:</p> <p>a. Disregard for the Neighbourhood Plan, in particular, policy LL2: "New industrial and commercial uses will not be supported at Lilleshall, Westwood and Farley quarries "</p> <p>b. Concerns about the provision of appropriate drainage arrangements.</p>
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	<p>c. Concerns about traffic issues, in particular the danger posed by large vehicles entering and leaving the site at a point where visibility is poor and traffic travels at high speed on the main road, as well as the impact of additional traffic on Buildwas Bank.</p> <p>d. Insufficient information about the type of materials that would remain on site to form the proposed development platform. More information is required about the materials and their impact on the environment.</p> <p>Whilst not material considerations, Councillors also wished to raise concerns about the following:</p> <ul style="list-style-type: none"> • regulatory compliance and the adherence to essential operating and environmental standards by any future operator or owner. • the need for assurance that financial resources would be available to remedy any problems arising from the proposed operation.
20/01811/VAR 40 High Street, Much Wenlock	<p>Variation of condition no.2 (approved plans) pursuant to 19/00155/FUL to allow for an overall re-design of approved dwellings to include amendments to building design, fenestration and internal amendments.</p> <p>Councillor Holyoak declared a non-pecuniary interest as a friend of the architect for the development.</p> <p>It was PROPOSED, SECONDED and RESOLVED to support the new design.</p>
20/00204/FUL Land At Mardol House, King Street, Much Wenlock Reconsultation	<p>Erection of 1No dwelling and formation of vehicular access</p> <p>Amendment(s) are: Amended plans and a Heritage Impact Assessment has been received on 18 May 2020.</p> <p>It was PROPOSED, SECONDED and RESOLVED to object: The proposed building overwhelms the site, with scale and mass out of proportion to the size of the plot and to the surrounding properties. The proposed design is not in keeping with surrounding properties.</p>

10. The following planning DECISIONS were **NOTED**:

19/05594/VAR Bourton Storage, Bourton, Much Wenlock	Variation of condition 4 attached to planning permission 17/05184/FUL dated 23rd March 2018 Decision: Grant Permission
20/00151/FUL Telephone Exchange, New Road, Much Wenlock	Installation of 4no air handling units on the rear elevation Decision: Grant Permission
20/00518/FUL Mardol Coach House, King Street, Much Wenlock	Erection of single storey rear extension and formation of enlarged opening with French doors in side extension Decision: Grant Permission
20/00585/FUL Ashfield Cottage, 50 High Street, Much Wenlock	Erection of first floor extension and changes to internal layout at ground floor (revised scheme) Decision: Refuse
20/00586/LBC Ashfield Cottage, 50 High Street, Much Wenlock	Erection of first floor extension and changes to internal layout at ground floor affecting a Grade II Listed Building Decision: Refuse
20/00684/FUL Proposed dwelling, Homer, Much Wenlock	Erection of a detached dwelling. Decision: Refuse
20/01101/LBC Red House, Linden Avenue, Much Wenlock	Internal works to facilitate the removal of storage heaters and installation of central heating system including meters, boilers and radiators (all flats) Decision: Grant Permission

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20/01474/LBC 6 Wyke, Much Wenlock	Installation of radio dish affecting a Grade II Listed Building Decision: Withdrawn
20/01342/FUL 1 Shrewsbury Road, Much Wenlock	Erection of a part single/part two storey rear extension and retaining wall Decision: Grant Permission
20/01230/FUL 10 Bourton Westwood, Much Wenlock	Erection of two storey front extension Decision: Grant Permission
20/01146/FUL 11 Bull Ring, Much Wenlock	Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) (re-submission) Decision: Grant Permission
20/01147/LBC 11 Bull Ring, Much Wenlock	Internal alterations to enable change of use of building to 1no dwelling, to include retention and erection of partition walling; insertion of first floor window (SE Elevation) affecting a Grade II Listed Building Decision: Grant Permission
20/00170/FUL Lime Green Products Ltd Coates Kilns, Stretton Westwood, Much Wenlock	Erection of extension to house an automated bagging facility and dust extraction unit and associated works. Decision: Grant Permission

11. Flooding issues

- a. Members noted that cleaning of the eco-kerbs in Sheinton Street had been carried out and that regular cleaning of the drains had been requested to prevent the accumulation of silt.
- b. There was no update from the Flood Group.
- c. It was noted that the petition received from residents of Hunters Gate would be considered at full Council on 4th June. An informal meeting had been arranged between the Mayor, Councillor Hill, the Clerk and the Flooding Officer at Shropshire Council for 3rd June to seek clarification of the situation.

12. Climate Change and Sustainability

- a. Members considered correspondence from Sustainable Transport Shropshire, including the discussion paper 'Joining People with Places: A Practical Vision for Travel in Shropshire'. Members noted that the principles were good but difficult to put into practice. The Town Council had already submitted suggestions for how the bus service in Much Wenlock could be improved. Perhaps smaller buses or electric buses could be considered. Members agreed that ensuring the existing bus services ran reliably to maintain and increase the user base was a priority.
It was noted that the advertisement for a bus champion was on hold until the impact of coronavirus reduced.
- b. Members considered correspondence received from Bus Users Shropshire on Rejuvenating Shropshire's Market Towns - Transport. They did not feel that bus travel would have a great impact on the rejuvenation of the economy in Much Wenlock.

13. Street Lighting

Members noted a verbal update on the Town Council's LED street lighting replacement project. The three year replacement programme for the Council's SOX lighting would commence this year, with 33 lanterns being changed during the first year, 47 in the second year and 29 in the third.

14. Street naming *

15. Footpath/Bridleway Creation Orders*

16. Footpath Diversion Orders*

17. Road closures*

Members noted the following temporary road closures:

- a. B4378 Bourton from 8th June to 8th July 2020
Surface dressing to include: stud removal 08 to 11/06/20, 20.00 - 05.00, surface dressing 19 to 21/06/20 09.30 - 16.00, studs and lining 01 to 03/07/20, 09.30 - 16.00

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- b. Bridge Road, Much Wenlock from 19th June to 19th July 2020
Surface dressing 19 to 23/06/20, 07.30 – 17.00, lining 30/06/20 to 02/07/20, 07.30 - 17.00
- c. Merrywell Lane, Much Wenlock from 18th June to 14th July 2020
Surface Dressing 18 to 22/06/20, 07.30 – 09.30 and 16.00 – 18.30 hours
White Lining 29/06/20 to 01/07/20, 09.30 to 16.00 hours

18. Highways matters *

- a. Members noted a report from a meeting held with Shropshire Council to consider temporary alterations, using emergency powers, to the town centre road, footpath and parking arrangements to allow social distancing when lockdown restrictions eased. This would also give an opportunity to test out highways changes, which might be retained into the future.
Proposals being considered were: removal of some parking spaces on the High Street to allow for passing places by the narrow pavements; one-way traffic on Wilmore Street; removal of A boards, etc; improved signage, including of car parks; more parking enforcement. Further information was awaited.

Councillor Themans suggested the introduction of a 5 mph speed limit in the High Street with pedestrian priority and access only for vehicles. It was noted that the idea of pedestrianisation of the High Street had previously been resisted strongly by shopkeepers.
- b. Members noted proposals from Telford & Wrekin Council to impose car parking restrictions and road closures in Ironbridge to address social distancing concerns.
- c. Members noted that Shropshire Council consultation on potential changes to parking restrictions in the town has been delayed due to the current restrictions.
- d. Members noted Shropshire Council's Highways Improvement Plan and their planned 2020/2021 Highways Capital programme for the next year.
- e. Members noted an update on the situation with regard to 37 Barrow Street. There had been little interest in the property from potential purchases and the agent managing the sale was to be changed. The executor of the estate was looking into rectifying the issue which had caused the falling debris late last year.

19. Tree Preservation Orders*

Members noted the following provisional Tree Preservation Order relating to a Sycamore and a Walnut tree: Shropshire Council (Land to the south-west of The Old Vicarage, Victoria Road, Much Wenlock) TPO 2020 TREE PRESERVATION ORDER: SC/00456/20

20. Stopping Up Orders***21. Speed Limit Orders***

Members noted the speed limit order for Bourton, which came into effect on 19th April, and was for administrative reasons only, with the lengths of road concerned becoming 30mph by order, rather than by virtue of being street-lit.

22. Prohibition Orders***23. Date of next meeting**

It was **NOTED** that next meeting would be held on Tuesday, 30th June 2020 at 6.15pm.

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

Members noted an enforcement notification dated 4th March 2020.

The meeting closed at 7.35pm

Signed.....
Chairman

Date.....