

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 6.15 pm on Tuesday, 28th July 2020

Present: Councillors Mary Hill (in the chair), Dafydd Jenkins, Allan Walter and Milner Whiteman

Town Clerk: Trudi Barrett

1. Apologies

Apologies were accepted from Councillor Yvonne Holyoak, who was on holiday.

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

There were no members of the public present.

5. Minutes

It was **PROPOSED, SECONDED and unanimously RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 30th June 2020 be **APPROVED** and signed as a true record.

6. Planning Applications

a. The following planning applications were considered:

20/02630/FUL Cromwell Cottage, 34 Barrow Street, Much Wenlock	Erection of a first floor extension above the existing single storey rear extension. It was PROPOSED, SECONDED and RESOLVED no objection.
20/02629/LBC Cromwell Cottage, 34 Barrow Street, Much Wenlock	Erection of a first floor extension above the existing single storey rear extension affecting a Grade II Listed Building. It was PROPOSED, SECONDED and RESOLVED no objection.
20/02634/FUL Site Of Burnetts, Callaughton, Much Wenlock	Erection of replacement dwelling following demolition of existing derelict dwelling. It was PROPOSED, SECONDED and RESOLVED to support the application.
20/02847/TPO The Old Shoppe, 22 Bourton, Much Wenlock	Reduce branches overhanging neighbour's property and annex by up to 20% and remove limb from 1no Copper Beech protected by the Bridgnorth District Council (The Old Shoppe, Bourton) TPO 2004 (Ref: BR/TPO/129). It was PROPOSED, SECONDED and RESOLVED no objection.
20/02113/FUL Garage at rear of 8 St Marys Road, Much Wenlock	Re-consultation due to amendment on application Part conversion of garage to dwelling and creation of replacement parking provision (amended dwgs received) Councillors noted that the only amendment to the application appeared to be to the parking arrangements. It was PROPOSED, SECONDED and RESOLVED to reiterate the comments made previously: to object to the application on the grounds of overdevelopment of the site. If the application were to be approved, Councillors requested that a condition be placed on the permission to prevent the garage/dwelling being sold as a separate dwelling.

7. Planning Decisions

The following planning decisions were **NOTED**:

20/01811/VAR 40 High Street, Much Wenlock	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 Decision: Grant Permission
20/02380/FUL Siena, Homer, Much Wenlock	Erection of single storey porch to front, ground floor modifications and a first floor extension to side Decision: Grant Permission

8. Shropshire Council Local Plan Review

- a. Members noted correspondence regarding the above, dated 2nd July 2020, sent by Much Wenlock Civic Society to Shropshire Councillors P Nutting and R Macey.
It was noted that the following statement made in the letter was incorrect: "The clear impression to many of those present was that very little local investigation had been made into other options." Councillors had, in fact, studied the options for development sites in the town very closely.
- b. Members noted that the pre-submission version of the Local Plan had been considered at the Shropshire Council Cabinet meeting held on 20th July and that the Cabinet had agreed to a fresh 'Regulation 18' consultation, whereby views could be submitted on all sites included in the Plan, rather than consultation on the 'soundness' of the Plan.
- c. Councillors noted that up to date figures for housing completions in Much Wenlock had been obtained from Planning Policy at Shropshire Council:

Completions in Much Wenlock between 2016-2019 (2019 is the last fully monitored year) = 32

Number of dwellings with planning permission or prior approval 2016-2019 = 21

Number of dwellings proposed through Local Plan allocations 2016-2038 = 120

Proposed 'windfall' allowance over the plan period = 27

It was noted that the Council's response to the Local Plan proposals would be considered at the extraordinary full Council meeting to be held on 20th August 2020. However, background information was considered, as follows.

Councillors noted that flooding was a significant problem for the town and the proposals for the preferred site, MUW012, included flooding attenuation intended to address flood water from Callaughtons Ash, Oakfield Park and other areas in the town. The proposed scheme would take 30% of the flood water that went into the town into a new pipe and away into the parkland. It was noted that whatever happened with the housing development, the flooding would still need to be addressed. The proposed flooding attenuation scheme would cost £1.5m and could be financed through the housing development on the preferred site. It was not to be expected that the Environment Agency would fund such a scheme when the money could be provided in connection with housing development. It was noted that too much time had elapsed since the construction of the existing Hunters Gate estate to insist that the developer remedy the faults with the drainage system installed at the time. This would not, in any case, deal with the additional flooding problems associated with other areas in the town.

It was agreed to ask a member of the Flood Group to prepare a report on the drainage scheme proposed in association with the housing development.

With regard to the Much Wenlock Neighbourhood Development Plan (MWDP), it was noted that this did not include any allocated sites or housing numbers, other than a total of 130 dwellings. When the Plan was being developed a site was identified for 25 houses (the current MUW012). However, the landowner then withdrew this site as its size meant it would accommodate far more than 25 houses. Mr Ashworth, the independent assessor for the MWDP, would not agree to so few houses being allocated to the site as the number was far below the legal quota for the size of the land. The total allocation of 130 dwellings for Much Wenlock had been the lowest number that Shropshire Council would accept to be included in the MWDP at the time and, then, only if this applied to the town itself, not to the whole parish area.

The Neighbourhood Plan had to be in agreement with the Local Plan, which was why the Town Council had resisted moving forward with a revised Neighbourhood Plan until the Local Plan had been completed.

It was noted that no decision had yet been taken regarding the outline application for the Ironbridge Power Station site and that a large number of objections had been made.

With regard to windfall housing sites, the Council was pushing for the Presthoke park homes to be counted towards housing completions.

9. CIL Update – Allocations and Income

Members noted a report on the above from the Portfolio Holder at Shropshire Council, July 2020, which outlined the towns and projects which had been allocated Community Infrastructure Levy funding.

10. Flooding issues

- a. There was no update from the Flood Group.
- b. It was noted that a reply had been sent to the petitioners at Hunters Gate offering a meeting with John Bellis, the Flooding & Drainage Risk Manager at Shropshire Council.

During the recent storm a significant volume of water had run down Sheinton Street, carrying with it quantities of rubbish and litter. The Clerk was asked to request that the drains be cleared again and to obtain a copy of the maintenance schedule for drain and gully clearing in the town.

11. Climate Change and Sustainability

12. Street Lighting

13. Street naming *

14. Footpath/Bridleway Creation Orders*

15. Footpath Diversion Orders*

16. Road closures*

Bourton Road from the junction with Victoria Road to outside Perkley Croft

21st August 2020 – one day

Purpose: Tree cutting around overhead electricity lines

Promoter: Western Power Distribution

17. Highways matters *

18. Tree Preservation Orders (TPOs)*

19. Stopping Up Orders*

20. Speed Limit Orders*

21. Prohibition Orders*

Members noted concerns raised by residents about the application of the new 'no waiting at any time' parking restrictions on the parking area on the A4169 between William Brookes School and the turning for Homer. This was a car park frequently used by local residents while walking nearby, exercising dogs or collecting pupils from the secondary school.

It was noted that the restrictions applied from the centre of the highway to the extent of the highway boundary, which encompassed the parking area. It had not been clear from the proposals for the restrictions that these would include the parking area. Shropshire Council officers had advised that additional signage had been requested for the car park to indicate that the restrictions applied. There was a field gate inside the car park and the parking area had been created to improve visibility at this point.

It was PROPOSED, SECONDED and RESOLVED to press for the double yellow to be removed across the entrance to the car park to allow parking in this area.

22. Date of next meeting

It was **NOTED** that next meeting would be held on Tuesday, 1st September 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.

23. Planning Enforcement

None notified.

24. Correspondence regarding availability of land

Councillors noted correspondence regarding availability of land.

The meeting closed at 7.45pm.

Signed.....
Chairman

Date.....