

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held remotely by video conference at 6.15 pm on Tuesday, 6<sup>th</sup> October 2020

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

**In attendance:** Councillor Duncan White, Mr Arthur Hill, Trudi Barrett – Town Clerk

## 1. Apologies

An apology was received from Councillor Themans, who had a work commitment. **It was RESOLVED** to accept the apology as approved absence.

## 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.

Agenda item 9, Flooding Issues was brought forward.

## 5. Flooding issues

- a. Mr Arthur Hill provided an update on activities from the Flood Group. He advised of the following:
  - The Flood Group had submitted a response to Shropshire Council's Local Plan consultation. They had supported the proposal for the development adjacent to Hunters Gate on the basis that the developer would pay for flood relief measures. It was also thought that Community Infrastructure Levy money arising could be used for drainage improvements needed around the Cemetery and Oakfield Park.
  - The Group had dealt with issues that had arisen from the recent heavy rain and forwarded concerns to John Bellis, the Drainage and Flood Risk Manager at Shropshire Council. Bourton bank had again been flooded and the Mayor had cleared a blocked drain to allow the water to flow away.
  - The group had set up a team of volunteer wardens who were monitoring drains in their allocated area of the town. Reports of concerns were collated by Mr Hill and passed on to Shropshire Council and gully cleaners were then programmed to carry out necessary work. The group had been very impressed with the prompt responses from John Bellis and Steve Davenport, Cabinet Member for Highways.
  - During the heavy rain a significant volume of water had flowed down the hospital field, from the Wenlock Edge escarpment, towards Homer and the Shrewsbury Road. The dewpond at the top of one field had spilled over and travelled down a footpath to a car park owned by Shropshire Council at the bottom and onto the road. Two drains located on the car park were now covered with tarmac. This issue had been raised with Shropshire Council.
  - In Linden Avenue/Station Road the fir trees on the embankment dropped needles onto the roadside, which then washed into the drains, causing blockages further down in Sheinton Street. Regular road sweeping had been arranged to address this, although a sweep of the pavement was also needed. It was noted that the vegetation on the verge needed cutting back and the Clerk was asked to contact Shropshire Council.
  - Other work was also ongoing. The culvert under the route of the disused railway line was over three quarters blocked and needed cleaning out. A new drain had been promised for the top of the Stretton Road which would empty into the attenuation pond and stop water running down Stretton Road. Some work had been undertaken to separate the sewer and storm drain at Hunters Gate where it met Walton Avenue. Confirmation was awaited from Shropshire Council that this work had been completed. There was an ongoing discussion with Shropshire Council, working towards drainage improvements.

- There were rumours of a second affordable housing development at Callaughtons Ash. The Flood Group would oppose any plans until the major problems with flooding at Callaughtons Ash were resolved. The existing drains were above the level of the field, the bund around the field was not secure enough and water coming out of the drains emptied into the field at Hunters Gate. The group were concerned that any further development would increase problems.

It was noted that the Town Council had asked Shropshire Council to prune back the trees on Linden Avenue/Station Road some months ago due to concerns about debris and pine needles on the pavement. Shropshire Council had advised that this would unbalance the trees and would not solve the problem. Town Councillors would support any action to alleviate the problems there.

It was reported that on Bridgnorth Road, near to the petrol station, there were kerbs fitted with drainage holes. However, these were blocked with tarmac from road resurfacing. In heavy rain water ran down the bridgeway opposite St Mary's Road onto the main road and could not flow into the kerbs.

Mr Hill advised that the Flood Group was aware of the problem with the bridgeway and had suggested a small attenuation pond at the top end of the cemetery allotments, which would capture much of the water. Shropshire Council had also been asked to consider installing a large grid drain at the end of the bridgeway to channel the water into the drains, act as a silt trap and prevent the water flooding across the road. Mr Hill undertook to report the blocked kerb drains to Shropshire Council and to copy in the Town Council.

Concerns were expressed about a ditch and culvert in the small driveway next to the Birchfield garage. It was noted that the ditch needed clearing.

Mr Hill was thanked for his report, which was much appreciated.

- It was noted that no response had been received from Shropshire Council regarding road sweeping of Bourton bank to prevent debris from creating a blockage in the gullies. Mr Hill advised that this had been carried out twice in the last five months and that Shropshire Council were aware this was a risk area.
- There were no other flooding issues arising.

## 6. Minutes

**It was PROPOSED, SECONDED and unanimously RESOLVED that the minutes of the Planning & Environment Committee meeting held on 1<sup>st</sup> September 2020 be APPROVED and signed as a true record.**

## 7. Planning Applications

- The following planning applications were considered:

<p>20/03566/TCA Oakdene, Barrow Street, Much Wenlock</p>	<p>Fell 1no Atlas Cedar within Much Wenlock Conservation Area.</p> <p>Councillors noted that the application was poor and contained insufficient information. The Shropshire Council Planning Officer had advised that the cedar was overhanging the next door garden and would soon overwhelm the applicant's garden. The applicant had promised to replace the cedar with a number of fruit trees more suited to a garden. On this basis he would, with some reluctance, not object.</p> <p><b>It was PROPOSED, SECONDED and RESOLVED to make no objection, in accordance with the view of the Shropshire Council planning officer.</b></p>
<p>20/03496/TCA Old Brewery Cottage, St Marys Lane, Much Wenlock</p>	<p>Cherry Tree - requires reduction, cutting back /removing and shortening to reduce overall size within the Much Wenlock conservation area.</p> <p><b>It was PROPOSED, SECONDED and RESOLVED no objection.</b></p>
<p>20/03715/LBC The Old Vicarage, Victoria Road, Much Wenlock</p>	<p>Works to facilitate the repair and replacement of 12No. sash windows and 5No. casement windows; removal of 3No. later fireplace inserts back to the original red brick and lime mortar openings in the library, master bedroom and drawing room affecting a Grade II Listed Building.</p> <p><b>It was PROPOSED, SECONDED and RESOLVED to SUPPORT.</b> <b>The Planning Committee were very pleased to see improvements being made to a prominent building in the town.</b></p>

20/03913/TCA Apple Tree Cottage, Sheinton Street, Much Wenlock	Crown reduce (20%) 1No. Silver Birch within Much Wenlock Conservation Area. <b>It was PROPOSED, SECONDED and RESOLVED no objection.</b>
20/03576/COU 13 St Marys Lane, Much Wenlock	Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from use as hotel bedrooms in connection with the Raven Hotel to six commercial units, including use as an aesthetics clinic (sui generis), a wedding dress company and by a cleaning business.  Councillors considered concerns expressed by neighbours about the change of use, particularly with regard to the potential noise nuisance and the impact on a residential area. Councillors were concerned that there did not appear to be any reference to working hours noted in the application.  <b>It was PROPOSED, SECONDED and RESOLVED to OBJECT to the application as Councillors considered that this was an inappropriate location from which to operate businesses.</b>
20/03348/FUL Withies Campsite, Stretton Road, Much Wenlock	Siting of four caravans; formation of 17 touring caravan pitches and four tent pitches; provision of children's play area; erection of toilet/shower block; formation of vehicular access and on-site access tracks; landscaping scheme (amendments to previously approved).  <b>It was PROPOSED, SECONDED and RESOLVED to defer consideration of this application until the next meeting and to request that the agent facilitate a site visit for Town Councillors.</b>

## 8. Planning Decisions

The following planning decisions were **NOTED**:

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) Decision: <b>Grant Permission</b>
20/00923/FUL Mary Way House, 7 St Marys Lane, Much Wenlock	Erection of single storey and two storey extensions; 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 Decision: <b>Grant Permission</b>
20/03042/FUL Lower Westwood Farm, Stretton Westwood, Much Wenlock	Erection of a four bay garage following demolition of existing dutch barn Decision: <b>Grant Permission</b>
20/03239/FUL The Old School House, Homer, Much Wenlock	Erection of freestanding glasshouse Decision: <b>Grant Permission</b>
20/03010/TPO 4 Foresters Gardens, Much Wenlock	To carry out works to 1no Sycamore Tree (T1) (as per schedule) protected by Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995. Decision: <b>Grant Permission</b>
20/03345/FUL Oldbury House, 12 Smithfield Road, Much Wenlock	Erection of single storey rear extension following demolition of existing conservatory. Decision: <b>Grant Permission</b>

## 9. 'Planning for the Future' Government Consultation (electronic copy only)

- a. Members noted the Government's consultation on proposals for reform of the planning system in England, which would close on 29<sup>th</sup> October 2020.
- b. It was noted that SALC had prepared a submission to government in response to the consultation and Councillors were very supportive of the points made. It was noted that there were issues of relevance to rural housing in the white paper, which SALC had addressed well, as well as proposals which would impact on Shropshire. **It was PROPOSED, SECONDED and RESOLVED to support SALC's response to the 'Planning for the Future' consultation.**

## 10. Climate Change and Sustainability

Members noted the Shropshire Council press release regarding support for the Shropshire Climate Action Partnership.

## 11. Derelict Land - Old Barclay's Bank

Members noted the poor condition of this area of land off the High Street. It was noted that some work had been undertaken recently. **It was PROPOSED, SECONDED and RESOLVED to send a letter to the owner enquiring about progress with the site.**

## 12. Street Lighting

## 13. Street naming \*

## 14. Footpath/Bridleway Creation Orders\*

## 15. Footpath Diversion Orders\*

## 16. Road closures\*

Councillors noted the following temporary road closures:

- a. Purpose: Much Wenlock Christmas Lights - anchor bolt testing  
Date and time: 25<sup>th</sup> October 2020, 8am to 4pm  
Roads affected: High Street and Barrow Street
- b. Purpose: Much Wenlock Christmas Lights Installation  
Date and time: 15<sup>th</sup> November 2020, 8am to 4pm  
Roads affected: High Street and Barrow Street

## 17. Highways matters \*

- a. Councillors noted a report from the site meeting with Shropshire Council highways officers on 1<sup>st</sup> October 2020, to consider the potential highways impact of plans for the Ironbridge Power Station site (application 19/05560/OUT). Councillors Hill, Jenkins and Whiteman had attended the meeting with Shropshire Council planning officers and Shropshire Councillor David Turner. Councillor Thomas had joined the meeting towards the end.  
Harworth, the developer for the Ironbridge Power Station, had published proposals to address identified traffic problems at the Gaskell corner. These included traffic lights for the junction. Neither Councillors nor Shropshire Council officers were in favour of this proposal. Shropshire Council officers considered the removal of a small wall opposite Squatters Cottage, which would widen the road to give improved access for large vehicles entering Smithfield Road. Another suggestion was to widen the road at the front of the Gaskell Arms. A peanut roundabout had also been mentioned. It had been agreed that Shropshire Council officers would notify Harworth that traffic lights were unsuitable for the location.  
  
Discussions at the meeting had not included consideration of the needs of pedestrians.  
  
Councillors considered the difficulty of addressing the traffic problems at the Gaskell corner and again referenced the need for a bypass.
- b. It was noted that work had started the previous day on removing the loose stones and repairing the damaged wall bordering Victoria Road.  
There were continuing concerns about loose stones on the wall at High Causeway and no response had been received from Shropshire Council on this matter.

- c. It was noted that an update had been requested from Shropshire Council regarding the removal of double yellow lines on the parking area on Farley Road, but no response had been received.
- d. Members noted that consultation on Shropshire Council proposals for town centre highways alterations, which had been scheduled for April 2020, would be further delayed as the officers responsible were still heavily involved with social distancing issues.

**18. Tree Preservation Orders (TPOs)\***

**19. Stopping Up Orders\***

**20. Speed Limit Orders\***

**21. Prohibition Orders\***

**22. Date of next meeting**

It was **NOTED** that next meeting would be held on Tuesday, 3<sup>rd</sup> November 2020 at 6.15pm.

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**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**

Members noted planning enforcement cases 20/07428/ENF and 20/07475/ENF.

**24. Affordable Housing Update**

Councillors noted an update on affordable housing provision.

The meeting closed at 8.00pm

Signed.....  
Chairman

Date.....