

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held remotely by video conference at 6.15 pm on Tuesday, 12th January 2021

Present: Councillors Mary Hill (in the chair), Yvonne Holyoak, Dafydd Jenkins (from minute 6b), Marcus Themans, Allan Walter and Milner Whiteman

In attendance: Councillors Daniel Thomas, Natalie Park and Duncan White, Trudi Barrett – Town Clerk, four members of the public

1. Apologies

None received.

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

Mr Arthur Hill spoke on behalf of the Much Wenlock Flood Group. He reported that members of the group would be attending a meeting of the National Flood Forum the following day. He advised that the Environment Agency, Severn Trent Water and the National Flood Forum had acknowledged the Flood Group as a body recognised to speak on behalf of Much Wenlock with regard to flooding matters.

The group was in regular contact with the highways officer at Shropshire Council in connection with drainage problems. It was noted that Shropshire Council now had two or three of their own sludge gulpers which could be used to deal with drain blockages not covered by the regular maintenance contract. Shropshire Council had reacted very promptly to deal with a recent collapsed drain on Merrywell Lane to the back of Hunters Gate.

5. Minutes

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

6. Planning Applications

a. The following planning applications were considered:

20/04837/FUL Proposed dwelling to the east of 25, Homer, Much Wenlock	Erection of a dwelling house following demolition of existing buildings. It was PROPOSED, SECONDED and RESOLVED no objection.
20/04960/VAR Grange Fencing Limited, Coates Works, Stretton Westwood, Much Wenlock	Variation of condition no. 2 (approved plans) pursuant of 20/02367/FUL to allow for increase in size of approved building. It was PROPOSED, SECONDED and RESOLVED to support the application.
20/04955/FUL 46 Hunters Gate, Much Wenlock	Erection of a single storey rear extension. It was PROPOSED, SECONDED and RESOLVED no objection.
20/05297/FUL and 21/00020/LBC 61 High Street, Much Wenlock	Conversion of rear of premises to one flat and minor internal alterations to adjoining shop affecting a Grade II Listed Building. It was PROPOSED, SECONDED and RESOLVED to support the application.
20/05319/FUL Proposed Residential Development Land North Of, Victoria Road, Much Wenlock.	Erection of one detached dwelling (Unit 3). It was PROPOSED, SECONDED and RESOLVED to support the application.

<p>TWC/2019/1046 Former Ironbridge Power Station, Buildwas Road, Ironbridge</p>	<p>Cross boundary planning application for outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 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 (AMENDED ENVIRONMENTAL STATEMENT SUBMITTED) Members had been unable to access the relevant documents on the Telford & Wrekin website. It was PROPOSED, SECONDED and RESOLVED to note the above.</p>
<p>20/03576/COU 13 St Marys Lane, Much Wenlock</p>	<p>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. Members noted that the application would be considered by Shropshire Council's Southern Planning Committee on 19th January 2021 at 2.00pm. The recommendation is: Grant Permission. It was PROPOSED, SECONDED and RESOLVED to submit the original comments made in response to consultation on the application.</p>

Councillor Jenkins joined the meeting.

b. Members **NOTED** the following applications, which were **for information only**:

<p>20/05182/BHE 23 Hunters Gate, Much Wenlock</p>	<p>Application for prior approval under Part 1, Class AA of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the one additional storey and roof accommodation.</p>
<p>20/05197/CPL Windmill Cottage, Sheinton Road, Much Wenlock</p>	<p>Application for a Lawful Development Certificate for the proposed erection of a mansard roof orangery linking house and garage.</p>

7. Planning Decisions

The following planning decisions were **NOTED**:

<p>20/04358/FUL 63 Oakfield Park, Much Wenlock</p>	<p>Erection of a single storey side and rear extension following demolition of existing garage and installation of a dormer window in connection with conversion of roofspace into additional living accommodation. Decision: Grant Permission</p>
<p>20/03348/FUL Withies Campsite, Stretton Road, Much Wenlock</p>	<p>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) Decision: Withdrawn</p>
<p>20/03894/LBC 11 Bull Ring, Much Wenlock</p>	<p>Installation of 1no conservation double glazed top hung skylight to the second floor bedroom, positioned on the south east elevation and replacement of ground floor casement window on south-west elevation affecting a grade II listed building (amended description). Decision: Grant Permission</p>
<p>20/04115/FUL 3-4 King Street, Much Wenlock</p>	<p>Subdivision of existing dwelling to create 2no. dwellings, demolition of single storey extension, construction of two storey extension and associated alterations (amended description). Decision: Grant permission</p>

20/04760/TPO Cherry Tree House, 1 Back Lane, Much Wenlock	Reduce 3no beech trees by 20% protected by Shropshire Council (Land at Mardol House, 8 King Street, Much Wenlock) TPO 2013. Decision: Refuse
20/04762/TCA Ashfield Cottage, 50 High Street, Much Wenlock	Reduce 6no conifers by 50%, 1no hazel by20% and 1no holly by30% within Much Wenlock Conservation Area. Decision: No objection

8. Application 20/04432/FUL: Proposed Residential Development Land to the South of Callaughtons Ash

- a. At the written request of Councillors Hill, Walter and Whiteman it was **PROPOSED, SECONDED and RESOLVED** to rescind the following resolution made at the Planning & Environment Committee meeting held on 1st December 2020, as the Shropshire Council planning officer has advised that it would not be possible to include the requested condition should planning permission be granted for the above application: *“It was PROPOSED, SECONDED and RESOLVED to support the principle of affordable housing development on land to the south of Callaughtons Ash on condition that the drainage problems on the existing development at Callaughtons Ash be remedied before any building begins on the new site.”*
- b. Members considered a response to application 20/04432/FUL, Erection of 14 No. affordable dwellings with associated parking, roads and landscaping, for recommendation to full Council.

It was RESOLVED to suspend standing orders to allow members of the public to speak.

Mr Chris Bowden and Mr Arthur Hill outlined the concerns of members of the Flood Group with regard to the drainage scheme. The scheme relied on soakaways with bunds and swales and the Group believed that the proposed solution would be ineffective. Unless additional measures were included, flooding could arise on Callaughton Lane. Within the completed development at Callaughtons Ash, three properties suffered from flooding and no action had been undertaken to rectify the existing problems. Connexus appeared to be unaware of these issues. The same drainage solution was proposed for phase 2 as for phase 1 of the development and this was likely to cause the same problems. The Flood Group had raised their concerns with Shropshire Council’s Drainage and Flood Risk Manager and the application would be discussed at the forthcoming Flood Forum meeting.

It was noted that WSP, Shropshire Council’s drainage consultant, had objected to the developer’s drainage plans.

A coordinated approach to this and other developments was called for with regard to drainage and highways.

It was RESOLVED to reinvoke standing orders.

Councillors acknowledged the flooding issues associated with the site and had been pleased to see the objection to the drainage proposals from WSP. However, Members believed that the provision of affordable housing was crucial for the town.

It was PROPOSED, SECONDED and unanimously RESOLVED to recommend that full Council make the following response to Shropshire Council:

Much Wenlock Town Council supports the development of affordable housing on this site but cannot support the application in its current form due to the poor design of the drainage system. Councillors support comments made by Shropshire Council’s drainage consultant WSP and the views expressed by Much Wenlock Flood Group with regard to the drainage scheme.

Members noted the need to engage with the agent or contractor rather than Connexus with regard to drainage issues and the desirability of a meeting involving Councillors and members of the Flood Group.

9. Flooding Issues

- a. Councillors noted comments made in public participation regarding the activities of the Flood Group.
- b. There were no other flooding issues

10. Shropshire Council Draft Statement of Community Involvement

Members noted Shropshire Council consultation on the draft Statement of Community Involvement in planning issues between 9th November 2020 and 1st February 2021.

It was PROPOSED, SECONDED and RESOLVED to request that communities that have approved Neighbourhood Plans be given statutory consultee status in respect of planning applications and to support the Shropshire Council Draft Statement on Community Involvement.

11. Climate Change and Sustainability

Members noted that Mr Allan Wilson, Chair of the Steering Group 'Shropshire Climate Action Partnership', would be giving a presentation to full Council on 14th January on the topic of climate change.

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. Road Closure: Back Lane, Much Wenlock
Date/Time: Sunday, 21st February 2021, 08.00 – 16.00
Purpose: New service
Works Promoter: BT
- b. Road Closure: King Street, Much Wenlock
Date/Time: Monday, 1st February to Wednesday, 3rd February 2021, all the time
Purpose: New gas connection
Works Promoter: Cadent

17. Highways matters ***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, 2nd February 2021 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

Members noted concerns which had been reported to Shropshire Council officers and were being investigated.

The meeting closed at 7.40 pm.

Signed.....
Chairman

Date.....