

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 6th July 2021 at the Guildhall, Much Wenlock

Present: Councillors David Fenwick, Mike Grace, Wilfred Grainger, Chris Tyler and Duncan White

In attendance: Trudi Barrett – Town Clerk, a member of the Flood Group

1. Apologies

None – all members of the committee were present.

The Chair of the Flood Group was unable to attend and had sent his apologies.

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.

Councillor Mike Grace declared a personal interest in the planning application for 8 Mardol Terrace and took no part in the discussion.

3. Dispensations

None requested.

4. Public Session

None

5. Minutes

It was **PROPOSED, SECONDED and RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 1st June 2021 be **APPROVED** and signed as a true record, with the following addition to minute 12:

“Councillors were aware of the need to do more to address issues of climate change and sustainability within the Council and locally. It was agreed that Members would research local initiatives and ideas to bring back to the Committee for discussion.”

6. Planning Applications

The following planning applications were considered:

21/02462/FUL 8 Mardol Terrace, Smithfield Road, Much Wenlock	Erection of single storey glazed rear extension. It was PROPOSED, SECONDED and RESOLVED no objection.
21/02489/FUL The Wheatlands Residential Home, Southfield Road, Much Wenlock	The proposal is to replace some areas of the existing block paved hardstanding with tarmac. It was PROPOSED, SECONDED and RESOLVED that Councillors had no strong objection but felt it unfortunate that the block paving could not be repaired or replaced to maintain the aesthetic appearance.
21/02590/FUL and 21/02591/LBC 17 High Street, Much Wenlock	Erection of single storey rear extension. It was PROPOSED, SECONDED and RESOLVED not to comment on this application as the applicant was a fellow Town Councillor. However, Councillors wished to highlight an error in the supporting statement where reference was made to Wrockwardine Road.
21/02608/FUL Presthoke Caravan Park, Presthoke, Much Wenlock	Erection of storage and workshop building. It was PROPOSED, SECONDED and RESOLVED to object to the application. Members considered that the position of the building would be too prominent when seen from the road and at a greater distance. This would be a permanent fixture and no screening or landscaping was proposed. Members were concerned about the potential impact on the AONB and that the requirement for environmental and biodiversity net gain had not been addressed. The incorrect reference to the Cotswolds AONB in the supporting statement was noted.

21/02774/FUL 8 Walton Avenue, Much Wenlock	Replace garage door with upvc bow window as part of a garage conversion, replace a flat upvc lounge window with a bow upvc window and replace two flat roofs with pitch tiled roofs. It was PROPOSED, SECONDED and RESOLVED no objection.
21/01895/FUL The Cavalier Centre, Bradeley Farm, Farley, Much Wenlock	Erection of single storey extension to existing indoor riding facility. It was PROPOSED, SECONDED and RESOLVED no objection.
21/03095/TPO Mary Way House, 7 St Marys Lane, Much Wenlock	To fell 1no Sycamore tree and replace with a more smaller variety of Acer. It was PROPOSED, SECONDED and RESOLVED to respond that Councillors understood the reason for the application but deferred to the opinion of the tree officer and that they would support a suitable replacement tree.
21/02986/LBC Brook House Farm, 1 Sheinton Street, Much Wenlock	Works to facilitate the installation of 1No electric car charger and replace a broken metal gate with a solid wooden low gate affecting a Grade II Listed Building. It was PROPOSED, SECONDED and RESOLVED no objection.

b. Members noted the following planning application, **for information only**:

21/03195/AGR Callaughton House, Callaughton, Much Wenlock	Erection of a Grain Store
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The Clerk offered to circulate a list of the different types of planning application for the information of Councillors.

7. Planning Decisions

It was PROPOSED, SECONDED and RESOLVED to note the following planning decisions:

21/01098/FUL Proposed Residential Development Land Off, Station Road, Much Wenlock	Erection of residential development of 4No. detached residential units with detached garages following the demolition of garages and workshop, to include improvement to the existing access and all associated external works Decision: Grant Permission
21/02007/FUL 17 Homer, Much Wenlock	Enlargement of and modifications to existing entrance porch, and construction of further boundary walling to match existing Decision: Grant Permission
21/01799/FUL 42 Barrow Street, Much Wenlock	Erection of a first floor side extension and single storey rear extension together with internal alterations. Decision: Grant Permission
20/05182/BHE Appeal ref: APP/L3245/D/21/3270569 23 Hunters Gate, Much Wenlock	Application for prior approval under Part 1, Class AA of the Town & County Planning (General Permitted Development) (England) Order 2015 (as amended) for the one additional storey and roof accommodation. Decision: Appeal Dismissed

8. Introduction to Town Planning from a Local Council Perspective

Members considered a verbal report on the above training course, which had been organised by SALC and attended by Councillors Tyler and White. The Councillors had been disappointed by the course, which had not been as useful as hoped. They also noted that the time of 5.00 – 7.00pm was difficult in terms of work commitments and meal time. The trainer had shown a Powerpoint presentation and the Clerk was asked to check whether this would be provided to those who had attended.

9. Much Wenlock Neighbourhood Plan

Members noted the response from Shropshire Council regarding a review of the Much Wenlock Neighbourhood Development Plan. The Planning Policy and Strategy Manager had indicated his willingness to work with the Town Council on a refresh of the Neighbourhood Plan and to meet Councillors after the summer break. Shropshire Council would decide on 15th July whether to approve submission of the draft Local Plan to the Secretary of State for independent examination. This decision would affect how a review of the Neighbourhood Plan would be addressed.

Further discussion of this matter was deferred to private session.

10. Flooding issues

a. Members noted an update from the Flood Group. Three matters were raised:

- Drain clearance around the town was not being carried out as promised. Shropshire Council had been advised of the locations of blocked drains but these had not been cleared. Several were solidly blocked, some filled with gravel and some had never been cleaned. At the weekend members of the Flood Group intended to visit and photograph all of the town and road drains that were blocked. A list would be provided to the Town Council to follow up with Shropshire Council.
- Feedback was awaited from Shropshire Council on whether the drainage scheme proposed for the second phase of development at Callaughtons Ash was acceptable.
- Some trenching had been undertaken to locate the water and shale tables for the proposed Hunters Gate 2 development to enable drain locations to be planned if the site were allocated.

There was also discussion about the inadequacy of the drainage system in the town, particularly in Sheinton Street, where three drains went into one pipe with the entire flow from the Farley Road side of town coming into one point. It was noted that both the storm drain and the foul drain had blown twice.

It was also noted that when the existing Hunters Gate development was built, planned drainage work for Barrow Street was never carried out by the developer.

The capacity of the catchment chamber at the sewage farm in town was soon to be expanded which would increase the capacity by 40 – 60%.

b. It was noted that there was no overarching study of the whole drainage catchment of the town and that a whole town approach would be beneficial, rather than consideration of separate areas. Development could create additional hot spots in the town. The Clerk was asked to request a meeting between the Shropshire Council Drainage & Flood Risk Manager, the Environment Agency and the Town Council. The Flood Group would also approach Shropshire Council informally.

A copy of the minutes of the recent meeting of the National Flood Forum was requested from the Flood Group when available, for circulation among Councillors via the Clerk.

11. Climate Change and Sustainability

It was noted that members of the Gaskell Recreation Ground Management Committee had considered further tree planting and a wildflower area at their recent meeting.

Members considered the need to incorporate sustainability into all actions. Councillor Grace was preparing a paper for discussion at the next meeting and invited comments, which should be forwarded to him by 13th July. The role of the Town Council and areas for involvement, co-operation and impact would be considered.

It was noted that the primary school had run a competition to design a poster for 'Plastic Free July' and the winning entries were currently displayed on the Town Council's notice board.

Councillor White would be attending the next meeting of the Church environmental group.

12. Consultation

None.

13. Street Lighting**14. Street naming *****15. Footpath/Bridleway Creation Orders*****16. Footpath Diversion Orders*****17. Road closures***

Members noted the following road closure:

- a. Road Closure: Sheinton Road, Much Wenlock TF13 6NP
Date/Time: 21st July 2021, 09:30 – 15:30
Purpose: Openreach underground transfer of plant

18. Highways matters *

Members noted an update on the following highways matters:

- a. An enquiry from a member of the public regarding the cycleway at Oakfield Park had been passed to Shropshire Council on 8th February. A response had been provided by the Developing Highways Manager earlier in the day.

Councillors had not had sufficient time to consider the response and its consideration was deferred to the next meeting. A copy of the reply received would be sent to the member of the public for comment.

- b. A request to review the junction of Southfield Road and Victoria Road had been sent to the Shropshire Council Highways Officer on 19th May and a reply had been received earlier in the day. The Highways Officer advised that he would be able to consider the matter but requested further information. The Clerk was asked to forward details and suggest a site meeting with the officer.
- c. Councillors considered information received from Shropshire Council with regard to their approach to parking enforcement, particularly with regard to workmen's vehicles. It was noted that there was a process for obtaining a tradespersons waiver for areas where parking restrictions were in place and it was essential that a vehicle remained in close proximity to the work site. Councillors thought this positive so long as the process for application was straightforward.
- d. It was noted that the sale of 37 Barrow Street had been completed. The safety fencing had been removed and scaffolding had been erected to repair the building. It was expected that the scaffold would be in place for no longer than a month.

19. Clerks' Meeting with Shropshire Council Highways

Members considered a report from a Shropshire Clerks' meeting regarding highways with Steve Smith, Assistant Director for Infrastructure, and Mark Barrow, Executive Director of Place at Shropshire Council. The officers had discussed current problems and concerns and outlined how these were being addressed. A copy of a presentation entitled 'Shropshire Highways – Update and Plans' was also provided.

The Clerk was asked to send a copy of the report and presentation to members of the Transport Working Group.

20. Use of Mobility Scooters in Much Wenlock

Members considered complaints received from members of the public regarding accessibility for mobility scooter users in the town. The Clerk had forwarded concerns to the local policing team and Shropshire Council and Councillors noted the responses. Shropshire Council had advised that they could only enforce traffic restrictions that were in place, e.g. double yellow lines and other traffic orders. The police were able to 'ticket' vehicles causing an unnecessary obstruction, such as parking over a pavement and rendering it impassable by wheelchair users, etc.

The Clerk was asked to arrange a meeting between the local policing team, a member of Shropshire Council's parking enforcement department and the Town Council. In the meantime, members of the public should be encouraged to report incidences of obstruction to the police on 101.

21. Tree Preservation Orders (TPOs)*

22. Stopping Up Orders*

23. Speed Limit Orders*

24. Prohibition Orders*

25. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 27th July 2021 at 7.00pm at the Guildhall, Much Wenlock.

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.

26. Planning Enforcement

Members noted enforcement case 21/07886/ENF as well as an update on another local enforcement issue.

27. Much Wenlock Neighbourhood Plan

With reference to minute no. 9 above.

Councillors requested that the Clerk check the Town Council's early decision making with regard to the Local Plan.

The meeting closed at 9.10pm

Signed.....
Chairman

Date.....