

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held at 7.00 pm on Tuesday, 27<sup>th</sup> July 2021 at the Guildhall, Much Wenlock

**Present:** Councillors David Fenwick, Mike Grace (in the chair), Chris Tyler

**In attendance:** Trudi Barrett – Town Clerk, Councillor Daniel Thomas, six members of the public

## 1. Apologies

It was **RESOLVED** to accept the following apologies: Councillor Duncan White – holiday, Councillor Wilfred Grainger – work commitment

## 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

Members of the public were invited to speak on agenda items at the relevant point during the meeting.

## 5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 6<sup>th</sup> July 2021 be **APPROVED** and signed as a true record.

It was **RESOLVED** to re-order the agenda to consider agenda item 17a next.

## 6. Highways Matters: Cycleway at Oakfield Park

A member of the public outlined his concerns about the compliance of the footway at Oakfield Park with the planning consent in terms of dimensions. The footpath and road regularly flooded as the surface water drain was not connected. He also noted that the 30mph signs were due to be moved and a developer contribution of £10,000 had been provided for this. The signs had not been moved, but one had been raised. It was reported that the developer's financial contribution had been retained by Shropshire Council and had not been spent on this project. Contradictory statements had been provided by Shropshire Council about whether the path and verge had been adopted or not.

Councillors advised that the Town Council had no statutory responsibility for highways and could take no direct action but could raise the issues with Shropshire Council.

It was **RESOLVED** to write to Shropshire Council to request clarification of the situation and a response to the points made by the member of the public.

## 7. Planning Applications

a. The following planning applications were considered:

<p>21/03060/FUL Wheatland Garage, Bridgnorth Road, Much Wenlock</p>	<p>Raising of the petrol forecourt canopy roof by 0.6m to allow higher vehicles to access the service.</p> <p>It was <b>RESOLVED</b> to submit no objections, but to request the installation of low carbon lighting and that Planning officers ensure there would be no detriment to neighbours from any increased height and splay of lighting.</p>
<p>21/03154/FUL Withies Campsite, Stretton Road, Much Wenlock</p>	<p>To replace existing fence with new brick wall enclosure and gate entrance.</p> <p>It was <b>RESOLVED</b> to object to the application:</p> <ul style="list-style-type: none"> <li>the development would be detrimental to the visual quality of the Area of Outstanding Natural Beauty and would result in urbanisation of a strongly rural area.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Councillors suggested native hedge planting in addition to the existing fence to improve security. Some formality around the entrance, in the form of brick pillars, would be acceptable.</b></li> <li>• <b>the surface water drainage at the entrance to the Withies site was inadequate and there was serious risk of flooding from the site.</b></li> </ul>
21/02523/FUL and 21/02524/LBC 7 St Milburgha Row, Barrow Street, Much Wenlock	Erection of an oak framed, open-sided gazebo to rear decking area affecting a Grade II Listed Building.  <b>It was RESOLVED to submit no objections.</b>
21/03299/FUL Land Adj 6 Bridge Road, Much Wenlock	Erection of a detached dwelling.  <b>It was RESOLVED that Councillors had no objection in principle, however, they would ask that consideration be given to reducing the height of the two storey element of the dwelling to provide a better fit with the surrounding buildings. There should also be appropriate boundary treatment with the green space behind the site, which was designated green space in the Much Wenlock Neighbourhood Plan.</b>
21/03295/VAR Grange Fencing Limited, Coates Works, Stretton Westwood, Much Wenlock	Variation of Condition No.2 (approved plans) attached to planning permissions 20/02367/FUL dated 10/11/2020 and 20/04960/VAR dated 28/01/21 to allow for increase in size of approved building.  <b>It was RESOLVED to submit no objections.</b>
21/03340/LBC Much Wenlock Town Council, Guildhall, Wilmore Street, Much Wenlock	Repair or replacement of the cupola on the roof affecting a Grade II* Listed Building.  <b>It was RESOLVED to note this application, as the Town Council was the applicant.</b>

- b. **It was RESOLVED to retrospectively approve the following response, agreed between meetings due to the timescale for response:**

21/02781/TCA 8-9 Milburgha Road	Fell 1no. fir.  Response: Councillors agreed to defer to the opinion of the tree officer. They noted that the application lacked any detail on the tree or any justification for its felling. If the tree is to be felled, Councillors would support the planting of a replacement tree, preferably a native species with ecological value.
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- c. Members noted that application 21/02986/LBC, for 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 at Brook House Farm, 1 Sheinton Street, Much Wenlock, was re-submitted as a full application, number 21/02986/FUL.  
**It was RESOLVED to retrospectively approve submission of the Planning & Environment Committee's response for 21/02986/LBC under the new application number, 21/02986/FUL.**

## 8. Planning Decisions

**It was RESOLVED to note the following planning decisions:**

21/02462/FUL 8 Mardol Terrace, Smithfield Road, Much Wenlock	Erection of single storey glazed rear extension Decision: <b>Grant Permission</b>
21/02781/TCA 8-9 St Milburgha Road, Barrow Street, Much Wenlock	Fell 1no Fir within Much Wenlock Conservation Area Decision: <b>No objection</b>

**9. Local Plan Review and Much Wenlock Neighbourhood Plan**

- a. Members noted that Shropshire Council approved submission of the draft Local Plan 2016 – 2038 to the Secretary of State for independent examination by the Planning Inspectorate at the meeting held on 15<sup>th</sup> July 2021.
- b. Members considered the Town Council's response to Shropshire Council's decision to proceed with the draft Local Plan.

**It was RESOLVED to express disappointment to Shropshire Council that the draft Local Plan had not been changed, as requested, and to maintain the Town Council's position that the Local Plan should be changed. The Town Council's position with regard to the development of the strategic site at the former Ironbridge Power Station should also be maintained.**

Preparations should be made for presenting the Town Council's case at the examination in public. The date of this was not yet known. It would be valuable to undertake consultation with the community between now and Christmas to gauge local opinion.

Committee members agreed to bring proposals to the next Planning & Environment Committee meeting on 31<sup>st</sup> August for further consideration at full Council on 2<sup>nd</sup> September.

Members noted the report provided by Mr Paul Hanafin with regard to highways matters, particularly with reference to the implications of the draft Local Plan and proposed developments at the Ironbridge Power Station site and elsewhere on traffic in Much Wenlock. The inadequate traffic assessment from the applicant for the Power Station was particularly worrying. Reference was made to a promise from the former leader of Shropshire Council, Peter Nutting, of a separate S106 agreement with the Power Station developer to fund a traffic study. The Clerk was asked to pass on this point to Shropshire Council highways.

Mr Hanafin noted Shropshire Council's proposed revisions to the town's parking regulations, which had been put on hold, and the desirability of conducting a town-wide survey on transport issues.

Councillors were supportive of a transport survey in the town. Questions could be drafted by the Transport Working Group for consideration by Council.

It was noted that the Transport Working Group currently reported to full Council and suggested that it would be beneficial for the Group to report to the Planning & Environment Committee instead. The Clerk was asked to add this item to the agenda of the full Council meeting on 2<sup>nd</sup> September for consideration.

Mr Hanafin was thanked for his report.

- c. Councillors noted the summary, compiled by the Town Clerk, of decisions and comments regarding the Local Plan and the Neighbourhood Plan taken by the Town Council at full Council and Planning & Environment Committee meetings between January 2016 and April 2021. Further discussion was deferred to confidential session.

**10. Flooding issues**

- a. Members noted that Shropshire Council's Drainage and Flood Risk Manager had responded positively regarding a meeting to discuss a whole catchment-based drainage approach for Much Wenlock with himself and a representative from the Environment Agency. A meeting was being arranged.
- b. Members of the Flood Group provided information and an update on flooding matters. They welcomed the meeting with Shropshire Council's Drainage and Flood Risk Manager and advised that there was already a whole catchment based drainage scheme in place. There were five elements to this plan and two of these, the attenuation ponds at Stretton Road and the Sytche, had already been completed. Outstanding elements of the scheme were remediation of problems at Callaughtons Ash/Oakfield Park and also around Havelock Crescent. A fifth element would be attenuation for the Hunters Gate area, although this would be privately funded through development and might not go ahead without the development. It was hoped that clarity on the situation would be provided at the forthcoming meeting.

It was noted that there were ongoing problems with flooding at Oakfield Park, where the drainage was inadequate and there was uncontrolled flooding off fields and onto the road. This needed to be addressed by Shropshire Council.

It was noted that there was insufficient drainage at The Withies camp site and this caused problems along the road, particularly with ice during the winter. This concern was included in the Council's response to the planning application for the site.

Further problems with drainage were noted from properties along the Stretton Road. Some of the issues were being addressed by the installation of a larger pipe under the road to force water into the attenuation pond, however, problems remained to be resolved with land around Grange Fencing.

It was noted that there had been no sight of plans for drainage associated with development at Scoltocks Yard in Station Road and management of the brook and culvert. As the application for housing had been approved, plans must have been produced. The Clerk was asked to request drainage plans from Shropshire Council.

The project to install a new sewage screen by the Bullring was progressing and was on target to be completed in 2022.

- c. There were no further flooding issues to consider.

#### 11. Climate Change and Sustainability

- a. The Chairman invited a member of the Holy Trinity Church Environmental Group to speak regarding this agenda item.

Information was provided about the initiative to remove single use plastics from the town and membership of 'Surfers against Sewage'. The Town Council was supporting this initiative and had undertaken a single use plastic audit of the office as well as promoting the initiative through its communication channels. The primary school had taken part in a competition for Plastic Free July, the entries had been judged by the Mayor, and the winning posters were on display on the Town Council's noticeboard. The pupils had also produced a video, which had been widely circulated.

Three businesses in the town were required to support the plastic free town initiative and two had committed so far. Steady progress was being made. Councillor White was attending meetings of the Steering Group and would liaise between the group and the Town Council.

Members thanked the speaker for her report and ongoing efforts.

- b. Members considered a discussion paper from Councillor Grace entitled "The Council's role in addressing twin emergencies of Climate Change and Nature" and the recommendations made in the paper.

**It was RESOLVED to put the three recommendations in the paper to full Council at the meeting on 2<sup>nd</sup> September.**

- c. Members noted a report from Councillor White on the meeting he attended on 15<sup>th</sup> July regarding Plastic Free Much Wenlock.

#### 12. Consultation

None.

#### 13. Street Lighting

#### 14. Street naming \*

#### 15. Footpath/Bridleway Creation Orders\*

#### 16. Footpath Diversion Orders\*

#### 17. Road closures\*

#### 18. Highways matters \*

Members noted and considered the following highways matters:

- a. Considered above, minute 6.
- b. Members noted that further information and a request to meet had been forwarded to the Shropshire Council Highways Officer regarding review of the junction of Southfield Road and Victoria Road. A response was awaited.
- c. Members noted that a request for a meeting to discuss parking on pavements in the town had been forwarded to the local policing team and a response was awaited.
- d. Members considered information regarding the closure of Shropshire Council's Bridgnorth highways depot. It was **RESOLVED to write to Shropshire Council expressing concern about the change of operational arrangements, particularly due to the massively high levels of development proposed for East Shropshire, for which a depot in Bridgnorth would be more relevant.**

- e. Members noted an open letter to Town and Parish Councils from Councillor Steve Charmley, Cabinet member with responsibility for highways at Shropshire Council.

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

**20. Stopping Up Orders\***

**21. Speed Limit Orders\***

**22. Prohibition Orders\***

**23. Date of next meeting**

It was **NOTED** that the next meeting would be held on Tuesday, 31<sup>st</sup> August 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 RESOLVED that the public and press should not be present.**

**24. Planning Enforcement**

Members noted enforcement issue 21/07951/ENF.

**25. Local Plan Review and Much Wenlock Neighbourhood Plan**

Councillors considered further issues connected with minute 9c above and potential funding available for a review of the Neighbourhood Plan. The Clerk was asked to write to the Planning Policy & Strategy Manager at Shropshire Council to request details of meetings with Shropshire Council (dates, participants, minutes) at which the Town Council indicated their agreement to Shropshire Council identifying sites and development for Much Wenlock as part of the Local Plan review, rather than this being undertaken as part of a formal review of the Neighbourhood Plan.

The meeting closed at 9.15pm.

Signed.....  
Chairman

Date.....