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MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 5th October 2021 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk, Cllr Dan Thomas, several members of the public

1. Apologies

It was **RESOLVED** to accept the following apology: **Councillor Duncan White – family matter.**

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 31st August 2021 be APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

<p>21/03873/FUL Withies Campsite, Stretton Road, Much Wenlock</p>	<p>Proposed siting of 5 glamping pods and 2 log cabins and installation of grass grid access track at existing caravan and camping site.</p> <p>A member of the public outlined his objections to the application, which had also been submitted to Shropshire Council.</p> <p>It was noted that there were 17 objections to the application on the Shropshire Council website.</p> <p>Councillors had met the architect on site and discussed the proposals. The architect had indicated a willingness to address concerns raised and that:</p> <ul style="list-style-type: none"> - a grid would be installed across the bottom of the access road to take away the water - a fence with substantial hedging could be an alternative to the proposed brick boundary wall - the hedging to the right of the entrance would remain, contrary to information in the application. <p>However, none of the above was currently included in the application and no satisfactory answer had been provided regarding the waste run off from the amenity block that was already under construction.</p> <p>It was RESOLVED to object to the application on the following grounds:</p> <ol style="list-style-type: none"> a. Overdevelopment of the site. b. Impact on the landscape and visibility of the site from the surrounding area. c. Unsafe pedestrian access along a fast road, and no evidence that the alternative off-road route through Blakeway Hollow would be improved.
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	<p>d. Insufficient evidence that water run-off from the site would be adequately addressed. Run off comes through the limestone layer as well as from the access track and freezes on the road in winter, resulting in dangerous, icy conditions.</p> <p>e. Insufficient information about waste and sewage management from the amenity block.</p> <p>f. Ecological impact and lack of management plan for trees.</p> <p>g. Urban appearance of the proposed brick boundary wall, which would be out of keeping with the surroundings.</p> <p>Councillors recommended that the application be referred to the Southern Planning Committee for determination.</p>
21/04033/FUL Wenlock Edge Inn, Easthope, Much Wenlock	<p>Stationing of 4no holiday letting units, supporting infrastructure and installation of package treatment plant and associated works.</p> <p>Members noted that little information had been provided in the application and that Easthope, Shipton and Stanton Long Parish Council had objected.</p> <p>It was RESOLVED to object to the application as insufficient information had been provided to allow Members to make an informed decision.</p>
21/04403/FUL Camping Site, Bourton Westwood Farm House, Bourton Westwood, Much Wenlock	<p>Siting of 1no holiday let cabin to include change of use of land.</p> <p>It was RESOLVED no objection.</p>
21/04254/OUT Wheatland Garage, Bridgnorth Road and no. 17 St Marys Road, Much Wenlock	<p>Outline application for the part demolition of existing retail convenience store and construction of extensions, revision to car parking facilities, provision of two twin electric vehicle charging points, installation of solar panels on roof of extension and change of use of ground floor of No.17 to St Mary's Road to cafe and hot food take-away shop (to include access).</p> <p>Councillors noted objections from members of the public present.</p> <p>It was RESOLVED that whilst Much Wenlock Town Councillors welcome the principle of investment, they have significant concerns about the application and object on the following grounds:</p> <p>a. Access and increased traffic congestion.</p> <p>b. Increased noise and impact on neighbours.</p> <p>c. The loss of a residential unit.</p> <p>d. Lack of reference to the electric substation in the garden of 17 St Mary's Road or to the sewage channel which runs behind the house.</p> <p>d. Lack of consultation with neighbours, who have not been notified of the application.</p> <p>e. Inadequate display of site notice, which is in the shop window but cannot be read due to its position.</p>
21/04257/FUL Larch House, Southfield Road, Much Wenlock	<p>New single storey rear extension, with roof modifications, retaining wall alterations, and new Larch cladding to frontage.</p> <p>Members noted that the Conservation Officer had expressed concern about the larch cladding.</p> <p>It was RESOLVED no objection to the application subject to agreement from the Conservation Officer with regard to materials.</p>
21/04343/LBC 48 High Street, Much Wenlock	<p>Removal of ground paving slabs/tiles and wood chippings to the front of the house, and replacement with stones to improve surface drainage affecting a Grade II* Listed Building.</p> <p>It was RESOLVED no objection.</p>

21/04430/LBC 48 High Street, Much Wenlock	Installation of an extraction system for cooker, requires drilling 150mm hole through kitchen wall to outside rear elevation affecting a Grade II* Listed Building. It was RESOLVED no objection.
21/04572/TCA 8 King Street, Much Wenlock	Fell 2no Leylandii within Much Wenlock Conservation Area. It was RESOLVED no objections subject to replanting with suitable replacements.
21/03022/FUL Rowan Cottage, Farley, Much Wenlock	Installation of board insulation and silicone-based render to stonework elevations. It was RESOLVED to object due to lack of information, in particular, regarding the expected appearance of the building once the work is completed.

The Clerk was asked to notify Shropshire Council that several applications received recently contained insufficient information to enable an informed decision to be taken by Councillors.

b. Members noted the following planning applications, which were for information only:

21/04354/AGR Red House, Homer Road, Wigwig, Much Wenlock	Proposed agricultural building.
21/04526/CPL Shadwell Quarry, Farley Road, Much Wenlock	Application for a Lawful Development Certificate for the use of site for stationing of 53 Holiday Chalets. It was noted that further information on this application had been requested from the Shropshire Council Planning Officer but had not been received yet.

7. Planning Decisions

It was RESOLVED to note the following planning decisions:

21/03340/LBC Guildhall, Wilmore Street, Much Wenlock	Repair or replacement of the cupola on the roof affecting a Grade II* Listed Building. Decision: Grant Permission
21/03060/FUL Wheatland Garage, Bridgnorth Road, Much Wenlock	Raising of the petrol forecourt canopy roof by 0.6m to allow higher vehicles to access the service. Decision: Grant Permission
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. Decision: Grant Permission
21/03774/LBC Nailers Cottage, Back Lane, Much Wenlock	Installation of 2no replacement casement windows at ground floor and front door and 1no window at first floor affecting a Grade II Listed Building. Decision: Grant Permission

8. Local Plan Review / Neighbourhood Plan

Members noted that a report from the meeting with Shropshire Council's Planning Policy & Strategy Manager held on 15th September 2021 would be considered at full Council on 7th October 2021.

9. Local Plan Review – Community Consultation for Examination in Public

a. Members considered and approved the list of groups and organisations to be invited to contribute views on the Local Plan proposals for Much Wenlock.

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- b. **It was RESOLVED to hold a consultation event for representatives of local groups on Wednesday, 3rd November, 7.00 – 9.00pm, venue to be confirmed.**

The event would provide an opportunity to share information and views about the Local Plan proposals for the town and bring together opinions to help prepare for the Examination in Public.

The Clerk was asked to write to the groups identified, inviting them to nominate a representative to attend the event. Individual members of the public would be given a separate opportunity to share their views on the Local Plan proposals.

Agenda item 21d was taken next.

10. Highways Matters – Vehicles mounting the pavement on the corner of Queen Street and Back Lane

Members noted concerns raised by a member of the public about vehicles mounting the pavement on the corner of Queen Street and Back Lane, a very tight corner on a narrow road. Previously, assurances had been provided by Spar that their lorries would be re-routed or smaller vehicles used, but this had not happened. Other HGVs also used the route, including those from the sewage works, and it was understood that when the sewage system was upgraded this route was identified for access. The lorries presented a danger to pedestrians, including tourists visiting St Milburga's well, and a threat to an historic building.

It was RESOLVED to write to Spar requesting that the shop use smaller vehicles and to Shropshire Council highways department to raise the issue and request a solution, which might be the installation of a bollard on the corner.

11. Flooding issues

- a. Members received an update from the Flood Group. It was reported that the town's drains had been cleaned during the previous weeks and virtually all were now clear, apart from Farley Road, leading to Shadwell Quarry. When this road was resurfaced in the spring the drains were not covered and consequently had filled up with gravel. Shropshire Council were being urged to schedule the drains for clearing every four months. Ownership and operation of the drain in the George Shut was being investigated.

With regard to the town's flood warning gauges, these gathered information for the Environment Agency but this was not readily shared. Shropshire Council was in discussions with the Environment Agency about the provision of historic and future data.

The Flood Group expressed their concerns about the new application for development at Shadwell Quarry and the potential impact on the water level in the quarry.

Members of the Flood Group had met WSP and discussed modelling work being undertaken for Shropshire Council in connection with a Department for Transport grant scheme to slow water and protect the highway. The Flood Group confirmed that the WSP study would include the land around the A458 to the south of the town above Hunters Gate.

An open meeting of the National Flood Forum was being held 6.30pm in Guildhall on 6th October and Members were encouraged to attend.

- b. Shropshire Council's Drainage and Flood Risk Manager had urged Members to sign up to the flood warning gauge at the Pound as this was at risk of removal. It was understood that Shropshire Council was in discussions with the Environment Agency about retention of the gauge. The committee noted that it was still awaiting a response to queries raised by the Council following the meeting held with John Bellis on 11th August.
- c. Members noted that the drainage plans for application 21/01098/FUL at Scoltocks Yard, Station Road, could be viewed on the Shropshire Council website. Members of the Flood Group remained concerned about the proposals as plans for drainage often changed when work was under way and no building regulations or other inspection was required.
- d. Councillors considered a paper prepared by Councillor Tyler regarding collaborative working with outside agencies on flooding issues. It was proposed to set up a working group to inform the case for examination in public of the Shropshire Council Local Plan and to consider short and long term implications for a land use and development strategy going beyond 2038. The Flood Group was invited to join the group.

The Chairman of the Flood Group stated that the Flood Group aimed to provide an independent view of flooding in Much Wenlock, not to provide support for a particular point of view.

It was RESOLVED to set up a working group involving outside agencies to review published reports and information on flooding affecting Much Wenlock and to propose options for flood alleviation, as well as considering issues of water supply and sewage management in the town.

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12. Trees in the Conservation Area and Across the Town

Members considered information from the County Arboriculturalist at Shropshire Council regarding the retention, protection and replacement planting of trees in the Conservation Area and across the town. It was noted that Shropshire Council received 800 – 900 notices or applications for work to trees each year and had no control over what was submitted, by whom and when. Shropshire Council itself had no co-ordinated plans for planting trees in parks, on streets or any other open space in its possession across the county. The officer had indicated his willingness to work with the Town Council to identify sites for tree planting in the town.

It was RESOLVED to seek advice from the County Arboriculturalist on the options available with regard to applications for work to trees.

It was RESOLVED to suspend Standing Orders to allow the meeting to continue past 9.00pm.

13. Transport Working Group

Members considered a report and recommendations from the Transport Working Group.

It was RESOLVED to refer consideration of the recommendations in the report to full Council as they largely related to the application for the Ironbridge Power Station, which would be considered at the meeting on 7th October.

14. Old Barclays Bank, 15 High Street

It was RESOLVED to defer consideration of this item to a later date.

15. Climate Change and Sustainability

It was agreed to request an update on progress from Councillor Atherton, the Council's champion for developing its response to Climate Change and the Ecological and Nature emergencies, for the November meeting.

16. Consultation**17. Street Lighting****18. Street naming *****19. Footpath/Bridleway Creation Orders*****20. Footpath Diversion Orders*****21. Road closures***

Members noted the following road closures:

- a. Location: King Street, Much Wenlock
Date: 14th December 2021
Time: 9.30 to 16.00
Purpose: Rectify patch in carriageway to stop pooling of water
- b. Location: High Street, Wilmore Street, Barrow Street
Date: 24th October 2021
Time: 8.00 to 16.00
Purpose: Anchor bolt testing

22. Highways matters *

- a. No response had been received regarding outstanding issues from the meeting between the Shropshire Council Developing Highways Manager and member of the public relating to concerns about the cycleway at Oakfield Park. It was noted that the green spaces within Oakfield Park had recently been maintained but no work had been undertaken to the vegetation overhanging the pavement.

It was RESOLVED to thank the Clerk and Developing Highways Manager for their engagement and to pass the matter to the Shropshire Councillor and member of the public to pursue.

- b. Members received a verbal report on the meeting with the Shropshire Council Highways Officer to review the junction of Southfield Road and Victoria Road held on 14th September. The Officer had advised that nothing could be done to this junction without affecting the Gaskell corner. This junction should be included in discussions about the Gaskell corner.
- c. Members noted that a meeting between Councillors and the local policing team to discuss parking on pavements in the town was scheduled for the morning of 7th October.

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- d. Members noted correspondence from a member of the public regarding traffic issues on the A4169, Mardol Terrace and New Road. Councillors would discuss this matter and that of the junction of Back Lane and Queen Street (minute 10) with the local police on 7th October.

23. Tree Preservation Orders (TPOs)*

24. Stopping Up Orders*

25. Speed Limit Orders*

26. Prohibition Orders*

27. Shropshire Council’s Approach to Planning Enforcement

Members noted a Powerpoint presentation entitled ‘Shropshire Council’s Approach to Planning Enforcement’ by Ian Kilby, Planning Services Manager.

28. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 2nd November 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.

29. Planning Enforcement

Members noted enforcement issue 21/08152/ENF.

The Clerk reported that Planning Enforcement at Shropshire Council had advised that while an investigation was being carried out limited information could be provided due to the sensitivity of the matter. The Town Council could be added to the contact list for individual enforcement issues on request and would then be updated in due course. When an Enforcement Notice was issued on a site, the Council would receive a letter of notification explaining how to make comments to the Planning Inspectorate. In relation to other cases, the Shropshire Council Systems Administration Team was working on a report so that parishes would be notified when enforcement cases had been closed.

30. Right of Way

Members considered a matter relating to access, including for those walking the Olympian Trail. The Clerk was asked to review arrangements made for the route of the Olympian Trail.

The meeting closed at 9.45pm

Signed.....
Chairman

Date.....