

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 2nd November 2021 at the Guildhall, Much Wenlock

Present: Councillors Mike Grace, Wilfred Grainger, Chris Tyler, Duncan White (in the chair)

In attendance: Trudi Barrett – Town Clerk, Cllr Mike Atherton, two members of the public

1. Apologies

It was **RESOLVED** to accept the following apology: **Councillor David Fenwick – unwell**

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

A member of the public was invited to speak on agenda item 19c at the relevant point during the meeting.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 5th October 2021 be **APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

21/04565/FUL 63 Oakfield Park, Much Wenlock	Erection of single storey side extension following demolition of existing garage and installation of dormer to front in connection with conversion of roofspace into additional living accommodation (amended to scheme approved under Planning Permission Ref: 20/04358/FUL). It was RESOLVED no objection.
21/04859/TCA 50 Sheinton Street, Much Wenlock	Fell 1no Ash (T1), reduce and thin the crown by 50% of 1no Acacia (T2) & 1no Cherry (T3) and fell 1no Cherry (T4) within Much Wenlock Conservation Area. It was RESOLVED no objection although Councillors would like to see some replacement planting.
21/04815/TCA Holy Trinity Church, Wilmore Street, Much Wenlock	Works to trees labelled T36 – T47 on plan to include crown reduction by 20% of 7no Lime and felling of 5no Lime within Much Wenlock Conservation Area. Conversation held between tree officer, Church and Priory Hall. Problems with roots damaging wall, drains, H&S, leaf fall. Measures to protect remaining trees – been thought through. It was RESOLVED no objection, providing applicant follows advice from Tree Officer.
21/04933/FUL 10 Hunters Gate, Much Wenlock	Erection of a single storey rear extension. It was RESOLVED no objection.
21/04837/FUL 5 Wilmore Street, Much Wenlock	Replacement of three sash windows to the front elevation; three box sash windows and two full casement windows to the rear elevation; and one set of French doors to the rear of the property. It was RESOLVED no objection.

7. Planning Decisions

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

21/03299/FUL Land adj 6 Bridge Road, Much Wenlock	Erection of a detached dwelling. Grant permission
21/03154/FUL Withies Campsite, Stretton Road, Much Wenlock	To replace existing fence with new brick wall enclosure and gate entrance. Withdrawn
21/00736/FUL Proposed dwelling NW of Yew Tree Cottage, Stretton Westwood, Much Wenlock	Proposed construction of zero carbon house, within the quarry edge rock face. Grant permission

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

Members considered final arrangements for the event to be held at the Methodist Church Hall on Wednesday, 3rd November for representatives of local groups and organisations. Following an introduction, round table conversations would be facilitated by Town Councillors, with a plenary session at the end of the meeting. Verbal feedback would be provided at the Town Council meeting on 4th November, and a written summary prepared thereafter.

It was noted that around 17 acceptances to the invitation to the meeting had been received so far. Refreshments would be offered to those attending.

9. Flooding issues

a. Members received an update from the Flood Group.

It was reported that all key drains had been cleared recently but three problems remained:

- i. A drain on the opposite side of the road to Ashfield Hall and Twickel House: when a gas pipe had been installed the drain had been cut and was disconnected. This was on Shropshire Council's repair list.
- ii. A drain in Sheinton Street had collapsed and needed replacing. This was outlined in red on the road.
- iii. On Farley Road, almost opposite Forester Gardens, there was a drain that blocked repeatedly and was being investigated by Shropshire Council.

There was an agreement in place with Shropshire Council that they would clear the fallen leaves on Station Road every 10 days during autumn to prevent them blocking the drains.

The National Flood Forum (NFF) meeting held on 6th October had been well attended and provided an opportunity for local issues to be discussed. The NFF had taken email addresses and would circulate a newsletter about flooding issues in the town and surrounding area. It was noted that the planned drainage work on the Stretton Road was included in the current year's budget.

Concerns were raised about the development proposals for Wheatland Garage. If the outline application were approved, any full application should be closely scrutinised with regard to drainage measures.

Members of the Flood Group were extremely worried about the application to site another 53 chalets on the Shadwell Quarry site. If these were sited on platforms in the lake, rather than around the edge, this would raise the water level. Drone coverage indicated that the quarry was now over 240ft deep and covered an area of eight acres. The depth had increased by 15ft in the last year. The pool was filling up and could reach the natural overspill level of the ground causing water to seep through the boundary. A potential collapse and resulting flood from the quarry would go either to the sewage works or to Farley fuel dump, either of which would have serious, toxic consequences.

It was RESOLVED to raise concerns about the application and the quarry with Shropshire Council.

Shropshire Council should be informed that the Flood Group had advised the Town Council that they were monitoring the area closely. Water levels were rising, by 15ft over the last year, increasing the risk of potential flooding from Shadwell Quarry. This could have severe implications for development proposals and the adjoining land and infrastructure. Farley dump, the sewage works and Down Mill were all at risk, depending on how the quarry wall might break. The Flood Group could provide further information. The letter should be copied to the Environment Agency. Members of the Flood Group would also raise this issue at the next NFF meeting.

b. Members considered the response to queries raised with Shropshire Council's Drainage and Flood Risk Manager following the meeting held on 11th August. They welcomed the helpful information and were pleased to see that potential funding and flood attenuation options were being explored.

The Clerk was asked to seek a date for a further meeting with the Drainage and Flood Risk Manager and to check whether he had been able to obtain a copy of the McCloy report

- c. There were no other flooding issues.

10. Transport Working Group

Members considered a report from the Transport Working Group. The Group was making plans to carry out a traffic survey of the town and continued to engage with issues in Sheinton Street. Members were in communication with the Shropshire Council Traffic Engineer and were urging progress with Shropshire Council highways proposals for the town and for the feasibility study for the Gaskell corner. The group was also looking at the current proposals for Bridgnorth connectivity.

11. Trees in the Conservation Area and Across the Town

There had been no response so far from the County Arboriculturalist regarding options available when dealing with applications for work to trees. The Clerk was asked to check whether there was a policy for replacement trees and whether the Tree Officer could insist on replacement planting in the Conservation Area.

It was RESOLVED to defer further consideration of this item to the next meeting, pending a response from the Shropshire Council officer.

12. Climate Change and Ecological/Nature Emergencies

Councillors noted an update on progress from Councillor Atherton, the Council's champion for developing its response to Climate Change and the Ecological and Nature emergencies. Councillor Atherton was networking, researching and exploring good practice and measures taken by other Councils that might be introduced in Much Wenlock. It was clear that finding ways for the Council to make a contribution to addressing the ecological and nature emergencies was a long-term project.

Councillors noted the need for baseline measures so that progress could be quantified.

13. Consultation

14. Street Lighting

15. Street naming *

16. Footpath/Bridleway Creation Orders*

17. Footpath Diversion Orders*

18. Road closures*

Members noted the following road closure:

Location: High Street, Much Wenlock

Date: 25th November 2021

Time: 3.30 – 9.00pm

Purpose: Christmas Lights Switch-on

19. Highways matters *

- a. Members considered a verbal report from the walkabout meeting held with PCSO Breese to discuss parking on pavements in the town. This had been a useful opportunity to highlight parking issues and the PCSO had issued notices to some cars, mainly in Back Lane. The PCSOs will take action if a vehicle is physically blocking the footpath and causing a danger. The local policing team would continue to monitor and attend to any problems.
- b. Members noted responses from Shropshire Council and Spar regarding the issue of large vehicles mounting the pavement on the corner of Queen Street and Back Lane. Shropshire Council had advised that the local highway technician would visit to consider options. The Logistics Compliance Manager at Blakemore (Spar) had advised that the smallest 18-ton rigid lorry on the fleet was used to make deliveries to the Much Wenlock Spar and had offered to discuss the matter further.

It was RESOLVED to suggest that Blakemore liaise with Shropshire Council to consider options for addressing the problems for large vehicles manoeuvring around the corner of Queen Street and Back Lane.

- c. Members considered concerns about road safety at the bend on the A458 at the top of Harley Bank, near to Stokes Barn. A member of the public advised that he insured properties at this location and had witnessed many accidents at this location over the years, including three fatalities. Measures might be introduced to reduce the risk, such as applying a pink anti-slip surface on the road and cutting back the vegetation around the many warning signs. Concerns had already been reported on 'Fix my Street'.

It was RESOLVED to write to the Shropshire Council Traffic Engineer to request that he arrange for the overgrown vegetation to be cut back and review the highway safety at this location.

- d. Members considered concerns raised about the deteriorating condition of the road surface in Sheinton Street on the right-hand side of the road towards the A4169. The road had been marked for repair in early August but no work had been carried out.

It was RESOLVED to Shropshire Council to ask when the repair work would be undertaken.

20. Tree Preservation Orders (TPOs)*

21. Stopping Up Orders*

22. Speed Limit Orders*

23. Prohibition Orders*

24. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 30th 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.

25. Planning Enforcement

There were no planning enforcement issues to hand.

The meeting closed at 8.50pm

Signed.....
Chairman

Date.....