

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 1st March 2022 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk, one member of the public

1. Apologies

It was **RESOLVED** to accept the following apology: **Councillor David Fenwick - holiday**

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

There had been no requests to speak.

5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 1st February 2022 be **APPROVED** and signed as a true record.

6. Planning Applications

The following planning applications were considered:

22/00348/FUL Havelock Cottage, 3 Shrewsbury Road, Much Wenlock	Erection of utility room to side. It was RESOLVED no objection.
22/00071/FUL Proposed holiday let accommodation SW of Westwood House, Stretton Westwood, Much Wenlock	Erection of 2No holiday lets partially dug into ground, with subterranean courtyards, new pond, associated landscaping and habitat creation, 3No EV charging points, new E-Bike storage, and 18.4 Kw Solar Array, with ground source heat pump. It was RESOLVED to support the application.

7. Planning Decisions

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

21/05944/FUL Glen Cottage, The Glen, Homer, Much Wenlock	Erection of a two storey rear extension. Decision: Grant Permission
21/04033/FUL Wenlock Edge Inn, Easthope, Much Wenlock	Stationing of 3no holiday letting units, supporting infrastructure and installation of package treatment plant and associated works (amended description) This application had been considered at the Southern Planning Committee on 8 th February 2022 where Cllr White had presented the Town Council's objections. Despite objections, permission had been granted at the meeting - the decision notice was still awaited.
21/05875/TCA 33 Sheinton Street, Much Wenlock	Reduce Apple tree by 20% and remove crossing branches within Much Wenlock Conservation Area. Decision: Consent by Right – Trees
21/05838/TCA 10 The Paddock, Much Wenlock	Reduce by 20% 1no mature Hazel tree within Much Wenlock Conservation Area Decision: Consent by Right – Trees

21/05836/TCA Queens Court House, Queen Street, Much Wenlock	Reduce 1no. Robinia (to previous reduction of 20%) within Much Wenlock Conservation Area Decision: Consent by Right - Trees
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8. Draft Shropshire Local Plan Review 2016 - 2038

Members noted that the date for the Examination in Public (EIP) was still awaited.

A paper version of the residents' survey had been distributed with the Wenlock Herald and an online version was available on the Town Council's website, both with a closing date for return of 12th March.

Members agreed that the Clerk should make initial contact with those residents and organisations known to have submitted formal, duly made objections to the Draft Local Plan in response to the Regulation 19 consultation.

Working Group members would then follow up the contacts to discuss a joint representation to the EIP. The Clerk was asked to check with the Flood Group whether they had submitted a formal objection.

9. Wheatland Garage Application 21/04254/OUT

Members considered a request from the applicant for the above application for a meeting on site with Town Councillors. **It was RESOLVED to agree to the request and suggest a date of 12th March at 11am.** With the agreement of the applicant, the Town Council's transport advisor would also attend. The Clerk was asked to re-circulate the Town Council's comments on the application submitted to Shropshire Council.

10. Shadwell Quarry: application 21/04526/CPL and flooding concerns

Members considered correspondence from Shropshire Council and the Environment Agency regarding the application for additional development at Shadwell Quarry and flooding issues. It was noted that the Environment Agency had advised that Shropshire Council was the relevant Risk Management Authority with regard to groundwater flooding. The Clerk had already contacted Shropshire Council's Drainage and Flood Risk Manager and a response was awaited.

11. Flooding issues

- a. Members noted a written update from the Flood Group. With regard to the Strategic Flood Group meeting, it had been made clear at both Planning and full Council meetings that the meeting held on 25th January had, in fact, been an informal meeting to gather advice from specialists. A member of the Flood Group would be invited to forthcoming meetings of the Strategic Flood Group at which, it was hoped, the Flood Group would be able to bring its wider thinking for discussion with Councillors.
- b. Members noted a report from the Strategic Flood Working Group. Information had been obtained on grants available to landowners for woodland creation and Councillor Tyler had approached two local landowners who had indicated their interest. A fact finding meeting between Councillors and one of the landowners was to be arranged to discuss this further. It was agreed to invite Shropshire Council's Drainage & Flood Risk Manager and a representative from the Environment Agency to any subsequent discussion.
- c. Members considered the make-up of the Strategic Flood Working Group. **It was RESOLVED to agree the following current membership: two invited members of the public with relevant knowledge, a member of the Flood Group, Dr Nick Covarr from Harper Adams University, Mr Luke Neal from Shropshire Wildlife Trust, Councillors Chris Tyler and Will Benbow.**
- d. **It was RESOLVED to contact the National Flood Forum (NFF) to seek clarity on the Terms of Reference for the NFF and local groups.**

12. Transport Working Group

- a. Members considered a report from the Transport Working Group. It was noted that meetings had been held with Shropshire Council highways engineers and the draft parking proposals would now go out for public consultation. There had been problems with the temporary traffic lights installed for the Cadent gasworks at the Gaskell corner at the weekend which had not been removed in a timely fashion and had caused significant traffic problems.
It was RESOLVED to suspend standing orders to allow a member of the public to speak.
Advice was given that the traffic signals installed for the gas works were for roadworks only. If traffic signals were to be installed as part of a traffic scheme for the Gaskell corner these would operate in a different way.
It was RESOLVED to reinvoke standing orders.
Thanks were expressed to the member of the public.
- b. Members reviewed membership of the Transport Working Group. It was noted that the way the working group operated had changed and it was now a small group of Councillors with an expert advisor. The views and opinions of residents would be requested at appropriate times. The Clerk was asked to advise previous members of the group accordingly.

- c. Members reviewed the draft application to the Police & Crime Commissioner's Local Policing and Community Ambassadors Fund for Safer Roads for improved advance signage for the pedestrian crossing on the A458.
It was RESOLVED to approve and submit the application.

13. Climate Change and Ecological/Nature Emergencies*

The Clerk was asked to enquire whether former Councillor Mike Atherton was still in a position to act as the Council's Green Champion.

14. Waste and Recycling Wheelie Bins - Storage

Members considered concerns about the storage of residential wheelie bins and bins on the pavement. It was noted that dwellings sometimes had no storage capacity for bins and some bins were permanently left out on the pavement and could block access. The bins were also unsightly, particularly in the Conservation Area. **It was RESOLVED to write to Shropshire Council outlining the concerns about wheelie bins outside of residential properties and seeking advice on options for dealing with the matter.**

It was RESOLVED to suspend standing orders to allow the meeting to continue past 9.00pm.

15. Consultation*

Members noted information regarding the Government's response to the Independent Landscapes Review carried out in 2019 (the Glover Review) and proposals for support for Areas of Outstanding Natural Beauty and a report from Councillor Grace.

It was RESOLVED to:

- a. **Note the information regarding the Government's response to the Independent Landscapes Review carried out in 2019 (the Glover Review).**
- b. **Approve the suggested responses in paragraphs 1 to 6 of the report prepared by Councillor Grace, dated 24th February 2022.**
- c. **Send a copy of the response to the Shropshire Hills AONB Partnership.**

16. Street Lighting*

Members considered concerns raised by residents about new LED lighting installed in the town. Orange, sodium lights were being replaced with white, LED lights. Residents had complained to Shropshire Council about the new LED light in Barrow Street (a Shropshire Council owned light). It was noted that the Town Council was also part-way through a three year scheme to replace its current lights with LED. If necessary, it was possible to take measures such as fitting shades on LED lights to reduce the impact on residents.

It was RESOLVED to contact the Shropshire Council Conservation Officer to check the situation with regard to LED lighting in the Conservation Area.

Councillors were advised of delays in the installation of replacement lamp posts at Swan Meadow and the junction of Queen Street/Back Lane due to staffing issues being experienced by the contractor.

17. Street naming *

18. Footpath/Bridleway Creation Orders*

Members considered correspondence and maps received from a consultant acting on behalf of Shropshire Council relating to an application to upgrade Public Footpath 67 in the parishes of Barrow and Much Wenlock to bridleway status. **It was RESOLVED to support the change in principle.**

19. Footpath Diversion Orders*

20. Road closures*

Members noted the following road closures:

- a. Location: Barrow Street, Much Wenlock
Date/Time: 5th – 6th March 2022, 24 hours
Agency: Cadent
Purpose: New gas connection
- b. Location: High Street, Much Wenlock
Date/Time: 15th April 2022, 06:30 – 16:00
Agency: Much Wenlock Town Council
Purpose: Made in Shropshire Market

- c. Location: A4169 Smithfield Road, Much Wenlock
Date/Time: 3rd – 6th May 2022, 09:30 – 14:30
Agency: Kier on behalf of Shropshire Council
Purpose: Drainage repairs
- d. Location: B4376, St Mary’s Street junction to B4375 junction
Date/Time: 11th to 15th July 2022, 09:30 – 14:30
Agency: Multevo on behalf of Shropshire Council
Purpose: Carriageway repairs

Members queried the locations and diversion routes associated with c. and d. above and requested that the Clerk circulate further information.

21. Highways matters *

There was nothing further to report on highways matters.

22. Amendment to Shropshire Council Off-Street Parking Places Order

Members noted an amendment to the Shropshire Council (Off-Street Parking Places) Order 2011 and the allocation of resident and season parking permits for Much Wenlock. The Clerk was asked to share this information with the Council’s transport advisor.

23. Tree Preservation Orders (TPOs)*

24. Stopping Up Orders*

25. Speed Limit Orders*

26. Prohibition Orders*

27. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 5th April 2022 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.

28. Planning Enforcement

Members noted enforcement issue 22/08555/ENF and an update on activity at Farley Quarry.

The meeting closed at 9.25 pm.

Signed.....(Chairman)

Date.....