

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held at 7.00 pm on Tuesday, 3<sup>rd</sup> May 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, three members of the public

## 1. Apologies

CLr David Fenwick – other engagement.

## 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.

CLr Tyler declared an interest in planning application for Barrow Street, as a friend of the applicant.

## 3. Dispensations

None requested.

## 4. Public Session

There had been no requests to speak.

## 5. Housing for Older Residents in Much Wenlock

A resident outlined her proposals for meeting the need for housing for older residents in the town. She promoted development of, say, 6 – 8 apartments, with maintained gardens and communal areas specifically for older, single residents. This would allow older residents to downsize into homes close to the town centre but still maintain their independence. Suitable sites would need to be found close to the town centre and a mechanism identified for funding and development of the housing.

**It was RESOLVED to consider the proposal at the next meeting of the Planning & Environment Committee.**

## 6. Minutes

- a. **It was RESOLVED that the minutes of the Planning & Environment Committee meeting held on 5<sup>th</sup> April 2022 be APPROVED and signed as a true record.**
- b. **It was RESOLVED that the minutes of the extraordinary Planning & Environment Committee meeting held on 26<sup>th</sup> April 2022 be APPROVED and signed as a true record.**

## 7. Planning Applications

The following planning applications were considered:

<p>22/01601/LBC 31 High Street, Much Wenlock</p>	<p>Application under Section 73A of the Town and Country Planning Act 1990 for the partial demolition of, and essential repairs to outbuildings within the curtilage of Grade II Listed Buildings. <b>It was RESOLVED no objection.</b></p>
<p>21/05023/OUT Proposed residential and commercial development land at Tasley, Bridgnorth</p>	<p><b>Re-consultation due to amendment: additional highways information submitted.</b> Hybrid application for phased development for: Outline planning permission (access only for consideration) for mixed use development of up to 550 dwellings, foodstore, neighbourhood centre, B2/B8 business use, 'sui generis' uses to include hotel, public house, petrol filling and electric vehicle charging station, livestock market, lairage and ancillary uses, green infrastructure and associated ancillary works, demolition of the existing livestock market; Full planning permission for five arm roundabout, spine road south of A458 and north of A458 with associated footway/cycleways and landscape verges, formation of junction with the spine road and Church Lane, upgrading of existing Livestock Market, drainage, associated earthworks, infrastructure and ancillary works.</p>

	<b>It was RESOLVED to ask the Council’s transport advisor to help prepare a response to the consultation. Due to the deadline for submission, the response would be agreed by email between meetings and approved retrospectively at the next meeting of the Planning &amp; Environment Committee.</b>
22/01675/FUL and 22/01676/LBC 24 Barrow Street, Much Wenlock	<i>Having declared an interest in these applications, Cllr Tyler took no part in the discussion and did not vote.</i>  Conversion and extension to outbuilding to form one self-contained residential unit and office (for domestic use) ancillary to the main dwelling and associated works affecting a Grade II Listed Building.  <b>It was RESOLVED no objection.</b>

## 8. Planning Decisions

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

22/00348/FUL Havelock Cottage, 3 Shrewsbury Road, Much Wenlock	Erection of utility room to side. <b>Decision: Grant permission</b>
22/00968 15 Stretton Road, Much Wenlock	Erection of timber carport to front. <b>Decision: Grant permission</b>
21/04254/OUT Wheatland Garage, Bridgnorth Road and no. 17 St Mary’s Road, Much Wenlock	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) <b>Decision: Refuse</b>
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 <b>Decision: Refuse</b>

## 9. Shropshire Online Planning Register

Members noted that the Shropshire Online Planning Register would be unavailable between 5pm on Friday, 27<sup>th</sup> May and Tuesday, 31<sup>st</sup> May 2022 due to a system upgrade.

## 10. Draft Shropshire Local Plan Review 2016 - 2038

Members noted progress with preparations for the Town Council’s representation at the Examination in Public. The Programme Officer had been notified of the Town Council’s request to speak at the hearings. Lezley Picton, Leader of Shropshire Council, had been contacted to ask that Shropshire Council make the changes to the proposals for Much Wenlock previously requested and she had sent an acknowledgement.

The working group continued to meet and work on the Council’s submissions to the Examination. Some other objectors had also submitted requests to speak.

It was noted that statements of common ground needed to be submitted by 13<sup>th</sup> May. A statement of common ground “is a written record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters. It documents where effective co-operation is and is not happening throughout the plan-making process, and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries. In the case of local planning authorities, it also forms part of the evidence required to demonstrate that they have complied with the duty to cooperate.” This was not applicable to the Town Council.

## 11. Flooding issues

- a. Members considered the Flood Group’s Annual Report for 2021-22 and thanked the Chair of the Flood Group for the report. It was noted that the Flood Group had updated the contact list for the town’s Flood Action Plan and a copy of the updated list was requested for the Town Council. The Flood Group urged the Town Council to review the roles and responsibilities outlined in the Flood Action Plan and Councillors agreed to do so at the next meeting of the Planning and Environment Committee.

- b. Members considered a report from the Strategic Flood Working Group. A meeting had been held on 25<sup>th</sup> April. The group had reviewed their terms of reference and elected Cllr William Benbow as Chair. Members felt that they lacked the expertise to provide solutions to flooding, however, one of their principal roles was to hold Shropshire Council and other agencies to account. The group would also provide an interface with local landowners and had already commenced engagement. The greatest benefit was likely to be gained by working with landowners along the Bridgnorth and Bourton roads, when agricultural priorities allowed. The group's next meeting was scheduled for 13<sup>th</sup> June.

The Chair of the Flood Group advised that WSP were working on a plan to deal with Hunters Gate flooding issues, but this had not yet come through to the Town Council. Shropshire Council had obtained a Department of Transport grant that would be spent in several towns, including Much Wenlock, to stop flooding on the roads, which would help to address general flooding problems. Several additional attenuation ponds were proposed. Funding was also available through the resilience scheme to reinstate a drainage pipe from Hunters Gate into the parkland. Both projects would improve the situation at Hunters Gate.

- c. **It was RESOLVED to submit the response drafted by members of the Strategic Flood Group to Shropshire Council's call for information from those affected by flooding.**
- d. It was noted that no response had been received from Shropshire Council's Drainage and Flood Risk Manager regarding concerns about flooding associated with Shadwell Quarry and the request for a meeting on general flooding matters affecting Much Wenlock. This matter had been referred to Shropshire Councillor Daniel Thomas for support on 6<sup>th</sup> April.
- e. Members noted information from Severn Trent Water, forwarded by Philip Dunne MP, regarding management of the foul water system in Much Wenlock.

Members noted the programme of flood resilience training from West Midlands Community Flood Resilience.

## 12. Transport Working Group

- a. Members noted a report from the Transport Working Group, whose members were providing input into the submission for the Examination in Public of the Local Plan. Members raised concerns about ongoing development at Presthope Grange, where the owner of the caravan park was about to break out a new access onto the main road. Members considered this would be extremely hazardous. Shropshire Councillor Daniel Thomas had already raised concerns with Shropshire Council. **It was RESOLVED to write to Shropshire Council Planning, with a copy to Shropshire Councillor Daniel Thomas, expressing concern about the safety of the access being created from Presthope Grange onto the main road and to ask whether permission had been granted for this access. Also to mention rumours of further expansion of the site.**

It was noted that a resident had carried out a peak hour traffic count on Barrow Road. The results had been provided to the Transport Working Group and forwarded to the traffic engineer at Shropshire Council. Members queried whether it would be possible to obtain data on traffic numbers from the ANPR camera on Bridgnorth Road.

- b. There was no update on proposals for the pedestrian crossing on the A458, potential CIL funding and an application to the PCC's Community Fund – Safer Roads. On 6<sup>th</sup> April support had been requested from Shropshire Councillor Daniel Thomas in eliciting a response from Shropshire Council officers regarding CIL funding.

## 13. Climate Change and Ecological/Nature Emergencies\*

It was noted that Councillor Christian Toon had met members of the Friends of Old Cemetery recently to discuss measures to support the natural environment in the old part of the cemetery. It had been agreed to produce a new management plan for the old cemetery and Councillor Toon had offered to seek funding for agreed initiatives.

The Chair would discuss with Councillor Toon how to move forward with measures for addressing climate change and possibly arrange an informal conversation with members of the Planning & Environment Committee.

## 14. Consultation\*

### 15. Street Lighting\*

No response had been received from Shropshire Council's Street Lighting team to the Town Council's comments on street lighting in the Conservation Area. It was noted that residents who had requested shields for intrusive street lights had received a response from Shropshire Council.

**16. Street naming \***

**17. Footpath/Bridleway Creation Orders\***

**18. Footpath Diversion Orders\***

**19. Road closures\***

Members noted the following road closure:

- a. Location: Eureka, Bourton Road, Much Wenlock
- Date/Time: Sunday, 10<sup>th</sup> July 2022, 07:30 – 16:00
- Agency: Cadent
- Purpose: New gas connection

**20. Highways matters \***

- a. Members noted that the English Heritage Head of Historic Properties, responsible for Wenlock Priory, had requested a meeting with the local policing team regarding problems with the car park and was awaiting a date.
- b. No update had been received from Shropshire Council on
  - repairs to Victoria Road
  - lorries mounting the pavement at the corner of Queen Street and Back Lane
  - a contact person for a member of the public to discuss on-street parking permits
  - maintenance of verges on the approach roads to Much Wenlock

**It was RESOLVED to write to Lezley Picton, Leader of Shropshire Council, following her comments about improved communications, regarding the Town Council’s constant frustration with the lack of response from Shropshire Council officers and to request that she nominate a senior officer to discuss with Councillors how these issues could be addressed.**

- c. It was noted that Shropshire Council did not issue leaflets to residents regarding options for waste collection as they preferred residents to contact them directly regarding changes in collection method. The Clerk would include information on wheelie bins and waste collection options in the next Wenlock Herald and circulate on social media.

**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 date of the next meeting was expected to be Tuesday, 7<sup>th</sup> June 2022 at 7pm at the Guildhall, Much Wenlock (to be confirmed at the Annual Town Council meeting on 12<sup>th</sup> May 2022).

**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.**

**26. Planning Enforcement**

Members noted the resolution of enforcement issue 22/08474/ENF.  
Members noted an update with regard to activities at Farley Quarry.

The meeting closed at 9.00 pm.

Signed.....(Chairman)

Date.....