

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 9th April 2024 at the Corn Exchange, Much Wenlock

Present: Councillors William Benbow, David Fenwick (in the chair), Wilf Grainger, Dan Thomas, Chris Tyler, Linda West
In attendance: Trudi Barrett – Town Clerk, Mr Arthur Hill – Chair, Much Wenlock Flood Action Group

1. Apologies

None – all Councillors were present.

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 5th March 2024 be APPROVED and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

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| <p>24/01087/LBC 16 Barrow Street, Much Wenlock</p> | <p>Replacement roof. It was RESOLVED to respond that Members would prefer to see materials more in keeping with the local vernacular.</p> |
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Agenda item 11c was brought forward for the convenience of Mr Arthur Hill, Chair of the Much Wenlock Flood Action Group.

7. Flooding Matters – potential risk from Shadwell Quarry

Mr Hill, Chair of the Much Wenlock Flood Action Group, was invited to give an update on flood risk from Shadwell Quarry.

Around three years ago a LIDAR assessment had been carried out, but it was not possible to repeat this currently to update data on the depth and surface area of the pool. It was noted that anything over eight acres came under the Environment Agency and anything under that size was the responsibility of Shropshire Council. Three years ago the depth of the pool had varied from 210 ft to 230 ft. It was estimated that the depth of the pool had risen by around 15 ft over the past year.

Mr Hill referred to the made-up ground near to the southern face of the railway line. This had been levelled and made firmer by the current owners but was still formed of soft spoil, more vulnerable to a breach. Water was running very fast out of the quarry underground and coming up beyond the boundary.

In addition to the risk of a breach and flooding, members discussed the threat to life and property. There was some fencing around the quarry but more was needed, particularly on the sheer, north face of the quarry, to reduce the risk of people falling into the quarry.

If the concerns about risks associated with the quarry were to be reported to the Health & Safety Executive, facts and photos would be required. Mr Hill agreed to forward relevant information to the Town Clerk.

Farley Quarry was also discussed and Mr Hill expressed his dissatisfaction with the Environment Agency environmental assessment for the site. There was an ongoing risk to Farley brook and the munitions dump. The quarry owner was continuing to tip waste in Farley Quarry, although Shropshire Council stated that some of the current activities were permitted under historic, rather open-ended permission granted for the site.

Mr Hill was thanked for attending and left the meeting.

8. Planning Decisions

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

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| 24/00120/TPO 5 Foresters Gardens, Much Wenlock | To reduce crowns by 1.5 metres and lift crowns by 1.5 metres of 2no. Sycamores (T1 & T2) protected by the Bridgnorth District Council (Farley Road, Much Wenlock) TPO 1995 (BR/TPO/95). Decision: Grant Permission |
| 24/00331/TCA 2 Wheatland Grove, Station Road, Much Wenlock | Reduce by 20% 1no Larch within Much Wenlock Conservation Area. Decision: Consent by Right |
| 24/00496/TCA Cherry Tree House, 1 Back Lane, Much Wenlock | Reduce height by 4 metres of 1no. group of conifers within Much Wenlock Conservation Area: Decision: Consent by Right |
| 24/00402/TPO Cherry Tree House, 1 Back Lane, Much Wenlock | Crown reduce by 3 metres and crown thin by 10 percent (branches no bigger than 2cm) 4no. Beech (T1-4) protected by the Shropshire Council (Land at Mardol House, 8 King Street, Much Wenlock) TPO 2013 (SC/00134/13). Decision: Grant Permission |
| 24/00697/TCA 16 High Street, Much Wenlock | Fell 1no. Holly within Much Wenlock Conservation Area. Decision: Consent by Right |
| 24/00449/COU Bridge House, Stretton Road Industrial Estate, Stretton Road, Much Wenlock | Change of use of building and yard to the storage of building material, part of existing office to be used for courses. Decision: Grant Permission |

9. Planning Appeal: Wheatland Garage, Bridgnorth Road, Much Wenlock

- a. Members noted that an appeal had been made to the Secretary of State against the decision of Shropshire Council to refuse to grant planning permission for application 23/01805/FUL: Partial demolition of the existing retail convenience store and construction of extensions, revision to car parking facilities, provision of four electric vehicle charging points, installation of solar panels on extension roof and change of use for the ground floor of 17 St Mary's Road to a coffee shop (resubmission).
- b. **It was RESOLVED to submit additional representations to the Planning Inspectorate, as prepared by the Transport Working Group, specifically relating to parking and traffic matters.**

10. Draft Shropshire Local Plan Review 2016 - 2038

There was nothing to report on the Local Plan Review.

11. Neighbourhood Plan Review

- a. Members reviewed the public launch event for the Neighbourhood Plan Review held on 9th March at the Priory Hall. The event had been a success and well attended. However, Members would have liked to have seen more representation from different age groups and settlements outside the town centre.
- b. Members received a report on the Zoom meeting held with the enablement team on 3rd April. The group had allocated responsibility for leading on different objectives to members of the group and considered membership of the steering group.
- c. It was noted that the deadline for submission of the End of Grant Report for the current Neighbourhood Plan funding to Groundwork was 12th April 2024. The Clerk would submit the report as required.
- d. Members considered any final comments on the draft Housing Needs Assessment prepared by AECOM and considered observations from members of the Neighbourhood Plan Refresh Group. Councillors had nothing further to add and **it was RESOLVED to submit the comments on the draft Housing Needs Assessment proposed by the Refresh Group to AECOM.**
- e. It was noted that responsibility for communications relating to the review of the Neighbourhood Plan review had been allocated to Mr David Turner and that the Clerk would liaise with him regarding relevant items for the Town Council website and social media.

12. Flooding Matters

- a. The Strategic Flood Working Group had nothing new to report.
- b. The Clerk reported that there had been no response from Shropshire Council's Emergency Planning team to correspondence regarding flood risk from a possible breach at Shadwell Quarry and contingency plans for Quality Liquid Feeds. She had sent a reminder to Shropshire Council's Drainage & Flood Risk Manager and asked for the name of a contact within the Emergency Planning team.
- c. This item was covered above under minute 7.
- d. The Clerk was asked to request the notes from the meeting held with Philip Dunne MP and other agencies in February 2024.

Councillor Thomas reported that Shropshire Council's Drainage & Flood Risk Manager had requested a meeting to discuss how to reduce sediment running off farming fields, which continued to block drains. Councillor Benbow offered to attend the meeting with Councillor Thomas.

It was noted that the Town Council's liaison with Shropshire Council had resulted in significant improvements to drainage and measures to reduce flooding in the town.

13. Transport and Highways Matters

- a. Members received a report from the Transport Working Group.

Work on the primary school crossing was scheduled to commence in July and to be completed by the beginning of September. Kier had been appointed as contractor.

A meeting had been held on 5th April with Shropshire Council and WSP regarding the Gaskell corner. It had been agreed that there would be combined consultation on draft proposals for the Gaskell corner and parking proposals for the town. It was thought helpful to consult on both matters at the same time as they could have a bearing on each other. WSP had confirmed that the pedestrian crossing at Smithfield Road would be improved. If the work on the Gaskell corner went ahead, this would be in a phased manner with each phase being assessed before the next phase was implemented. A further meeting with Shropshire Council and WSP was scheduled for 3rd May.

- b. Members considered correspondence from Shropshire Council about resurfacing the A458, Victoria Road. It was noted that the work was likely to be scheduled for October 2024 and firm dates would be advised in due course.
- c. Members considered correspondence from Shropshire Council regarding consultation on the installation of on-street electric vehicle (EV) charging points in Southfield Road. As Shropshire Councillor, Councillor Thomas welcomed this investment, but felt that the location was not ideal and that the installation of six EV charging points would lead to displacement parking. It was noted that there was a wide verge at the other end of Southfield Road, near to the Victoria Road junction, where the charging points could be installed. There were also more houses without driveways at that end of the road.

It was RESOLVED to recommend to full Council that the Town Council support the installation of EV charging points in principle, but residents would be up in arms about the loss of parking spaces in this location. It was recommended that Shropshire Council use the government funding to install new parking spaces in Southfield Road by creating a layby from the grass verge closer to High Causeway (Victoria Road junction) where residents could make greater use of the facility.

14. Climate Change and Ecological/Nature Emergencies***15. Street Lighting****16. Street Naming *****17. Footpath Issues*****18. Footpath/Bridleway Creation Orders*****19. Footpath Diversion Orders***

20. Road Closures*

Members noted the following road closures:

- a. Location: A458 from Wenlock Road Junction to Roundabout Stourbridge Road
 Date/Time: 25.04.24 – 27.04.24, Monday to Friday 20.00 – 06.00
 Purpose: Lining works and defects
 Agency: Shropshire Council
- b. Location: Callaughton Farm Junction B4378 to Walton Grange Junction A458
 Date/Time: From 20.05.24 8.00 to 21.05.24 16.00
 Purpose: Short comm pipe repair 25mm
 Agency: Severn Trent Water

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

21. Tree Preservation Orders*

22. Stopping Up Orders*

23. Speed Limit Orders*

24. Prohibition Orders*

25. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 30th April 2024 at 7pm at the Guildhall or Corn Exchange (tbc), 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.

26. Planning Enforcement

Members noted correspondence from the responsible Planning officer at Shropshire Council on enforcement matter 24/10161/ENF. Members were disappointed with the outcome and agreed to respond accordingly.

There had been no update from Planning officers on other enforcement matters.

The meeting closed at 9.25 pm.

Signed.....(Chairperson)

Date.....