

18/24

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 5th November 2024 at the Guildhall, Much Wenlock

Present: Councillors William Benbow, David Fenwick, Wilfred Grainger, Daniel Thomas, Chris Tyler, Linda West

In attendance: Trudi Barrett – Town Clerk

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.

Councillors declared the following interests:

Councillor Thomas

Agenda items 8b and c – if site allocation discussed as a family member owns land in the town.

Councillor Tyler

Agenda item 6, Planning application 24/03726/FUL – owner of adjacent property.

Councillor Fenwick

Agenda item 6, Planning application 24/04096/TCA – owner of adjacent property.

3. Dispensations

None requested.

4. Public Session

There were no members of the public present.

5. Minutes

It was RESOLVED that the minutes of the Planning & Environment Committee meeting held on 1st October 2024 be APPROVED and signed as a true record.

6. Planning Applications

a. Members considered the following applications and resolved to respond as noted:

<p>24/03726/FUL 13 St Marys Lane, Much Wenlock</p>	<p>Change of use of commercial building to residential use, formation of car parking spaces. Having declared an interest in this application, Councillor Tyler took no part in the discussion or voting. It was RESOLVED to object as the application was not in compliance with the Much Wenlock Neighbourhood Plan, Policy EJ2, Appendix 1, Demonstrating Viability.</p>
<p>24/03909/TCA The Gables, Racecourse Lane, Much Wenlock</p>	<p>Removal of boughs from 2no. Yew (T1 and T2) and pruning of 1no. Birch (T4) (see schedule), and removal of 1no. Birch (T3) within Much Wenlock Conservation Area. It was RESOLVED no objection.</p>
<p>24/03958/PA3MA Shropshire Skin Clinic, The Lodge, Farley Road, Much Wenlock</p>	<p>Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) to provide one dwelling under Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It was RESOLVED to highlight Policy EJ2 and Appendix 1, Demonstrating Viability, of the Much Wenlock Neighbourhood Plan.</p>

19/24

24/04096/TCA Old Police Station, 60 Sheinton Street, Much Wenlock	Reduce and thin crown (as per photo) of 1no. wild cherry tree within Much Wenlock Conservation Area. Having declared an interest in this application, Councillor Fenwick took no part in the discussion or voting. It was RESOLVED no objection.
24/04150/FUL Farley House, 21 Farley, Much Wenlock	Erection of replacement single storey side extension. It was RESOLVED no objection.
24/04220/TCA 10 Victoria Road, Much Wenlock	Fell 1no. Mountain Ash within Much Wenlock Conservation Area. It was RESOLVED no objection.

- b. **It was RESOLVED to retrospectively approve the response to the following planning application, agreed between meetings due to time constraints:**

24/03833/TCA Ranlea, New Road, Much Wenlock	Crown reduce by approx.2m and maintain shape of 1no Walnut within Much Wenlock Conservation Area. It was RESOLVED no objection.
--	---

- c. Members noted the following application, which had been sent for information only:

24/04123/AGR Agricultural building NW of Callaughton House, Callaughton, Much Wenlock	Erection of an agricultural building.
--	---------------------------------------

7. Planning Decisions

Members noted the following planning decisions.

24/03362/TCA St Swithuns House, 4 Barrow Street, Much Wenlock	Fell 1no Quince and 1no Hawthorn, reduce to 2m hedge height 1no Conifer & crown raised to 4m of 1no Ash within Much Wenlock Conservation Area. Decision: No Objection
24/03392/FUL 5 Park View, Much Wenlock	Single storey rear extension. Decision: Grant Permission
24/02365/FUL Barn 4, The Carriage House, Bourton, Much Wenlock	Change of use of agricultural land to residential. Decision: Grant Permission
24/03572/FUL 4 Foresters Gardens, Much Wenlock	Single Storey rear extension and erection of outbuildings. Decision: Grant Permission

8. Draft Shropshire Local Plan Review 2016 – 2038

- Members noted that weeks 3 to 5 of the Shropshire Local Plan hearings (matters 7 to 32) had been cancelled due to the Inspectors' significant concerns about the soundness of the Plan in respect of a number of areas.
- Members noted that no further information relating to the cancellation of the hearings had been received to date.
- There were no other relevant matters.

9. Neighbourhood Plan Review

Members noted that Regulation 14 consultation on the draft Plan was due to commence on Monday, 11th November. All required information would be added to the Town Council website and notification sent to statutory consultees, owners of areas identified as green open space and non-designated heritage assets. Arrangements were being finalised for the drop-in day on Saturday, 9th November.

20/24

10. Unoccupied Properties in Much Wenlock

Members noted Shropshire Council figures for the number of unoccupied properties in Much Wenlock (86). There were many reasons why properties might be unoccupied, as such properties could include those awaiting sale or rental, awaiting probate, under renovation or holiday lets. A certain number of vacant properties also contributed to the turnover in the housing market.

11. Dealing with Absent Landlords

Members noted guidance on dealing with absent commercial landlords.

12. Flooding Matters

- a. Members received a verbal update from the Strategic Flood Working Group. The Gaskell corner had coped well during recent heavy rain and flash floods. This had been helped by the repair of several collapsed drains discovered in Victoria Road during road resurfacing work.
- b. Preparation of a report to the Health & Safety Executive about risks from the potential collapse of the boundary wall at Shadwell Quarry was pending.
- c. The Clerk was asked to send a reminder to Shropshire Council's Drainage and Flood Risk Manager about the request for a meeting to discuss the WSP report for Shropshire Council: Department for Transport Floodwater Management Grant – Much Wenlock, Flood Risk Mitigation Update.

13. Transport and Highways Matters

Members received a verbal report from the Transport Working Group. Shropshire Council had confirmed that the Gaskell corner had been included in the Transport Assessment for Tasley Garden Village and this was expected to generate funds to mitigate the impact of the development on the Gaskell corner.

14. Climate Change and Ecological/Nature Emergencies*

Members considered notes and supporting information from the meeting held between Councillor Linda West and Fiona Morgan, Project Co-ordinator at South Shropshire Climate Action, on 8th October 2024. Members noted the forthcoming Repair Café to be held in Broseley on 16th November.

15. Shropshire Council's Tree & Urban Forest

Members considered correspondence from Shropshire Council regarding tree planting and urban forestry in the county. The Clerk was asked to seek further information about exactly what was being proposed or offered and then to advertise the scheme to the community as appropriate.

16. Street Lighting**17. Street Naming *****18. Footpath/Bridleway Creation Orders*****19. Footpath Diversion Orders*****20. Road Closures***

Members noted the following road closures:

- a. Location: High Street, Wilmore Street, Barrow Street, Much Wenlock
Date/Time: Sunday, 17th November 2024, 8.00am – 4.00pm
Purpose: Christmas Lights Installation
Agency: Much Wenlock Town Council
- b. Location: High Street (Back Lane to Wilmore Street, Wilmore Street, Barrow Street (High Street to St Mary's Road), Much Wenlock
Date/Time: Thursday, 28th November 2024, 3.00 - 8.00 pm
Purpose: Christmas Lights Switch-on
Agency: Much Wenlock Town Council
- c. Location: High Street (Back Lane to Wilmore Street), Wilmore Street, Barrow Street (High Street to St. Mary's Road), Bull Ring (Wilmore St to Wenlock Priory Car Park). One Way system in operation King Street (Queen Street to High Street) and Sheinton Street (Queen Street to New Road)
Date/Time: Saturday, 7th December 2024, 5.30am – 6.00pm
Purpose: Much Wenlock Christmas Fayre

21. Tree Preservation Orders*

22. Stopping Up Orders*

23. Speed Limit Orders*

24. Prohibition Orders*

25. Date of next meeting

Members noted that the next meeting would be held on Tuesday, 3rd December at 7.00pm at the Corn Exchange.

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 an update on enforcement matters.

The meeting closed at 8.40pm

Signed.....(Chairperson)

Date.....