

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 4th February 2025 at the Corn Exchange, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk

1. Apologies

Councillor Wilfred Grainger – 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

There were no members of the public present.

5. Minutes

It was RESOLVED that the minutes of the Planning & Environment Committee meeting held on 7th January 2025 be APPROVED and signed as a true record.

6. Planning Applications

Members considered the following application and resolved to respond as noted:

<p>24/04760/VAR Shadwell Quarry, Farley Road, Much Wenlock</p>	<p>Variation of Conditions 2 and 15 attached to planning permission 09/02701/FUL dated 23 December 2009.</p> <p>It was RESOLVED to object and to respond as follows:</p> <ul style="list-style-type: none"> the Application Form states that the justification for the variation of conditions is to be found in Greenway Planning's supporting letter. The letter is not available to view on the Planning Portal. the amended layout seeks to move the chalets nearer to the site entrance and on to higher ground. This will bring them into view at one of the main gateways into Much Wenlock and would drastically alter the character of this important entrance point of the town. This amendment is contrary to Objective 6 of the Much Wenlock Neighbourhood Plan 'Good Quality Design' and in particular, but not exclusively, Policy GQD1 which states: 'The high quality natural landscape outside the development boundary of Much Wenlock will be protected from any development which adversely affects the town's character, setting and open views.' the previous layout was informed by an extensive Visual Impact Assessment, which this layout contradicts, and brings built development closer to the Shropshire Hills National Landscape. Much Wenlock is situated in a Rapid Response Catchment area at extreme risk of flash flooding. The previous layout was complementary to a detailed drainage plan, which is no longer compatible. Further drainage details are required. Councillors object to the removal of the pedestrian link to the Jack Mytton Way. Given that this site is for holiday accommodation only, it is important that holiday makers have the opportunity to utilise green pedestrian links into the town centre to boost the local economy. It is felt that the removal of this link will make the site inaccessible to the town centre and reliant on car journeys only.
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	<ul style="list-style-type: none"> given the history of the site, Councillors would wish to see formal management agreements (preferably with a bond) to ensure that environmental undertakings are adhered to. Notwithstanding this, Councillors do not feel that the current proposals go far enough. All green space within the site not subject to development should be given protection from future development. further details of what the chalets will look like are needed. It is noted that the dimensions of the chalets differ from the previous application, which was accompanied by designs. Councillors object to the variation relating to the provision of public conveniences as no supporting information is provided. <p>While it is appreciated that signage and marketing are not covered by this application, given the proximity to the entrance to Much Wenlock, the Town Council takes this opportunity to urge the applicant to take particular care with their design and form when the time arises.</p>
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7. Planning Decisions

Members noted the following planning decision.

24/04828/TCA 8 St Marys Lane, Much Wenlock	Fell 1no. tree within Much Wenlock Conservation Area. Decision: Consent by Right – Trees.
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8. Draft Shropshire Local Plan Review 2016 – 2038

- Members noted an update on the Local Plan Review. A report responding to matters raised by the Planning Inspectors would be presented for approval by Cabinet at Shropshire Council on 12th February prior to submission to the Inspectors. The report outlined soundness issues the Council was able and prepared to address within the next six months. If the Inspectors did not agree to the proposal put forward by the Council, then they might find the Local Plan unsound.
- There was no further action to be taken by the Town Council until Shropshire Council had written to the Inspectors and a response was received from the Inspectors.

9. Neighbourhood Plan Review

Members noted that following the end of the consultation period, the Steering Group had met on 29th January. The Council's consultant was collating all responses to the consultation and the working groups would be considering the responses relevant to their objectives. The project plan had been updated and the Steering Group was hoping to go to referendum in September. The Steering Group had unanimously agreed not to consider sites.

It was RESOLVED to recommend to full Council, as per the agreement of the Steering Group, that the Neighbourhood Plan should continue in its current format without reviewing sites for development.

10. Flooding Matters

- Members received a verbal update from the Strategic Flood Working Group. The drain covers had been changed in the High Street, but further work was required due to a fault in installation. An emergency road closure would be needed to carry out the work.
- Members considered the response received from the Health & Safety Executive (HSE) to concerns raised by the Town Council about potential flood risk from Shadwell Quarry. The HSE had stated that the Council's concerns did not fall within HSE's enforcement remit and had advised that the concerns should be raised with the Local Authority.

The Clerk would pass on a copy of the reply to the Environment Agency (EA), as previously requested by the EA. Councillors were aware that a representative of the EA had recently visited Shadwell Quarry and the Clerk was also asked to enquire about the outcome of that visit. It was understood that the Much Wenlock Flood Group had been connected with the visit and the Clerk was asked to contact the group to seek information.

- Other flooding matters: the drain gulper had been in town during the day and would be working locally for the rest of the week.

11. Transport and Highways Matters

It was reported that the Shropshire Council officer dealing with the Gaskell Corner feasibility study had left Shropshire Council and the project would need to be reassigned to another officer as a priority.

A meeting was scheduled between Councillor Thomas and the local Highways officer to review the parking proposals for the town.

A visit from the pavement sweeper was needed in town, especially along Station Road, where the overgrown vegetation also needed to be cut back. It was thought this had already been reported on Fix My Street.

Councillor Tyler advised that he would attend a drop-in meeting in Bridgnorth on 13th February about proposals for the Tasley development.

12. Woodland Management Plan for Tickwood Hall, Much Wenlock

Members reviewed the draft Woodland Management Plan for Tickwood Hall, Much Wenlock.

It was RESOLVED that the Council was supportive of the Woodland Management Plan for Tickwood Hall, Much Wenlock.

13. Climate Change and Ecological/Nature Emergencies*

Members received a report from Wild Justice entitled 'Lost Nature – Are housing developers delivering their ecological commitments'.

Councillor West reported that she had held further discussions about verge management for wildlife.

14. Shropshire Council's Tree & Urban Forest

Members noted further information received in response to the Council's enquiry about the above.

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

Members noted the following road closure:

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| a. Location: | Unnamed road between Bourton and Monkhopton |
| Date/Time: | 18 th February 2025 / 9.30 – 15.30 |
| Purpose: | To renew 1x pole in verge |
| Agency: | Openreach |

20. Tree Preservation Orders***21. Stopping Up Orders*****22. Speed Limit Orders*****23. Prohibition Orders*****24. Date of next meeting**

Members noted that the next meeting would be held on Tuesday, 4th March 2025 at 7.00 pm at the Corn Exchange, High Street, 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

Members noted an update on enforcement matters.

The meeting closed at 8.30 pm.

Signed.....(Chairperson)

Date.....