

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 29th April 2025 at the Guildhall, Much Wenlock

Present: Councillors David Fenwick, Wilfred Grainger, Daniel Thomas.

In attendance: Trudi Barrett – Town Clerk, Councillor Marcus Themans.

1. Apologies

Councillor William Benbow – work, Councillor Chris Tyler – 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.

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 April 2025 be APPROVED and signed as a true record.

6. Planning Applications

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

25/01266/FUL The Dell, Homer, Much Wenlock	Proposed 2 storey rear extension, first floor rear extension, single storey rear extension with new flat roof to side elevation and single storey orangery extension to front elevation. It was RESOLVED no objection.
25/01350/TCA Apple Tree Cottage, Sheinton Street, Much Wenlock	Remove approx. 40-50% of the height of 1no Silver Birch within Much Wenlock Conservation Area. It was RESOLVED no objection.

7. Planning Decisions

Members noted the following planning decisions:

25/00259/ADV The George And Dragon, 2 High Street, Much Wenlock	Signage and lighting Decision: Grant Permission
25/00269/LBC The George And Dragon, 2 High Street, Much Wenlock	Refresh signage Decision: Grant Permission
25/01121/SCR Land East of Bridgnorth Road, Bridgnorth Road, Much Wenlock	Screening opinion request under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the provision of up to 500 dwellings (Use Class C3) and associated infrastructure and public open space. Status: EIA Not Required
25/00675/TCA 10-11 St Marys Lane, Much Wenlock	Fell 1no Norway Spruce within Much Wenlock Conservation Area. Decision: Consent by Right – Trees
25/00583/TCA 3 St Owens Drive, Much Wenlock	Fell 1no Lawson Cypress within Much Wenlock Conservation Area Decision: Consent by Right - Trees

8. Much Wenlock Neighbourhood Plan

Members reviewed preparations for forwarding the Submission Version of the Draft Much Wenlock Neighbourhood Plan 2024 to 2028 to Shropshire Council following its approval by full Council on 3rd April 2025. Minor corrections were being submitted to the Council's consultant and the Plan would be submitted as soon as the amendments had been made.

At the Chairman's discretion, agenda item 13 was brought forward.

9. Climate Change and Ecological/Nature Emergencies*

Members noted concerns from members of the public regarding the possible development of a solar farm at Bourton. **It was RESOLVED to send a letter to Mr Mickelthwait of Bourton Estates to enquire about his intentions with regard to a potential solar farm at Bourton.**

10. Telford & Wrekin Local Plan Review

- a. Members noted that the publication version of the Telford & Wrekin Local Plan Review (2020-2040), the final public review stage, was available for public comments until 4pm on Monday 5th May 2025.
- b. The Transport Working Group had no comments on the proposals of the above in relation to Much Wenlock.

11. Correspondence from Marrons

Members noted that there had been no response from Marrons to correspondence from the Clerk.

12. Flooding Matters

- a. Members noted the update from Shropshire Council's Drainage and Flood Risk Manager on progress with the DfT flood attenuation project on the Bourton Road.
- b. Members considered the Reservoir Safety Report on Shadwell Quarry prepared by Mott MacDonald on behalf of the Environment Agency. The Much Wenlock Flood Action Group had expressed concerns about the conclusions of the report. Councillors agreed that the water level in the quarry was rising and this had been seen clearly since the Covid lockdown. There were local concerns about the stability of made-up ground around the quarry but the report stated there were no indications that the water body was raised above the level of the surrounding natural ground.

To date, the Town Council had raised concerns about potential risk from the quarry with the Environment Agency, Shropshire Council and the Health & Safety Executive.

The Clerk was asked to request that the Council's archivist search for records or photos showing the development of the quarry, previous water levels, use, access, etc. Councillors agreed to await the outcome of the Flood Action Group's discussions before considering whether to make any response about the report to the Environment Agency.

- c. Other flooding matters: the incorrectly fitted manhole cover in the High Street had now been replaced as required.

13. Transport and Highways Matters

There was nothing to report from the Transport Working Group.

14. Street Lighting *

15. Street Naming *

16. Footpath/Bridleway Creation Orders*

17. Footpath Diversion Orders*

The Clerk was awaiting further information on the situation on the ground in relation to the diversion of the Atterley footpath before addressing this with Shropshire Council's Rights of Way officer.

18. Road Closures*

Members noted the following road closures:

- a. Location: Wilmore Street (Back Lane to High Street), Much Wenlock
Date/Time: Sunday, 11th May 2025, 10.30 – 17.00
Purpose: VE Day Celebration
Agency: Much Wenlock Town Council

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- b. Location: Unnamed road between B4378 and B4368
- Date/Time: Wednesday, 4th June 2025, 08.00 – 15.30
- Purpose: To replace 1 x decayed wooden BT pole
- Agency: Openreach

19. Tree Preservation Orders*

20. Stopping Up Orders*

21. Speed Limit Orders*

Members noted the Shropshire Council (District of Bridgnorth) (Speed Limits) Order 2007 (Amendment no. 2) Order 2025 relating to a 30mph speed limit for that length of Callaughton Lane that is situated from its junction with Oakfield Park to a point located 10 metres in a southerly direction from Callaughtons Ash, which came into operation on 11th April 2025.

22. Prohibition Orders*

23. Date of Next Meeting

Members noted that the date of the next meeting would be set at the full Council meeting to be held on 22nd May 2025.

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.

24. Planning Enforcement

Members noted correspondence relating to an ongoing enforcement matter.

The Clerk had reported a safety concern to Shropshire Council's Building Control department and this was under investigation.

The Clerk was asked to submit an enquiry form in relation to another possible enforcement matter.

The meeting closed at 7.50 pm

Signed.....(Chairperson)

Date.....