

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 10th June 2025 at the Guildhall, Much Wenlock

Present: Councillors Paul Madeley, Daniel Thomas, Chris Tyler and Cherie Whiteman.

In attendance: Trudi Barrett – Town Clerk, 10 members of the public.

1. Election of Chairperson

It was **RESOLVED** to elect Councillor Daniel Thomas as Chairperson of the committee.

2. Election of Deputy Chairperson

It was **RESOLVED** to elect Councillor Chris Tyler as Deputy Chairperson of the committee.

3. Apologies

Councillor David Fenwick – holiday, Councillor Daisy Whiteman – family commitment.

4. 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.

Councillor Thomas declared an interest in agenda item 12, Correspondence from Lovell Strategic Land.

5. Dispensations

None requested.

6. Public Session

Two members of the public had requested to speak on applications 25/01655/FUL and 25/01656/LBC for the Raven Hotel, Barrow Street:

- a. The speaker stated that the proposed three dwellings and ancillary areas would cover a disproportionate amount of the total property and would significantly impact on its future use and benefit to the community. The building was Grade II listed and Plot 1 included the restaurant where Baron Pierre de Coubertin spoke on his visit to Much Wenlock, which inspired the modern Olympic Games. This Olympian connection was not mentioned in the planning application. The hotel's potential to bring further value to the town should be retained for wider public use. Conversion of the historic, Grade II listed building would be an irreversible mistake and should be reconsidered.
- b. The second speaker spoke on behalf of the occupants of four properties adjacent to The Raven. He stated that, overall, those residents supported the development of the site into residential properties. However, they had several key concerns and objections. In summary, these were:
 - Licensing and covenant issues – it was understood that there was a covenant on the property stating it must remain a hotel; would the current licence for a hotel be valid after conversion?
 - Access and construction management – residents had vehicular access to their properties via The Raven driveway. This was misrepresented in the application. Concerns were also expressed about disruption during construction and the need for a detailed Construction Management Plan.
 - Environmental and amenity concerns – including lighting and landscaping.
 - Wildlife and ecology – the need for ecological assessments.
 - Dated documentation – the layout plans submitted were out of date and did not accurately reflect the current layout of properties adjoining The Raven driveway and car park.
 - Waste management – concerns about management of waste collection for the new dwellings.

Concerns were also expressed about the current use and long-term intentions for the property.

7. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 29th April 2025 be **APPROVED** and signed as a true record.

8. Planning Applications

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

<p>25/01655/FUL Raven Hotel, Barrow Street, Much Wenlock</p>	<p>Conversion of (disused part) of hotel/restaurant into three dwellings, formation of parking area.</p> <p>It was RESOLVED to object to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Policy MW16 in the emerging Much Wenlock Neighbourhood Plan protects hotels and public amenities. 2. There is a lack of detail in the application, particularly around access for existing properties, environmental and amenity concerns. NB. The layout plan is out of date and does not accurately reflect access for the adjacent properties. 3. Lack of parking provision in the town; having three dwellings greatly reduces the amount of parking for visitors to the pub, which will cause problems on Much Wenlock's congested streets as many will refuse to pay for parking in public car parks. 4. The heritage statement is insufficient and does not mention the historic importance of the hotel and its Olympian connection: the Raven Hotel has a long and distinguished connection to the revival of the modern international Olympic movement. In 1890 the Raven hosted a banquet to honour the visit of Baron Pierre de Coubertin, the man credited with reviving the modern Olympics. Speeches given by Coubertin and William Penny Brookes, WOS founder, are the first mention of the formation of the International Olympic Committee (IOC). Since then, the Raven has continued to host events and visits by leading Olympic figures. The hotel forms part of the Olympian Trail around Much Wenlock and is visited by international and national media as well as visitors to the town due to its importance in Olympic history. 5. There is no detail on interior alterations to the building. 6. There is a lack of detail in the landscaping plan. 7. There is no ecological assessment provided. 8. There appears to be insufficient capacity for waste and recycling bins. 9. The loss of a significant part of the hotel premises, including the kitchen, would have an adverse and irreversible effect on tourism in the town. 10. Comments from the Conservation Officer cannot be viewed on the website. <p>In addition, Councillors wished to raise the following queries:</p> <ol style="list-style-type: none"> 11. It is understood that there is a covenant on the property which states that it must remain a hotel – could this be investigated? 12. Would the current hotel licence still be valid if the conversion went ahead?
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The members of the public left the meeting.

<p>25/01656/LBC Raven Hotel, Barrow Street, Much Wenlock</p>	<p>Works to Listed Building to enable conversion (disused part) of hotel/restaurant to three dwellings.</p> <p>It was RESOLVED to repeat the comments stated above for application 25/01655/FUL.</p>
<p>25/01732/LBC Gaskell Arms, High Street, Much Wenlock</p>	<p>Minor external repair works and redecoration.</p> <p>It was RESOLVED to support the application.</p>

25/01849/TCA The Old Vicarage, Victoria Road, Much Wenlock	Various works to trees (see schedule) within Much Wenlock Conservation Area. It was RESOLVED no objection.
25/01722/OUT Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire	Outline application, with all matters reserved except for principal means of access, for development comprising up to 1,500 residential dwellings (Use Class C3) including specialist housing for older people (Use Class C2 or C3), up to 14.6ha of employment land of Use Class E, B2 and B8a uses, a mixed-use local centre of up to 1,500sq.m of Use Class E and F.2 uses, a primary school (Use Class F.1), country park and other open space including sports pitches and associated facilities, access roads and landscaping with associated works including demolition, infrastructure, earthworks and drainage. It was RESOLVED to submit the following representation: Much Wenlock Town Council's position is NEUTRAL on the above planning application; however we would make the following comments:- <ol style="list-style-type: none"> 1. The Tasley Garden Village development will deliver considerably greater traffic movements (<i>171 am peak/155 pm peak</i>) through the Gaskell Corner junction, than either the Ironbridge Power Station site (<i>83 am peak/80 pm peak</i>) or the Tasley Gateway site (<i>74 am peak/80 pm peak</i>). 2. For this reason, Much Wenlock Town Council considers it to be imperative that the impact of the Garden Village traffic on the Gaskell Corner is fully tested and understood. 3. Shropshire Council's Highways consultants, WSP have built a microsimulation traffic model (VISSIM) <i>exactly</i> for this purpose. The traffic from 1000 of the Garden Village houses has already been tested using the model, but <i>not</i> the additional 500 homes. 4. Much Wenlock Town Council's expectation is that the VISSIM model will be run to test the impact of the additional 500 Garden Village houses on the Gaskell Corner improvement scheme proposed by WSP in their Feasibility Study. 5. Much Wenlock Town Council strongly supports Shropshire Council's consistent approach towards financial contributions for highway improvements connected with the Gaskell Corner. The Tasley Garden Village development should contribute £350 per dwelling; the same as the Tasley Gateway scheme.
25/01576/FUL 17 St Marys Road And Wheatland Garage, Much Wenlock, Shropshire, TF13 6HN	Change of use of C3 dwelling to storage associated with service station and use of rear amenity to form parking area with EV chargers. It was RESOLVED to object to the application on the following grounds: Councillors object to the change of use for 17 St Mary's Road and the loss of a three bedroomed residential property in the town. The Draft Local Plan indicates that Much Wenlock should deliver around 200 additional dwellings, illustrating the need for housing in the town. The property is in good repair and currently occupied.

13. Planning Decisions

Members noted the following planning decision:

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. Decision: Consent by Right – Trees
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14. Much Wenlock Neighbourhood Plan

Members noted that the Regulation 16 consultation on the Submission Version of the Draft Much Wenlock Neighbourhood Plan 2024 to 2028 was expected to commence on 13th June and run until 25th July 2025.

15. Correspondence from Marrons

Members noted that the Clerk had written again to Marrons on 5th June regarding their request for a meeting with Councillors, made on 24th March, but had received no response to date. Councillor Thomas reported that the Development Director of Boningale Homes had been in touch with him in his capacity as Shropshire Councillor to request a meeting. Councillor Thomas had responded asking that the Director contact the Town Council to arrange a meeting with Town Councillors.

Having declared an interest in the following item, Councillor Daniel Thomas left the meeting.

16. Correspondence from Lovell Strategic Land

Members noted correspondence from Lovell Strategic Land. **It was RESOLVED to arrange a meeting between members of the Planning Committee and representatives of Lovell Strategic Land.**

Councillor Thomas returned to the meeting.

17. Potential Solar Development at Bourton

To date, the Clerk had received no response from the landowner to the Town Council's letter of enquiry regarding a potential solar development at Bourton, sent on 12th May 2025. Members noted correspondence received by a resident of Bourton on the subject.

It was RESOLVED to send a copy of the Town Council's letter to an alternative address for the landowner.

18. Flooding Matters

- a. There was nothing to report from the Strategic Flood Working Group.
- b. Councillors noted that the Much Wenlock Flood Action Group had significant criticisms of the Reservoir Safety Report on Shadwell Quarry, prepared by Mott MacDonald on behalf of the Environment Agency. The Flood Action Group had discussed the report with the National Flood Forum and a response was being prepared. Once the report was ready, the Planning & Environment Committee would consider their support.
- c. Other flooding matters: Councillors considered how to store the sandbags by Back Lane car park in a better way. Councillor Cherie Whiteman agreed to investigate options.

19. Transport and Highways Matters

There was nothing to report from the Transport Working Group.

20. Much Wenlock Road, Buildwas

- a. Members noted correspondence regarding Section 278 highway improvement works on the Much Wenlock Road, Buildwas, associated with the new housing development at the former power station, from Monday, 9th June until Friday, 13th June, between 20.00 and 06.00 hrs.
- b. Members considered correspondence regarding diversion works on Buildwas roundabout, Buildwas Road, scheduled from 14th July 2025 for 8 weeks. The Clerk was asked to seek confirmation that the road would be open outside of the hours with manual control in operation.

21. Climate Change and Ecological/Nature Emergencies*

22. Street Lighting *

23. Street Naming *

24. Footpath/Bridleway Creation Orders*

25. Footpath Diversion Orders*

Members noted that 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.

26. Road Closures*

Members noted the following road closures:

- a. Location: Much Wenlock Road, Buildwas
Date/Time: Monday, 9th June to Friday, 13th June 2025, 20.00 hrs to 06.00 hrs
Purpose: Highway resurfacing
Agency: Shropshire Council
- b. Location: High Street, Much Wenlock
Date/Time: Saturday, 21st June 2025, 06.30 hrs to 16.30 hrs
Purpose: Made in Shropshire market
Agency: Much Wenlock Town Council

27. Tree Preservation Orders*

28. Stopping Up Orders*

29. Speed Limit Orders*

30. Prohibition Orders*

31. Date of Next Meeting

Members noted that the next meeting would be held on Tuesday, 1st July 2025 at the Guildhall, Wilmore 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.

32. Planning Enforcement

Members noted correspondence relating to an ongoing enforcement matter.

The Clerk had requested further information regarding a safety concern reported to Shropshire Council's Building Control department.

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

The meeting closed at 9.00 pm

Signed.....(Chairperson)

Date.....