

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 1st July 2025 at the Guildhall, Much Wenlock

Present: Councillors David Fenwick, Paul Madeley, Daniel Thomas (from minute 11), Chris Tyler, Cherie Whiteman and Daisy Whiteman.

In attendance: Trudi Barrett – Town Clerk

1. Apologies

Councillor Daniel Thomas for late arrival.

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 10th June 2025 be **APPROVED** and signed as a true record.

6. Planning Applications

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

25/01992/LBC 1 Bourton Road, Much Wenlock	To replace one window. It was RESOLVED no objection.
25/01965/FUL Lapwoods, Homer, Much Wenlock	First floor extension. It was RESOLVED no objections subject to new roof tiles matching existing in type and colour.

A concern was raised about the display of planning notices on properties. It had been observed that the planning notice for The Raven was on a lamppost on the other side of the road and no notice could be seen on 17 St Mary's Road. The Clerk was asked to pass on the concerns to the responsible planning officers at Shropshire Council.

7. Planning Decisions

Members reviewed and noted the following planning decisions:

24/04760/VAR Shadwell Quarry, Farley Road, Much Wenlock	Variation of Condition 2 and removal of Condition 15 attached to planning permission 09/-2701/FUL dated 23 December 2009. Decision: Grant Variation of Condition Councillors Thomas and Tyler had both spoken against the application at the Southern Planning Committee meeting on 24 th June 2025. The only concession obtained was that additional planting would be required along the site entrance to provide visual screening. It was RESOLVED to request that Shropshire Council notify the Town Council when applications were received to discharge the various conditions.
--	--

25/01056/FUL 5 Shrewsbury Road, Much Wenlock	Erection of single storey extension, replacement of all existing windows, refurbishment and re-tiling of roof, groundworks, creation of driveway and parking area following demolition of the store/garage Decision: Grant Permission
---	---

8. 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 underway. The consultation had been advertised on noticeboards around the town and on the Town Council's website. A reference copy of the documentation was available in the library.

9. Correspondence from Marrons / Boningale Homes

There had been no further contact from Marrons or Boningale Homes.

10. Correspondence from Lovell Strategic Land

It was noted that a meeting between members of the Planning Committee and representatives of Lovell Strategic Land had been arranged for 24th July 2025.

Councillor Thomas joined the meeting.

11. Planning Policy Update – Shropshire Council Local Plan

- a. Members reviewed the Planning Policy Update provided by Dan Corden, Principal Planning Policy Officer at Shropshire Council, which summarised the situation regarding progress of the Shropshire Local Plan. Shropshire Council would be calling for sites as part of their early scoping work, which had already commenced. There was currently no clear idea of the housing numbers required in Much Wenlock. The policies from the adopted Local Plan remained applicable but Shropshire no longer had the required five-year land supply. This was likely to encourage speculative applications from developers.
- b. **It was RESOLVED to note the Planning Policy Update and await progress.**

12. 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 and to an alternative address on 11th June 2025.

13. Flooding Matters

- a. No flooding issues had arisen recently. It was reported that the Chair of the Flood Action Group had resigned due to non-payment of an outstanding bill by Shropshire Council. A multi-agency meeting was scheduled for the following day. Councillor Tyler offered to attend the meeting to represent the Town Council in the absence of Councillor Thomas. A Flood Response scheme had been under discussion for some time and would be considered at that meeting. If agreed, this would allow emergency closure of roads in the case of flooding.

Some matters considered by the Flood Action Group were of a more strategic nature and might be dealt with more effectively by the Strategic Flood Working Group. There could be benefits in combining the two groups.

- b. It was understood that members of the Flood Action Group had prepared a report in response to the Reservoir Safety Report on Shadwell Quarry, prepared by Mott MacDonald on behalf of the Environment Agency, which was not yet ready to be shared.
- c. The sandbags by Back Lane car park had been tidied into a neat stack on a pallet. A wood store might be suitable for under cover storage of the sandbags, but such stores were not available locally with doors, which would be needed to keep out the weather. **It was RESOLVED to request a spend of up to £400 to purchase a suitable sandbag store to be located adjacent to Back Lane car park.**
- d. There were no other flooding matters to hand.

14. Transport and Highways Matters

- a. There was nothing to report from the Transport Working Group.
- b. **It was RESOLVED to request that Shropshire Council Highways department arrange a re-run of the VISSIM model for the Gaskell corner in the light of potential additional housing development in the local area.** Councillor Thomas would pass on this request. Further discussions on proposals for the Gaskell corner were scheduled.

15. Climate Change and Ecological/Nature Emergencies*

As the Town Council's representative, Councillor Cherie Whiteman had met with members of Plastic Free Wenlock who were working enthusiastically to reduce single use plastic in the town as well as engaging with other environmental initiatives.

16. Street Lighting *

17. Street Naming *

18. Footpath/Bridleway Creation Orders*

19. 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.

20. Road Closures*

21. Tree Preservation Orders*

22. Stopping Up Orders*

23. Speed Limit Orders*

24. Prohibition Orders*

Members noted that 'The Shropshire Council (Prohibition and Restriction of Waiting and Parking Places) (Consolidation) Order 2009 (Various Streets, Much Wenlock) (Amendment no. 1) Order 2025', confirming no waiting at any time in areas of Sheinton Street, had come into operation on 13th June 2025.

25. Date of Next Meeting

Members noted that the next meeting would be held on Tuesday, 29th 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.

26. Planning Enforcement

There were no enforcement matters to report.

The meeting closed at 8.40 pm.

Signed.....(Chairperson)

Date.....