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MUCH WENLOCK TOWN COUNCIL

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

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

In attendance: Trudi Barrett – Town Clerk

1. Apologies

None, all members 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.

Councillor Daniel Thomas declared an interest in agenda items 11, 12 and 13.

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 July 2025 be **APPROVED** and signed as a true record.

6. Planning Applications

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

25/02492/TCA 4 Mardol Terrace, Smithfield Road, Much Wenlock	Crown reduction by 20 percent of 1no. Betula within Much Wenlock Conservation Area. It was RESOLVED no objection.
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7. Planning Decisions

Members reviewed and noted the following planning decisions:

25/01965/FUL Lapwoods, Homer, Much Wenlock	First Floor Extension Decision: Grant Permission
25/01992/LBC 1 Bourton Road, Much Wenlock	To replace one window Decision: Grant Permission
25/01849/TCA The Old Vicarage, Victoria Road, Much Wenlock	Various works to trees (see schedule) within Much Wenlock Conservation Area. Decision: Consent by Right – Trees
25/01266/FUL The Dell, Homer, Much Wenlock	Proposed 2 storey rear extension, single storey rear extension with new flat roof to side elevation and single storey orangery extension to front elevation (revised description). Decision: Grant Permission

8. Display of Site Notices

Members noted the responses received from Planning officers regarding the display of site notices for planning applications. They agreed to keep a watchful eye on the display of notices for future applications and advise Shropshire Council of any concerns.

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9. Shadwell Quarry Application

Members noted the Decision Notice for Shadwell Quarry application 24/04760/VAR and considered the response received from the responsible Planning officer regarding notification of discharge of conditions for Shadwell Quarry. The officer advised that town and parish councils were not typically consulted on discharge of conditions applications. The Clerk had registered on the Shropshire Council website for notification of any updates on the application. Councillors noted the limited timescales for compliance with the various conditions imposed and Councillor Tyler agreed to monitor these.

10. 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 had ended on 25th July. Shropshire Council had sent a request for a Government Inspector to be appointed for around 10 days for the examination in September. A response was awaited.

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

11. Correspondence from Marrons / Boningale Homes

Members noted that dates for a meeting had been proposed to Marrons and a response was awaited.

12. Lovell Strategic Land

Members received a verbal report from the meeting with representatives of Lovell Strategic Land on 24th July 2025, attended by Councillors Paul Madeley, Chris Tyler and the Clerk. Councillors had expressed concerns about highways implications and the impact of developments within and around Much Wenlock on the Gaskell corner. Flooding attenuation had also been discussed. Lovell intended to submit a request to Shropshire Council for pre-application advice in the near future.

13. Shropshire Council Local Plan

Members noted that Shropshire Council was undertaking a 'Call for Sites' for the next Local Plan, as well as a 'Call for Mineral Working Opportunities', between 10th July and 2nd October 2025. Landowners, site promoters, businesses, organisations, developers and any other interested parties were invited to promote sites for consideration as potential allocations for development to meet the future needs of Shropshire.

Councillor Daniel Thomas returned to the meeting.

14. Meeting with Principal Planning Policy Officer at Shropshire Council

It was RESOLVED to invite Dan Corden, Principal Planning Policy Officer at Shropshire Council, to meet members of the Town Council's Planning & Environment Committee, ideally in person, to discuss development in Much Wenlock and across the region impacting on the town up until 2045.

15. Potential Solar Development at Bourton

Members received the response from Carter Jonas, on behalf of the landowner, to the Town Council's letter of enquiry regarding a potential solar development at Bourton. The Clerk was asked to acknowledge the letter and welcome further contact.

16. Flooding Matters

- a. Members received a verbal update on flooding matters. In connection with a feature about flash flooding in Newport, Councillor Daniel Thomas and the former Chair of the Flood Action Group had both spoken on Radio Shropshire earlier in the day about flood alleviation in Much Wenlock and the work of the Much Wenlock Flood Action Group.

A multi-agency meeting had been held earlier in the month. The Flood Response Plan had been finalised, which would allow roads to be closed in the event of a flood. Work was being undertaken to confirm how this would work in practice, including better communication between volunteers.

The River Severn Partnership were installing sensors on three drains at the Gaskell corner to monitor silt levels and water depth and a meeting had been held earlier in the day. It was hoped that the sensors could also operate as an active alert system and Councillor Cherie Whiteman had asked to be a contact for alerts.

Councillor Cherie Whiteman had been passed details of a contact at Shropshire Wildlife Trust, through the National Flood Forum, in relation to nature-based flood management. Councillors provided information on previous work with the Wildlife Trust on slowing the flow, which had made little progress.

- b. Members noted Action with Communities in Rural England (ACRE)/NALC consultation on Planning for Flood Resilience and agreed a response to the consultation.

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- c. Members noted that a response to the Reservoir Safety Report on Shadwell Quarry, prepared by Mott MacDonald on behalf of the Environment Agency, was nearing completion.
- d. Members were advised that the Finance & Asset Management Committee had allocated a spend of up to £400 for the storage of sandbags by Back Lane car park. Options for storage were still being considered.
- e. Members noted a complaint from a member of the public about a blocked drain in St Mary's car park, which contributed to flooding of their home in St Mary's Lane during heavy rain. An open gateway and the lie of the land between the car park and resident's home added to the problem. Councillors consider options to alleviate the situation.
It was RESOLVED to arrange a site visit with Shropshire Council's Drainage and Flood Risk Manager and Highways Maintenance Manager to discuss how to deal with the flood risk to the dwelling in St Mary's Lane caused by water run-off from St Mary's car park.
- f. Members noted that contractors were not always effectively clearing blocked drains. An example was provided of contractors pulling up weeds growing in a drain and then dropping them into the drain.

17. Transport and Highways Matters

There was nothing to report from the Transport Working Group.

It was RESOLVED to suspend standing orders to allow the meeting to continue beyond 9pm.

18. Dog Fouling in the Town

Members considered the problem of dog fouling in public areas within the town and what measures might be taken to address this. There was support for providing dispensers for bags and Councillor Whiteman agreed to check provision in Bridgnorth.

The Clerk informed Members that she had ordered a 'Clean it Up' stencil from Shropshire Council that could be used on footpaths and in public areas.

19. Climate Change and Ecological/Nature Emergencies*

- a. Members consider correspondence from SALC on the Shropshire Local Nature Recovery Strategy
It was RESOLVED that Councillor Paul Madeley would attend the conference on Nature Recovery in Town and Parish Councils across Shropshire Telford & Wrekin on 3rd October at Ellesmere Town Hall.
- b. Members considered the proposed cluster model for outdoor spaces partnership in Shropshire. Councillor Madeley would learn more following the conference on 3rd October.
- c. Members considered correspondence regarding a 'Biodiversity Collage' in the town, a three-hour workshop to help members of the public understand ecosystems in nature and the human impact, as well as exploring opportunities for local connections and improvements.
It was RESOLVED to support the organisation of a 'Biodiversity Collage' workshop in Much Wenlock.
The organisers would approach Marches Energy Agency regarding funding.
- d. Members noted that members of Plastic Free Much Wenlock had attended the Cuan House dog show the previous weekend to raise awareness of their activities. Councillor Cherie Whiteman had helped to run the stall.

20. Damaged Road Signs

Members noted that there were several damaged road signs in and around the town and considered how to address their repair or replacement:

- The 30mph sign on the approach road from Shrewsbury – this had been reported on Fix My Street
- The brown tourist sign pointing to Wenlock Priory from the top of the Bull Ring – the Clerk was asked to contact the site manager at the Priory to ask about replacement and offer to remove the damaged sign
- The public toilet sign outside Travis Perkins – the Clerk was asked to arrange for removal of this sign.
- A sign for public toilets in Station Road needed to be turned round or removed completely. It was likely that this had previously shown the way to toilets on the Gaskell Ground, which had been demolished several years ago.

21. Street Lighting *

22. Street Naming *

23. Footpath/Bridleway Creation Orders*

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24. 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.

25. Road Closures*

26. Tree Preservation Orders*

27. Stopping Up Orders*

28. Speed Limit Orders*

29. Introduction of Parking Restrictions and Speed Reduction Measures Around William Brookes School

Members considered the proposed introduction of parking restrictions, a reduced speed limit and speed cushions on Farley Road and around William Brookes School.

It was RESOLVED to support the introduction of parking restrictions and a 20 mph speed limit on Farley Road but to object to the introduction of speed cushions due to the noise generated, potentially dangerous driving from weaving around the cushions and increased emissions from vehicle acceleration after passing over the cushions. As an alternative to speed cushions, Councillors suggested the installation of vehicle activated speed signs.

30. Prohibition Orders*

31. Date of Next Meeting

Members noted that the next meeting would be held on Tuesday, 2nd September 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. Gaskell Corner

Members received an update on the recent meeting with Shropshire Council and WSP regarding the Gaskell corner, which had been very positive.

33. Planning Enforcement

There were no enforcement matters to report.

The meeting closed at 9.40 pm.

Signed.....(Chairperson)

Date.....