

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 30th September 2025 at the Guildhall, Much Wenlock

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

In attendance: Trudi Barrett – Town Clerk

1. Apologies

Councillor Chris Tyler – holiday.

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 item 9.

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 2nd September 2025 be **APPROVED** and signed as a true record.

6. Planning Applications

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

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| 25/03290/PAAFC Proposed Conversion Of Agricultural Buildings NW Of Callaughton House, Callaughton, Much Wenlock. | Change of use of 2No agricultural buildings to flexible use within Class E(g)(iii) (light industry) (prior notification under Schedule 2, Part 3, Class R of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). It was RESOLVED no objection. |
| 25/03345/FUL Glen Cottage, The Glen, Homer, Much Wenlock. | Single storey side extension. It was RESOLVED no objection. |
| 25/03329/TPO Wenlock Priory, Bull Ring, Much Wenlock. | Install a bracing system and remove deadwood from 1no. Pine (as per schedule) and fell 1no. Ash protected by the Shropshire Council (Wenlock Priory, Much Wenlock) TPO 2010 (SC/00024/10). It was RESOLVED no objection. |
| 25/03475/FUL Field House, Bourton Manor, Bourton, Much Wenlock. | Reinstate the current dwelling back to 2No. separate dwellings. It was RESOLVED no objection. |
| 25/02965/LBC Field House, Bourton Manor, Bourton, Much Wenlock. | Reinstate the current dwelling back to 2No. separate dwellings. It was RESOLVED no objection in principle but Councillors commented that they would like the replacement door to be in keeping with the age and design of the dwelling. They also noted that no heritage statement had been provided with the application. |

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| 25/03570/DIS Shadwell Quarry Farley Road Much Wenlock. | Discharge of Conditions 3 (Ground Levels), 6 (Hard and Soft Landscaping) and 10 (Peregrine Falcons) on Planning Permission 24/04760/VAR. It was RESOLVED to comment that Councillors could see no enhancement of Great Crested Newt habitat in the application and to draw attention to condition 11 which required a 200m exclusion buffer from any known peregrine falcon nests. Councillors would also like to see the assessment by the Shropshire Council Ecology Officer with regard to discharge of conditions 6 and 10. |
| 25/03622/TCA Ranlea, New Road, Much Wenlock | Reduce crown by max. 25 percent of 1no. Hawthorn within Much Wenlock Conservation Area. It was RESOLVED no objection. |

b. Members noted the following planning application, which had been provided for information only:

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| 25/03483/AG1 Bradeley Farm, Bourton, Much Wenlock. | Proposed concrete yard for agricultural machinery and livestock. |
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7. Planning Decisions

Members reviewed and noted the following planning decisions:

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| 25/03003/CPL 16 Barrow Street, Much Wenlock | Application for a Lawful Development Certificate for the proposed erection of a fence and gate. Decision: Certificate – Lawful It was RESOLVED to contact the Senior Conservation Design Officer to stress the importance of a planning application being submitted for the installation of the new fence and gate. |
| 25/01655/FUL Raven Hotel, Barrow Street, Much Wenlock | Conversion of (disused part) of hotel/restaurant into three dwellings, formation of parking area Decision: Refuse |
| 25/01656/LBC Raven Hotel, Barrow Street, Much Wenlock | Works to Listed Building to enable conversion (disused part) of hotel/restaurant to three dwellings Decision: Grant Permission |
| 25/02885/FUL 11 King Street, Much Wenlock | Single storey side extension Decision: Grant Permission |

8. Display of Advertisements

Members reviewed and noted the Shropshire Council guidance note on Applications for Consent to Display an Advertisement and further information on shop signage in the Conservation Area provided by the Shropshire Council Principal Planning Officer.

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

It was RESOLVED to elect Councillor Madeley as Chair for the next item in the absence of the Chair and Deputy Chair from the meeting.

9. Land at Bridgnorth Road, Much Wenlock – Boningale Developments

- Members noted that the agent, Marrons, had distributed a leaflet to residents advertising both the community exhibition on the proposed development on land at Bridgnorth Road to be held at the Priory Hall on Friday, 3rd October between 3pm and 7pm and the community consultation.
- Members noted that Marrons had advised that the community consultation period had been extended until Friday, 17th October and this was stated on their consultation website, although not on their leaflet.
- Members considered a response to the community consultation from the Town Council, for recommendation to full Council. Members noted that this was not a formal planning application but rather community consultation which might help shape the forthcoming planning application.

It was RESOLVED that the following comments on the Boningale Developments proposals be recommended to full Council as a response to the community consultation:

- The proposals should take account of the Much Wenlock Neighbourhood Plan and the emerging Neighbourhood Plan, which is a material consideration in any application.
- Councillors have concerns about the appropriateness of the site and the impact of the housing numbers proposed on existing services and infrastructure. Insufficient information has been provided to fully assess the impact. Matters of particular concern are the capacity of schools, the doctor's surgery and public bus services (especially for college students).
- The proposed flood attenuation shown on the plan is simply three pools. Marrons have intimated that, in association with this development, they would solve overall flooding in the town. Only mitigation of flooding on Hunters Gate measures for the proposed development are mentioned.
- Consideration should be given to problems caused by reduction in natural landscape drainage.
- There is no traffic assessment of the impact on the Gaskell corner and other roads in the town. This is significant in the light of large developments coming forward in the surrounding area.
- Town Councillors have previously expressed opposition to a roundabout on the Bridgnorth Road and requested a staggered junction. A roundabout has been included in the design provided.
- There is concern about the negative impact of additional traffic on the mediaeval streets of the town.
- Little green space, public amenity space, or play area provision is shown in the design.
- There is currently significant congestion around the primary school at the start of the school day. Perhaps a car park or drop-off point could be provided within the proposed development.
- Housing design should be of an appropriate mix (including smaller, starter homes – not only a percentage of 'affordable', social housing) and in accordance with guidelines in the Much Wenlock Neighbourhood Plan. Energy efficient design should be a priority.
- A pedestrian crossing should be provided in the vicinity of the proposed development as well as footpaths alongside the Bridgnorth Road for pedestrians walking into town
- The consultation requires respondents to provide their names before a comment can be submitted, which can be off-putting (*the Clerk was asked to draw this to the attention of Marrons, the agent, the following day and ask for an amendment*)

Councillor Daniel Thomas returned to the meeting and resumed the chair.

10. Much Wenlock Neighbourhood Plan

Members noted that the Inspector had submitted several questions on the draft Plan, which Shropshire Council were dealing with.

11. Meeting with Principal Planning Policy Officer at Shropshire Council

Members received a verbal report from the meeting with Dan Corden, Principal Planning Policy Officer at Shropshire Council, held remotely on 18th September. Mr Corden had outlined the current Shropshire Council position in terms of the withdrawal of the Draft Local Plan, the fact that Shropshire now had a housing supply of less than five years, and how developments put forward would be considered. There was a presumption of sustainable development. The existing Local Plan, the withdrawn Local Plan, the Much Wenlock Neighbourhood Plan and the emerging Neighbourhood Plan were all material considerations in the planning process. The impact of development on the heritage of a town could also be considered.

12. Flooding Matters

- a. Members received a verbal update on flooding matters. A date in October had been proposed for the next multi-agency meeting. Fortunately, recent heavy rainfall had not led to flooding in the town. However, Fix My Street was not working as it should – key blocked drains were being acknowledged but not cleared. Councillor Thomas agreed to follow this up. It was noted that the drain on Smithfield Road which contained the level monitoring gauge was clear, so no alert was being sent, although others nearby were blocked. Councillor Cherie Whiteman had asked to be added to the list of contacts for alerts and awaited a response.
- b. Members noted that a response to the Reservoir Safety Report on Shadwell Quarry, prepared by Mott MacDonald on behalf of the Environment Agency, was still awaited. Progress would be urged again.
- c. Members noted that the Council's Finance & Asset Management Committee had approved additional funding for the purchase of a storage unit for sandbags by Back Lane car park and that the order had been placed.
- d. There had been no progress with dealing with water run-off from St Mary's car park which posed a flood risk to a nearby dwelling during heavy rain.

13. Transport and Highways Matters

- a. Members were advised that the appropriate highways officers at Shropshire Council had been notified of the Boningale development proposals. A meeting with WSP and Shropshire Council was scheduled.
- b. There was no update on the review of road markings and signage in Homer.
- c. Members considered responses received from Rod Lake, Traffic Management Advisor for West Mercia Police, and Derek Buchanan, Shropshire Council Traffic Engineering Manager, regarding the Town Council's objection to the introduction of speed cushions on Farley Road. It was noted that the speed cushions had been installed despite the Town Council's opposition. It was agreed not to pursue the matter further.

14. Climate Change and Ecological/Nature Emergencies*

- a. Members received a verbal report from Councillor Cherie Whiteman following her attendance at a meeting of local people interested in environmental issues in the town, Sustainable Much Wenlock. She reported that a 'requiem for extinct species' had been held at the Church open day in September to raise awareness. Recycling at events had been discussed at the meeting and Plastic Free Much Wenlock were looking into the provision of reusable cups at the Christmas Fayre. There was interest in setting up a repair café in the town and contact would be made with other local groups. Another clothes swap event might be arranged in the future.
- b. There were no other relevant matters.

It was RESOLVED to suspend standing orders to allow the meeting to continue past 9.00pm.

15. Dog Fouling in the Town

The Clerk reported that the 'clear up after your dog' stencil had been used on the pavements but had washed away very quickly after heavy rain. Further attempts would be made with the chalk paint but if this was ineffective the Clerk would contact Shropshire Council to request a different paint recommendation.

Councillor Whiteman provided sample 'Bag It Bin It' wooden back boards in the shape of bones for holding dog poo bag dispensers, as used in Bridgnorth.

It was RESOLVED to request that Much Wenlock Young Farmers construct and decorate 12 bone-shaped back boards for dog poo bag dispensers to be installed at suitable locations around the town. Councillor Daisy Whiteman was tasked with liaison.

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. **It was RESOLVED to pursue this matter no further.**

20. Road Closures*

Members noted forthcoming road closures:

- a. Location: B4376, Bridgnorth Road junction to Much Wenlock
Date/Time: Thursday, 23rd October to Monday, 27th October 2025, Monday to Friday, 09.30 – 16.00
Purpose: Multevo carriageway repairs
Agency: Shropshire Council
- b. Location: B4376, Bridgnorth Junction to B4375 junction
Date/Time: Tuesday, 28th October to Tuesday, 4th November 2025: 28.10.25 – 31.10.25 09.30 – 16.00 and 03.11.25 – 04.11.25 09.30 – 14.45
Purpose: Multevo carriageway repairs
Agency: Shropshire Council
- c. Location: High Street, Back Lane to Wilmore Street, Much Wenlock
Date/Time: Saturday, 25th October 2025, 06.30 – 16.30
Purpose: Made in Shropshire Market
Agency: Much Wenlock Town Council

21. Tree Preservation Orders*

22. Stopping Up Orders*

23. Speed Limit Orders*

Members noted the following orders, which came into effect on 22nd September 2025:

- a. The Shropshire Council (Prohibition and restriction of waiting and parking places) (Consolidation) Order 2009 (Farley Road, Much Wenlock) (Amendment) Order 2025 regarding parking restrictions around William Brookes School, Much Wenlock.
- b. The Shropshire Council (District of Bridgnorth) (Speed Limits) Order 2007 (Amendment no. 4) Order 2025 regarding the introduction of a 20mph speed limit zone around Wiliam Brookes School, Much Wenlock.

24. Prohibition Orders*

25. Date of Next Meeting

Members noted that the next meeting would be held on Tuesday, 4th November 2025 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.

26. Planning Enforcement

There were no enforcement matters to report.

The meeting closed at 9.15 pm.

Signed.....(Chairperson)

Date.....