

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 12th MARCH 2014** at **7.00pm**.

R/200 **PRESENT**

Vice Chairman: Councillor Kemp

Councillors: Holcombe, Ginger, Lyle,
 Sheward, Smithers & Perks (ex- officio)

Officers: Gina Wilding, Town Clerk
 Stephanie Williams, Secretary/Admin Assistant

R/201 **HEALTH & SAFETY**

The Chairman informed Councillors and members of the public of the fire exits, fire assembly point and asked that everyone sign the attendance log.

R/202 **APOLOGIES**

Apologies for absence were received from Councillors Draper and Mold.

R/203 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None declared

Conflicts of interest

None declared

Personal Interest:

<u>Councillor</u>	<u>Item</u>	<u>Reason</u>
Ginger	10 d(ii)	Knows an employee at Home Start
Lyle	10 d(iii)	Knows the applicant
Sheward	10d(iii)	Knows the applicant

R/204 PUBLIC OPEN SESSION (15 minutes)

There were two members of the public present

Mr Eastwell, Ludlow Civic Society, informed members that Ludlow Civic Society would like to work closely with Ludlow Town Council and create a neighbourhood plan.

Mr Graeme Perks raised his concerns over the environmental impact the proposed petrol station would have on the land, traffic issues on a currently busy road into Ludlow, which may cause increased traffic in Lower Corve Street, which is currently access only. Mr Perks drew member's attention to the material planning considerations.

R/205 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

No Unitary Councillors were present.

R/206 MINUTES

**RESOLVED (4:2:0)
JS/GG**

That the minutes of the Representational Committee meeting held on the 12th February 2014, be approved as a correct record and signed by the Chairman.

R/207 LCAAC MINUTES

**RESOLVED (unanimous)
GG /JS**

That the agenda of the 4th March 2014 and the minutes of the 4th February 2013 be noted.

R/208 PLANNING DECISIONS FROM SHROPSHIRE COUNCIL

**RESOLVED (unanimous)
JS/GG**

That the decisions listed below be **NOTED**:

12/05037/LBC	PENDING
13/01665/FUL	PENDING
12/04328/OUT	PENDING
13/00704/FUL	PENDING
13/02347/TCA	NO OBJECTION
13/02286/FUL	PENDING
13/02908/TCA	NO OBJECTION

13/02760/FUL	APPLICATION WITHDRAWN
13/03067/FUL	GRANTED
13/03035/ADV	GRANTED
13/02997/FUL	PENDING
13/02742/REM	GRANTED
13/02867/COU	GRANTED
13/02866/LBC	GRANTED
13/02903/OUT	PENDING
13/02890/FUL	GRANTED
13/02875/FUL	GRANTED
13/02949/LBC	GRANTED
13/03176/FUL	PENDING
13/03251/LBC	GRANTED
13/03253/LBC	GRANTED
13/03252/LBC	GRANTED
13/03250/FUL	PENDING
13/03273/ADV	PENDING
12/02275/FUL	PENDING
13/03017/TCA	NO OBJECTION
13/02977/TCA	NO OBJECTION
13/03280/FUL	GRANTED
13/03380/FUL	GRANTED
13/03315/FUL	GRANTED
13/03745/TCA	NO OBJECTION
13/03757/FUL	PENDING
13/04059/TCA	NO OBJECTION
13/04056/TCA	NO OBJECTION
13/04174/TCA	PENDING
13/03968/LBC	PENDING
13/03933/FUL	PENDING
13/03862/OUT	PENDING
13/04279/LBC	PENDING
13/04199/FUL	PENDING
13/04292/OUT	PENDING
13/04341/TPO	REFUSED
13/04241/TPO	GRANTED
13/04200/TCA	NO OBJECTION
13/04439/TCA	NO OBJECTION
13/04438/TCA	NO OBJECTION
13/04571/FUL	PENDING

R/209 14/00652/FUL Tollgate Cottage, Bromfield Road, Ludlow SY8 1DN
14/00651/COU Tollgate Cottage, Bromfield Road, Ludlow SY8 1DN
14/00563/FUL Brian Mear (Bricks) Ltd. Former Burway Abattoir, Bromfield

RESOLVED (unanimous)
GG/JS

Members recognise the need for an additional petrol station in Ludlow and acknowledged there is a lack of suitable sites within the town and for this reason

had no objection in principle to the applications. However, members raised a number of concerns detailed below.

In light of the interdependent nature of the applications, members would like their comments to be viewed in relation to all three planning applications above.

With specific reference to Tollgate Cottage, member felt that the impact of the neighbouring development would be as great as any of the proposed internal changes. If the planning permission is granted members proposed that good heritage management principles should be applied to ensure quality of construction using local materials.

Members raised concerns over highway issues including safety, access and the potential for traffic build up on an already busy approach road into the town and the main pedestrian route to Ludlow Secondary School. Also the impact of lighting and deliveries required to run a 24 hour petrol station and convenience store.

Members requested that due to the complexity of the proposed site Shropshire Council's Planning Committee should undertake a visit. Members of Ludlow Town Council would also like to attend this meeting.

Members would also like to propose some potential solutions for the concerns they have raised. Members suggest that the developer should pay for i) and ii) in full:

- i) To create a mini roundabout at the entrance to Burway Lane as a traffic calming measure and to assist traffic flow.
- ii) A roundabout on the northern bypass (A49) approach into Ludlow to enable delivery lorries to exit Ludlow from the north with the option to then travel south as this is currently only possible if vehicles exit via Corve Bridge, New Road Bank and Henley Road or through the town and over Ludford Bridge.
- iii) Pedestrian barriers to ensure the safety of pedestrians particularly the school children.
- iv) Restrictions to the hours of business to 7am – 10pm and restrictions to the hours of deliveries to be outside school start and finish times in order to protect the amenity of the local community.

As an integral part of members proposal but not directly related to this application members would also introduce a weight restriction for HGV vehicles using Ludford Bridge.

R/210 **14/00452/LBC 2 Quality Square Ludlow SY8 1AR**
RESOLVED (unanimous)
CS/JS

No objection

LTC comments: Members raised concerns that the listed internal wall had been removed, but also felt that a difficult situation had been created in the original handling of the application by Shropshire Council.

R/211 **14/00423/ADV Strutt Parker 26 Bull Ring Ludlow SY8 1AA**
14/00420/LBC Strutt Parker 26 Bull Ring Ludlow SY8 1AA
RESOLVED (unanimous)
CS/JS

No objection.

R/212 **14/00418/FUL The Angel (units 6&7) Broad Street Ludlow SY8 1LT**
14/00419/LBC The Angel (units 6&7) Broad Street Ludlow SY8 1LT
RESOLVED (unanimous)
GG/JS

Object

LTC comments: The proposal is over development of the site with inadequate parking facilities in the town centre area with very limited on and off street parking.

R/213 **14/00492/FUL Installation of new kiosk to support existing sewage.**
RESOLVED (unanimous)
NH/JS

No objection.

R/214 **14/00560/TEL Installation of a British Telecommunications next Generation Cabinet, various sites around Ludlow**
RESOLVED (unanimous)
PK/GG

Members noted the application

R/215 **14/00511/TCA Massey Almshouses, Julian Road, Ludlow SY8 1HB**
RESOLVED (unanimous)
GG/JS

No objection

LTC comments: That members noted the comments from Ludlow Town Council Tree Warden.

R/216 14/00511/TCA Whitcliffe Common Lane, Ludlow
RESOLVED (unanimous)
GG/JS

No objection

LTC comments: Members noted the comments from Ludlow Town Council Tree Warden.

R/217 14/00499/FUL 37 Stanton Road Ludlow SY8 2PF
RESOLVED (unanimous)
GG/JS

No objection

R/218 GRANTS, PLANNING, TRANSPORT, PARKING & PATHS

a) NEIGHBOURHOOD PLAN
RESOLVED (5:0:1)
GG/CS

LTC comments:

- i) To extend the remit of the Town Plan Working Group to investigate the scope of a neighbourhood plan in relation to the existing Place Plan and other relevant documents;
- ii) To investigate the availability and criteria for funding.
- iii) To consult with Ludford Parish Council, Ludlow Civic Society and other local organisations.
- iv) If appropriate subsequently approach Shropshire Council for approval of the designated area.

R/219 **b) ROAD CLOSURES**
RESOLVED (unanimous)
JS/GG

To note the road closures

- i) Brand Lane
- ii) Linney
- iii) May Fair

R/220 **HARP LANE SIGNAGE**
RESOLVED (unanimous)
PK/GG

No objection

LTC comments: To a new street sign subject to the sign being in keeping with existing signage in the area.

R/221 **PROJECT SUPPORT GRANT- HOME START**

RESOLVED (unanimous)
GG/JS

Members agreed that the application should be re submitted. As the request for £432.00 did not match the stated criteria (point 10).

R/222 **PROJECT SUPPORT GRANT – THE EDGE CHAMBER CHOIR**
PROJECT SUPPORT GRANT – LUDLOW CADET FORCE

RESOLVED (unanimous)
PK/NH

To defer the applications to the next Representational Committee on 9th April 2014.

Meeting closed at 9:00pm

Chairman

Date

NB: No Closed Session minutes will be issued

