

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 2nd JULY 2014** at 7.00pm.

R/21 PRESENT

Chairman: Councillor Ginger

Councillors: Draper, Gill, Holcombe, Lyle, Sheward, Smithers,

Officers: Stephanie Williams, Secretary/Admin Assistant

Also attending Councillor Boddington, Shropshire Unitary North,

R/22 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/23 APOLOGIES

Apologies for absence were received from Councillor Kemp.

R/24 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

Cllr Lyle	11a	South Shropshire Housing Association is part of the remit of new employer
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Conflicts of interest

None declared

Personal Interest:

Cllr Lyle	14/02444/FUL	Knows the applicant
Cllr Smithers	14/02444/FUL	Knows the applicant
Cllr Ginger	14/02668/FUL	Linney Bank

R/25 PUBLIC OPEN SESSION (15 minutes)

There was one member of the public was present.

R/26 **LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Unitary Councillor Andy Boddington, Ludlow North

Item 11a: Councillor Boddington informed Members that the decision had been deferred by the Southern Planning Committee as there was no access for the site visit due to the railway. Councillor Boddington's principle concerns were access to the site and the proposed footbridge over the River Corve. He also informed Members that there was a revised flood report available.

Councillor Boddington thanked Members of the Representational Committee who attended the site visit.

Councillor Boddington also referred to the SAMDev letter from Phillip Dunne MP and informed Members that the soundness of SAMDev would be considered by the Secretary of State which may lead to amendments.

R/27 **MINUTES**

RESOLVED (7:0:1)
PD/CS

That the minutes of the Representational Committee meeting held on the 4th June 2014, be approved as a correct record and signed by the Chairman.

R/28 **ITEMS TO ACTION**

Members agreed this was a useful tool and thanked the Town Clerk and the office staff.

RESOLVED (unanimous)
PD/JS

That the items to action sheet be noted.

R/29 **LCAAC MINUTES**

RESOLVED (unanimous)
GG /TG

That the agenda of the 3rd June 2014 be noted.

R/30 **PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**

Members agreed to note.

12/05037/LBC
12/04328/OUT
13/02286/FUL

PENDING
PENDING
PENDING

13/02903/OUT	PENDING
12/02275/FUL	PENDING
13/03933/FUL	PENDING
13/03862/OUT	PENDING
13/04811/FUL	GRANTED
13/03933/FUL	PENDING
14/00212/FUL	PENDING
14/00563/FUL	PENDING
14/01282/FUL	PENDING
14/01480/LBC	GRANTED
14/01423/ADV	GRANTED
14/01394/LBC	GRANTED
14/01437/LBC	GRANTED
14/01265/FUL	PENDING
14/01266/LBC	PENDING
14/01420/FUL	GRANTED
14/01346/FUL	GRANTED
14/0287/TCA	NO OBJECTION
14/01761/FUL	GRANTED
14/02250/FUL	PENDING
14/02104/LBC	PENDING

R/31 14/02401/LBC The Gatehouse Lower Broad Street Ludlow SY8 1PQ

RESOLVED (unanimous)
PD/JS

No objection

R/32 14/02438/TCA Kirkholm Lower Broad Street Ludlow SY8 1PH

RESOLVED (unanimous)
GG/PD

No objection

LTC comments: Subject to comments from Ludlow Town Council's Tree Warden.

R/33 14/02444/FUL Millennium Green Trust Linney Ludlow SY8 1EG

RESOLVED (unanimous)
PD/JS

No objection

LTC comments: subject to the views of Shropshire Council's Conservation Officer, Members advised that the awning should be retractable and not a permanent fixture.

R/34 **14/02349/FUL 2 Whitbach Close Ludlow Shropshire SY8 2PA**

RESOLVED (unanimous)
GG /PD

No objection

R/35 **14/02269/FUL Hidden Linney Ludlow SY8 2PA**

RESOLVED (unanimous)
PD/TG

No objection

LTC comments: subject to comments from the Conservation Officer and in compliance with the Wildlife and Country Act 1981.

R/36 **14/02259/COU 18 Broad Street Ludlow SY8 1NG**

RESOLVED (unanimous)
GG/PD

No objection:

LTC comments: subject to comments from the Conservation Officer and a Listed Building Application of any further internal and external works.

R/37 **14/02478/FUL Victoria Prints 10 High Street Ludlow SY8 1BS**
14/02479/LBC Victoria Prints 10 High Street Ludlow SY8 1BS
14/02478/FUL Marches Outdoor 10 High Street Ludlow SY8 1BS
14/02479/LBC Marches Outdoor 10 High Street Ludlow SY8 1BS

RESOLVED (unanimous)
GG/PD

No objection

LTC comments: subject to comments from the Conservation Officer.

R/38 **14/02782/TCA 26 Broad Street Ludlow SY8 1NJ**

RESOLVED (unanimous)
GG/PD

No objection

LTC comments: subject to comments from the Ludlow Town Council's Tree Officer.

R/39 **14/02685/FUL 2 Quality Street Ludlow SY8 1AR**

RESOLVED (unanimous)
GG/PD

Object

LTC comments: To the proposed awning which will be at a height (as illustrated in the application documents) that would be a hazard to pedestrians. It would also partially block a public right of way through Woodbine Passage.

R/40 **14/02668/FUL Linney Bank Upper Linney SY8 1EF**

RESOLVED (unanimous)
PD/JS

No objection

R/41 **14/02627/ADV 13 Tower Street Ludlow SY8 1RL**

RESOLVED (unanimous)
PD/JS

No objection

R/42 **14/02575/FUL 93 Corve Street Ludlow SY8 1EB**

RESOLVED (unanimous)
PD/JS

Object

LTC comments: The proposed alterations would be an over development of the site.

R/43 **14/02467/LBC 23 Raven Lane Ludlow SY8 1BW**

RESOLVED (unanimous)
PD/JS

No objection

R/44 **SUSPEND STANDING ORDERS**

RESOLVED (unanimous)
GG/JS

That Standing Order 11a be suspended in order to reconsider the resolution made at R/43.

R/45 **14/02467/LBC 23 Raven Lane Ludlow SY8 1BW**

RESOLVED (unanimous)
PD/JS

No objection

LTC comments: Subject to complying with the Wildlife and Countryside Act 1981.

R/46 **REINSTATE STANDING ORDERS**

RESOLVED (unanimous)
GG/JS

That Standing Orders be reinstated.

R/47 **SHROPSHIRE COUNCIL'S DEVELOPMENT MANAGEMENT REPORT**

Proposed Residential Development South of A49 Ludlow.

RESOLVED (unanimous)
GG/CS

Members noted the report and requested that the Town Clerk write to the Southern Planning Committee for a response on the following points.

The objective comments submitted to Shropshire Council in the consultation with Ludlow Town Council and local residents were not taken into account within the report on the following points:

- The application was subject to consultation exercise with the Town Council and local residents prior to submission.
- Noise levels – the report has based its recommendations for the level of mitigation on reasonable standards in bedrooms at night taken from BS8322 which equates to an internal noise equivalent to 35dB. World Health organisation Guidelines on Community Noise 1999 states that the target level for internal noise in bedrooms is 30dB. Windows must be closed in order to achieve the noise levels stated in the report.
- SC Highways DC – has no objection in principle.
- Pedestrian and Cycle Access, Fishmore View, pedestrian access is welcomed by the Highway Authority.
- The Highways Agency is satisfied that the proposed access arrangement passes the various tests described in 'Circular 02/2013.
- The consultation state no direct environmental impact.

- Objections from 19 residents concerning the inclusion of a footpath from the development on to the land adjoining Fishmore view. This is not a logical route into town.
- The application site is outside, but directly adjacent to, the development boundary of Ludlow as defined in the adopted South Shropshire Local Plan.
- The report states that no issues of overlooking will arise between the existing and proposed houses. However residents of Fishmore View are concerned that the benefits of access over the river for the wider community out-weighs the risks of misuse of the area.
- The proposal lies outside the areas suggested for housing in the SAMDev Plan.
- The development of this land would not detract from the wider landscape setting of Ludlow or the immediate locality.
- The site is not allocated for development in the current Pre-Submission Draft SAMDev policy document. However, with the current lack of a 5 year housing supply, decisions on housing applications must be taken on the basis of whether a development would be sustainable in terms of the NPPF, rather than extant or emerging housing policies. A refusal of this application on the grounds that it is contrary to the Development Plan is most likely to be sustained on appeal as the Council would not have followed the guidance set out in paragraph 49 of the NPPF.
- Ludlow Town Council objected to the proposed application due to issues with possible flooding, over burdening of the existing infrastructure and road safety issues that need to be addressed further. The current reports are inconclusive and therefore unsatisfactory.
- Members raised the potential concerns with flooding and surface water. Members raised their concerns over the possible issues of anti social behaviour from railway bridges and litter.

R/48 Tree Preservation order

RESOLVED (unanimous)

GG/JS

To support the Tree Preservation Orders.

R/49 Grant Application Ludlow 21- Ludlow Swifts

RESOLVED (unanimous)

PD/JS

To award Ludlow Swifts £100.00 which is a contribution towards the projects total cost of £195.00.

R/50 Grant Application Ludlow 21- Green Festival

**RESOLVED (unanimous)
PD/JS**

To award grant of £200.00 to the Green Festival- children's activities.

**R/51 Road Closure High Street Ludlow
Road Closure Sheet Road Ludlow**

**RESOLVED (unanimous)
PD/JS**

The road closures were noted.

R/52 Rural Housing Policy Review

**RESOLVED (unanimous)
JS/CS**

Members asked whether the response to question 1.1 (current population) in the questionnaire would reflect on the response in question 2.5 (factors to support affordable housing).

Members agreed that taking into consideration the current population of Ludlow and the expected increases in the town population due to development proposals they should respond as a Town Council not a Parish Council.

R/53 Proposed parking restrictions- New Street, Ludlow

**RESOLVED (unanimous)
GG/PD**

Members requested further information from Shropshire Council as to whether alternative parking for residents will be available as restricting this area will result in other areas becoming congested and dangerous. That a public consultation should take place with the effected residents and other residents in the vicinity prior to any restrictions being enforced.

R/54 National Planning Policy Framework

**RESOLVED (unanimous)
PD/JS**

Members noted the update from NPPF.

R/55 Sustainable Urban Drainage (SUDS)**RESOLVED (unanimous)
GG/PD**

Members noted the SUDS information and requested that the Town Clerk invite Mr David Edwards to a Representational Committee meeting at a later date if (SUDS) is passed by Government in May 2015.

R/56 Letter from Ludlow Twinning**RESOLVED (unanimous)
GG/PD**

Members requested that the Town Clerk send a letter to the Twinning Association to explain that the Committee has the right to grant or refuse applications and to express that Ludlow Town Council will continue to support the Twinning Associations as they have in the past with flying the flags, news coverage quarterly in the Buttercross Bulletin, the Website link and the three new Twinning signs which will be installed in the near future on entrance roads into Ludlow.

R/57 Ludlow Swift Group- Planning Guidance**RESOLVED (unanimous)
GG/PD**

Members were informed that there is information available from the office on the Ludlow Swift Group and guidance for residents. The Chairman thanked Mr Pote and the Swift Group for the information.

R/58 Articulated Lorries in Ludlow Town Centre**RESOLVED (unanimous)
PD/NH**

Members suggested that Shropshire Council source an alternative less costly material for the bollards but if oak is the only material suitable then to investigate the installation costs.

Meeting closed at 8:17pm

 Chairman

 Date

NB: No Closed Session minutes will be issued

