

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 19th NOVEMBER 2014** at **7.00pm**.

R/150 PRESENT

Chairman: Councillor Ginger

Councillors: Draper, Gill, Kemp, Lyle, Sheward and Smithers.

Also attending Cllr Perks (ex-officio) Cllr Viv Parry, Shropshire Council, Unitary Councillor

Cllr Andy Boddington, Shropshire Council, Unitary Councillor
Officers: Gina Wilding Town Clerk,
Stephanie Williams, Admin Assistant

R/151 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/152 APOLOGIES

Apologies for absence were received from Councillors Holcombe

R/153 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest:

Cllr Lyle	14/05010/TCA 14/04994/TCA	Knows the applicants
Cllr Draper	14/04608/OUT	Relations live on Sheet Road
All members	14/04637/FUL	Knows the applicant

R/154 PUBLIC OPEN SESSION (15 minutes)

There was two members of the public present

Mr T Cammish Foldgate View Ludlow

Mr Cammish is a resident of Foldgate View which is adjacent to the proposed development. He pointed out reasons to oppose the outline planning application.

- The potential to cause more flooding to areas around the development
- Issues in the past with inadequate sewage provision
- Access from the A49 with a T-Junction on a busy stretch of road.
- The area is a haven for wildlife and a local recreational area providing public footpaths.

He also refuted the developers statement that the development would be sustainable .

Mr G Perks Honey Meadow Ludlow

Mr Perks echoed Mr Cammishs points and urged members to assist Ludford Parish Council with robust objections to Foldgate Lane Planning application.

R/156 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Cllr Parry, Ludlow South

Foldgate Lane Development 14/04608/OUT

Cllr Parry supported Mr Cammish's concerns and that of other residents objections to the development on Foldgate Lane. Flooding in the Steventon New Road area has been an issue in the past she felt this was made worse by the development around the area of Harry Tuffins. There are more suitable areas around the town for housing and the Foldgate Lane site is outside of the SAMDev boundary. Councillor Parry urged members to support Ludford Parish Council in opposing the outline Planning Application.

Temeside - slabbed area (item 12 c)

Councillor Parry informed members that the two areas at the bottom of Old Street which are currently slabbed with flower beds in the centre are being used as a parking area and this could be prevented by installing bollards and tarmacing the area. Permits could be obtained from Shropshire Council for South Shropshire Housing works vehicles. She requested that members invited the Environmental Agency to visit the area to assess the effect that small islands along the River Teme are being adopted by residents as gardens and this is having an effect on the flooding issues in the area.

Cllr Andy Boddington, Ludlow North

Cllr Boddington informed members that SAMDevs in the public enquiry on November 20th 2014 all plans will be looked at in the Ludlow area. He explained that it is becoming increasingly difficult to object to applications objections now have to be specified in detail. There has been pressure to approve applications.

Representational Committee members rely on material planning considerations where as Shropshire Council as the local planning authority can refuse an application based on legislation and their policies.

Cllr Boddington said he was happy to advise residents of the policies and the impact on the environment and conservation in the area. He offered to provide members with succsynched guidance on Shropshire Council's planning policies.

Members thanked Cllr Boddington.

R/156 **MINUTES**
RESOLVED (unanimous)
GG/PK

That the minutes of the Representational Committee meeting held on the 22nd October 2014, be approved as a correct record and signed by the Chairman.

R/157 **ITEMS TO ACTION**
RESOLVED (unanimous)
GG/PD

That the items to action be noted.

R/158 **LCAAC MINUTES**
RESOLVED (6:1:0)
PK/JS

That the LCAAC minutes of 4TH November 2014 be noted.

R/159 **NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**
RESOLVED (unanimous)
GG/JS

That the decisions be noted.

12/05037/LBC	PENDING
12/04328/OUT	PENDING
13/02286/FUL	PENDING
13/02903/OUT	PENDING
13/03933/FUL	PENDING
14/00563/FUL	PENDING
14/02846/OUT	PENDING

14/03091/OUT	PENDING
14/03102/FUL	PENDING
14/03373/FUL	PENDING
14/03028/FUL	PENDING
14/03269/FUL	PENDING

R/160 SHROPSHIRE COUNCIL DECISIONS GRANTED

The Chair stated that the application 14/03853/LBC 11 Dinham, Ludlow was applied for retrospectively. LTC comments were not taken up by the Conservation Officer. The Chair asked members to be sure to list all these concerns for LBC applications so that they would be considered in advance to any points made by the Conservation Officer.

RESOLVED (unanimous)
JS/PD

That the decisions be noted.

R/161 14/05057/TCA Holmlands 26 Dinham Ludlow SY8 1GF
RESOLVED (unanimous)
GG/JS

No objection

R/162 14/05080/TCA St.Marys Lea 24 Lower Raven Lane Ludlow SY8 1BL
RESOLVED (unanimous)
GG/JS

No objection

R/163 14/05066/TCA Christcroft 29-30 Dinham Ludlow SY8 1GF
RESOLVED (unanimous)
GG/PD

No objection

R/164 14/04823/TCA 52 Lower Broad Street Ludlow SY8 1PH
RESOLVED (unanimous)
GG/PD

No objection

R/165 14/04753/TCA Castle Meadow Linney Ludlow SY8 1EE
RESOLVED (unanimous)
GG/PD

No objection: members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officer.

This group of willow pollards is clearly visible to the public and has high amenity value as a group. However, the re-pollarding proposed is good arboricultural practice and will prolong the life of the trees.

R/166 **14/04727/TCA Quaker Meeting House St. Marys Lane Ludlow SY8 1DZ**
RESOLVED (unanimous)
GG/JS

No objection

R/167 **14/05010/TCA Castle Walk House Linney**
RESOLVED (unanimous)
GG/PK

No objection

R/168 **14/04994/TCA Fairfield Linney Ludlow SY8 1EE**
RESOLVED (unanimous)
GG/JS

No objection: subject to comments from the County Tree Officer.

R/169 **14/04360/TCA Massey Almshouses Julian Road Ludlow SY8 1HB**
RESOLVED (unanimous)
GG/PK

No objection

R/170 **14/04608/OUT Foldgate Lane Ludlow**

Several members and the Town Clerk attended the public meeting on the proposed development.

The Chair stated that Shropshire Council commented that :

1. Flood Forum no. 636 Surface water flooding, land adjacent to Greenacres
2. Flood Forum No.562: Flooding from culverts affects highways.
3. Flood forum No.1397: Possible obstruction of watercourse, potential flooding issues.

LTC would submit comments on the application even though the site is within Ludford Parish as access to the site is within Ludlow Town Council boundary. The site will also have an impact on the surrounding area, residents and local services.

Cllr Draper informed members that there had been serious issues with flooding of properties on Sheet Road following the recent developments at the top of Foldgate Lane which has caused drainage and sewage issues. There would also be an increase in road traffic.

Members asked the Town Clerk to convey their concerns to Ludford Parish Council.

RESOLVED (unanimous)
GG/JS

Object: members support Ludford Parish Council's concerns and objections to the proposed development.

- Detrimental impact on the surrounding residents, and neighbouring roads.
- The high risk of further flooding on Steventon New road and Temeside.
- Drainage on surrounding areas
- Impact on traffic on Foldgate Lane, Harry Tuffins area and the A49 bypass.
- The possibility of further access being opened onto Foldgate View.
- Overburdening of local services.
- The detrimental impact on the environment and wildlife in the area.
- The site is located outside of the SAMDeV boundary.

R/171 14/04637/FUL Brook Cottage Fishmore Road Ludlow SY8 3DP

Following a site visit to the site the chair had concerns over parking and access although the applicant had since submitted an alternative solution to Shropshire Council.

The previous flooding issue was due to lack of drainage in another location and has since been rectified.

RESOLVED (unanimous)
GG/JS

No objection: subject to acceptance by Shropshire Council of the revised access plan.

R/172 14/04485/FUL 42 Lower Raven Lane Ludlow SY8 1BL
RESOLVED (unanimous)
GG/PD

No objection: subject to conditions to prevent the velux windows in the application being submitted for dormer windows at a later date.

R/173 14/04678/VAR Linney House Linney Ludlow SY8 1EE
RESOLVED (unanimous)
GG/PD

Objection: members agreed that the condition 11 as imposed and should be adhered to.

R/174 SuDS – preliminary Flood Risk Assessment
RESOLVED (unanimous)
GG/PD

The Town Clerk informed members that she had spoken with Mr David Edwards, Flood and Water Manager for Shropshire Council . The report was compiled to comply with EU directives. In the prescribed EU methodology the area was divided into 1 km² and the recent consultation would create a final document which was based on local priorities and identified Ludlow fourth highest risk in terms of flooding.

Members thanked the Town Clerk for the information and requested that more information come to LTC when available.

**R/175 Letter to New Street Residents
RESOLVED (unanimous)
GG/PD**

Members thanked Cllr Boddington and noted the news letter.

**R/176 Temeside – Slabbed Area
RESOLVED (unanimous)
GG/PD**

Members felt that:

- i) Paving slabs allow water to drain away in an already problematic area and should remain.
- ii) Members objected to tarmacing the areas because it would invite more cars to park.
- iii) Members supported the bollards this would prevent cars parking in the area.

**R/177 Road Closure – Medieval Fayre
RESOLVED (unanimous)
GG/PD**

Members noted the road closure

**R/178 Ludlow Swift Group – news letter
RESOLVED (unanimous)
GG/PD**

Members noted the newsletter.

Meeting closed at 8:05pm

Chairman

Date

NB: No Closed Session minutes will be issued