

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 11th FEBRUARY 2015** at 7.00pm.

R/224 PRESENT

Chairman: Councillor Ginger

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

Officers: Stephanie Williams, Admin Assistant

R/225 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/226 APOLOGIES

Apologies for absence were received from Councillors Holcombe and Lyle

R/227 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests
None

Conflicts of interest
None

Personal Interest:

| | | |
|---------------|--------------|---------------------------------|
| Cllr Draper | 15/00099/LBC | Employer banks with Natwest |
| | 15/00097/ADV | |
| | 15/00322/FUL | Employer sold land to applicant |
| Cllr Smithers | 15/00111/TCA | Customer of Lloyds Bank |

R/228 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/229 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Apologies were sent by Unitary Councillor (Ludlow North) Andy Boddington.

**R/230 MINUTES
RESOLVED (unanimous)
PD/CS**

That the minutes of the Representational Committee meeting held on the 14th January 2015, be approved as a correct record and signed by the Chairman.

**R/231 ITEMS TO ACTION
RESOLVED (unanimous)
JS /PD**

That the items to action be noted.

**R/232 LCAAC MINUTES
RESOLVED (unanimous)
GG/PD**

That the minutes of 2nd December 2014 and 14th January 2015 be noted.

**R/233 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL
RESOLVED (unanimous)
JS/PD**

That the decisions be noted.

| | |
|--------------|---------|
| 12/04328/OUT | PENDING |
| 13/02286/FUL | PENDING |
| 13/02903/OUT | PENDING |
| 14/00563/FUL | PENDING |
| 14/02846/OUT | PENDING |
| 14/03091/OUT | PENDING |
| 14/03102/FUL | PENDING |
| 14/04608/OUT | PENDING |
| 14/04637/FUL | PENDING |
| 14/04678/VAR | PENDING |
| 14/05397/TCA | PENDING |
| 14/05118/COU | PENDING |
| 14/04853/FUL | PENDING |
| 14/05185/FUL | PENDING |
| 14/05536/LBC | PENDING |
| 14/05293/FUL | PENDING |

R/234 SHROPSHIRE COUNCIL DECISIONS GRANTED
RESOLVED (unanimous)
JS/CS

That the decisions be noted.

R/235 14/05734/FUL Appledene Sheet Road Ludlow
RESOLVED (unanimous)
PD/JS

No objection

R/236 14/05299/LBC 32 Corve Street Ludlow
RESOLVED (unanimous)
GG/PD

Members could not comment because the decision had already been made and permission granted by the Case Officer. The application was received by Shropshire Council on 24th November 2014, validated on Wednesday 14th January 2015 (date of LTC last Representational Committee meeting) and expiry date was Wednesday 4th February, which is the 21 days notice period. Therefore members had not had an opportunity to comment on this application.

Members requested that the Town Clerk write to the case officer regarding the time frame on this application.

R/237 14/05626/LBC Specsavers 33 Bullring Ludlow
RESOLVED (unanimous)
GG/JS

No objection:

Members supported the amendments to the application of change of material and upheld their support of previous comments from the Conservation Officer.

- The new fascia has the new logo in the middle and the word 'opticians' either side, it seems to be replication to simply balance the design, is there chance that it can sit below the logo as existing or applied to the glass (sticker form)

R/238 15/00099/LBC 15 The Bullring(Natwest) Ludlow
15/00097/ADV 15 The Bullring(Natwest) Ludlow
RESOLVED (unanimous)
GG/CS

Object:

Members supported the comments from the Conservation Officer that the drawings do not show details of the proposed backboard to the fascia sign. How this lines up with the half-timbered studding behind is crucial to the design of the proposal. The hanging sign (described as 'heritage') appears to be of a material

unsuitable for a listed building in Ludlow Conservation Area. The design is acceptable but it should be on a traditional painted timber sign.

- R/239** **15/00071/FUL Land at the East side of Ludlow County Primary School.**
RESOLVED (unanimous)
GG/PD

Object:

Whilst the members realised that outline planning had already been granted, members are mindful that the main point raised by neighbours was adherence to the development's original restricted hours, normal daytime working during the week, 1pm finish Sat, no Sunday or bank holiday working.

The original plans treatment of the bridle way and footpath were quite specific and due to their constant use should be re-enforced to protect them from obstruction.

The pavement exit forms a natural funnel for the surrounding estate to access local schools and careful consideration should be given to protect safety, especially concerning access for emergency services.

Due consideration should be given to the protection of wildlife.

The proposed development could potentially introduce up to thirty cars into the area and Shropshire Council should give careful consideration to the impact of the increased frequency and volume of traffic on the narrow, tight roadway accessing the land.

- R/240** **15/00194/ADV Ludlow Motors Suzuki Burway Trading Estate Bromfield Road Ludlow**
RESOLVED (unanimous)
GG/PD

No objection:

Subject to the sign being illuminated during business hours only.

- R/241** **15/00322/FUL Land on the North Side of Lingen Road Ludlow**
RESOLVED (unanimous)
GG/JS

No objection:

Members were in support of businesses expanding in the industrial area to secure existing employment and the relocation of Shukers will provide an opportunity for a new business to move into their premises and provide more local employment.

- R/242** **15/00474/TCA Spicers House 101 Corve Street Ludlow**
RESOLVED (unanimous)
GG/JS

No objection:

Members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officers that:

Although these trees are clearly visible from the yard of Lloyd's transport they are not visible to the general public. The applicant rightly identifies them as an overgrown leylandii hedge.

R/243 15/00074/TCA 8 & 9 Corve Street Ludlow

The Chair informed members that this application and the timescale of the decision did not enable LTC to comment on the application and Cllr Ginger had written a letter to Shropshire Council's Tree Officer to ask why there was no opportunity for local consultation.

RESOLVED (unanimous)
GG/PD

Members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officer but could not make comment as this application had already been granted permission by the County Tree Officer.

These trees are not visible from the public highway although they can be seen as part of the general tree cover to the south of the publicly accessible car-park behind Myriad Organics and the other shops adjacent to 21 Corve Street. They are neither prominent enough nor of sufficient arboriculture merit to warrant a TPO.

R/244 15/00524/TCA 21 Corve Street Ludlow

RESOLVED (unanimous)
GG/PK

Object:

Members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officer that:

i) The 12 birch trees referred to in this application are the dominant tree feature of the car park to the rear of 21 Corve Street which is designated for the use of customers at Myriad Organics, La Becasse, County Tiles and other adjacent shops. Although a prominent notice states that this is a private carpark it is clearly open to members of the general public with business in the shops and the trees might reasonably therefore be considered to have potential public amenity.

A 30% crown reduction of birch trees is unlikely normally to improve amenity as it destroys the graceful natural form of the tree. However, in this case the crowns of many of the individual trees have been cut back in the past and their form is generally spoiled by poor previous pruning.

ii) Members requested that the golden cypress be referred to Shropshire County Tree Officer for his consideration and comment.

Ludlow Town Council's Tree Officer:

The golden cypress referred to is a good, relatively unusual specimen of natural form which will be spoiled by a 30% reduction. Although it may be obstructing the light to the rear of no. 21 Corve street this is not stated as the reason for its reduction by 30%. If it can be argued that a tree in this location can be considered to have 'public' amenity this tree may warrant a TPO to prevent the proposed 30% reduction.

R/245 **14/05341/TCA Usher House 30 Mill Street Ludlow**
RESOLVED (unanimous)
GG/PK

No objection:

Members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officer:

None of the three cherry, birch and yew referred to in this application are visible to the public.

R/246 **15/00207/TCA Cliffdene Dinham Ludlow**
RESOLVED (unanimous)
GG/PD

No objection:

Members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officer that:

The conifer referred to is clearly visible from Dinham and could therefore be regarded as having potential public amenity. However, the species is not unusual, this is not a particularly good specimen and the location of this tree detracts from the view of the natural tree-cover of Whitcliffe Common behind it. It does not therefore warrant the protection of a TPO.

R/247 **15/00111/TCA Lloyds TSB Broad Street Ludlow**
RESOLVED (unanimous)
GG/PD

No objection:

Members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officer.

Although the tree cover referred to is in the rear garden of the Lloyds Bank property the trees can be glimpsed by the general public entering the bank via the wheelchair ramp accessing the side door. However, neither the

arboriculture merit of the trees nor the potential public amenity represented by this limited visual access is likely to warrant a TPO.

R/248 Validated Planning Applications
RESOLVED (unanimous)
JS/PD

The Chair referred to the Shropshire Council planning link on the agenda and the opportunity to check newly released applications as the validation date and expiry date on applications can fall between the date the agenda is despatched and the next Representative Committee meeting date. In these cases members are missing the opportunity as consultees to comment on planning applications.

Members agreed that all validated applications should be listed and tabled for discussion and comment at the meeting. The Chair requested that the Town Clerk write to Shropshire Council to request an explanation of why this is happening more regularly.

R/249 15/00405/OUT North West of 20 Lower Galeford Ludlow
RESOLVED (unanimous)
GG/PK

Object: Members objected to the outline planning application on the following points:

- Over development of an area
- Restricted access to site
- Over looking neighbouring properties
- Concerns with access for building works to take place.

R/250 15/00083/FUL Rear of Daycroft Ludlow
RESOLVED (unanimous)
GG/PD

No objection

R/251 15/00096/FUL River Cross Gables Temeside Ludlow
RESOLVED (unanimous)
PD/JS

Object:

Members agreed that this was over development of the site.

Meeting closed at 7:48pm

Chairman

Date

NB: No Closed Session minutes will be issued

