

## MINUTES

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

### R/252 PRESENT

Chairman: Councillor Ginger

Councillors: Gill, Kemp, Lyle and Sheward

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

### R/253 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/254 APOLOGIES

Apologies were received from Councillor Draper and Smithers

### R/255 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

All councillors present	15/00749/TCA	Ludlow Town Council application
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Personal Interest:

Cllr Lyle	15/00459/FUL 15/00665/COU	Knows an objector Knows the applicant
Cllr Kemp	15/00654/TCA	Knows the applicant

### R/256 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

**R/257 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There were no Unitary Councillors present.

**R/258 MINUTES**

**RESOLVED (unanimous)**  
**CS/PR**

Subject to the amendment of minute R/239 as stated below of the Representational Committee meeting held on the 14<sup>th</sup> January 2015, be approved as a correct record and signed by the Chairman.

**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/259 ITEMS TO ACTION**

The chairman thanked staff for completing all items

**RESOLVED (unanimous)**  
**GG/DL**

That the items to action be noted.

**R/260**    **LCAAC MINUTES**

**RESOLVED (unanimous)**  
**GG/DL**

That the minutes of 27<sup>th</sup> January and 24<sup>th</sup> February 2015 be noted.

**R/261**    **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
14/00563/FUL	PENDING
14/05053/FUL	PENDING
14/05491/FUL	PENDING
14/04854/ADV	PENDING
14/05434/FUL	PENDING
15/00015/TCA	PENDING

**R/262**    **SHROPSHIRE COUNCIL DECISIONS GRANTED**

Members made the following comments regarding the decision to grant:  
 12/04869/FUL Proposed affordable dwelling adjacent to Haybridge, Burway Lane, Ludlow:

Members were concerned since the application for an affordable dwelling had been granted, number of neighbouring residents have raised serious concerns over the damage that has been caused recently to the public bridle way, hedges and banks at the end of Burway Lane. (appendix 1) The bridleway is part of the ancient Shropshire Way.

Under the Rights of Way Act 1932 it states that:

- Bridleways on the edge of a field must also not be ploughed except they cross over fields. Like footpaths, landowners must also give a minimum width of 2 metres within 14 days of commencing ploughing. Landowners must also ensure that they restore bridleways after ploughing. Motor cars, mini motors and motorcyclists are not allowed on bridleways.
- You are not allowed to disturb or harm any wildlife found on a public right of way.

**RESOLVED (unanimous)**  
**CS/GG**

That the Town Clerk write a letter to the Case Officer, Senior Planning Manager and the Rights of Way Officer to:

- Express members dismay that this application has been granted.
- Reiterate members reasons for objecting the most recent application for this site 14/04215/OUT as a context for the concerns relating to the irreparable damage that has been caused to the public bridleway, the hedgerows, wildlife and the banks of the bridleway:

*Ludlow Town Council had previously objected to an application (11.11.2014) to develop this site 14/04215/OUT for five detached dwellings and made the following comments:*

*The highways survey by the developers underestimated the likely levels of traffic to be generated. There are highway safety issues relating to vehicular access, lack of passing points and lack of footpaths in some parts especially beyond Haybridge.*

*The highway up to the point of Haybridge measurements are inaccurate and the estimated traffic flow at peak times is unrealistic.*

*The area is outside SAMDev development boundary. The proposed development will be detrimental to the visual amenity of an historic town.*

*The comments were submitted to Shropshire Council on 11<sup>th</sup> November 2014.*

- To ask Shropshire Council to confirm that the site is for an affordable dwelling or whether further development will be permitted as the quality of the infrastructure would seem to be more suitable for an executive dwelling.
- That restrictions on the garage being developed into a business or further dwelling are enforced.

R/263 15/00207/TCA Cliffdene, Dinham, Ludlow SY8 2JE  
15/00111/TCA Lloyds Bank, 16 Broad Street, Ludlow SY8 1NQ

**RESOLVED** (unanimous)  
GG/PK

To note the decisions

R/264 15/00749/TCA St.Johns Gardens, Ludlow SY8 1PG

**RESOLVED** (unanimous)  
JS/PK

To note the application submitted by Ludlow Town Council

R/265 15/00459/FUL Land adjacent to Castle Meadow, Linney, Ludlow

**RESOLVED** (unanimous)  
GG/TG

Object:

Members appreciated the innovative plan but did not feel this was entirely in keeping with the surrounding area. The application is described as a low impact build but this build will involve a considerable amount of manipulation and enhancement of the bank to hide the building so while the final visual impact may be softened the change to the bank and extensive work to achieve this will not be low impact.

Members supported the comments from LCAAC.that:

The Committee was unhappy with this proposal. Despite its pretensions to low impact and sustainability there are many questions about it not answered by the supposedly comprehensive documentation, of greatest importance is the potential impact in the landscape/townscape.

The Committee thinks that this will be greater than stated in the documentation because the dwelling's nature and north facing aspect means that there will be a requirement for much greater than normal artificial lighting and this could increase its visual impact. The visual impact of the access arrangements is also significantly underestimated, we think.

The documentation admits that it will be many years before the proposal is fully assimilated into the landscape and even when it is it will remain eye-catchingly obtrusive because of its unusual nature.

We are unimpressed about the pretensions to sustainability because of the lack of a whole life carbon assessment and the extraordinary amount of civil engineering that will be required to construct the dwelling.

The extent of ground works is likely to impact on groundwater conditions and the recent history of the Town Wall shows that these are to be meddled with at peril.

Members of the Representational Committee requested that the Town Clerk write to the Case Officer to raise the following points in addition to the comments from LCAAC

The application does not include sufficient consideration of:

- Ventilation provision
- Heating and expelling of fumes
- The position and height of heating ventilation and its proximity to the footpath.
- Sewage

**R/266 15/00654/TCA Castle Weir House, Linney, Ludlow SY8 1EG**

**RESOLVED (unanimous)  
GG/DL**

No objection:

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

Although visible from the public highway this tree has very low public amenity due to its previous extensive pollarding.

**R/267 15/00596/TCA 14 St. Marys Lane**

**RESOLVED (unanimous)  
GG/PK**

No objection:

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

The Leylandii are not visible from the public highway. They are an overgrown hedge.

**R/268**     **15/00872/TCA Mr Underhills, Dinham, Ludlow SY8 1EH**

**RESOLVED (unanimous)**  
**GG/PD**

No objection:

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

The three Lawson cypress varieties subject of this application are prominently visible from The Linney and from Dinham Bridge. They also have a major impact on the aesthetic amenity of the restaurant garden. The owners are acutely aware of the visual importance of the trees but are concerned about their increasing size and, in the case of the smallest tree specified for felling, restriction of access to the entry steps.

The problem with the proposed reductions of the two larger cypresses will be destruction of the natural pyramidal form. The owners report that their tree surgeon expects to take a gradual approach to the work and will endeavour to maintain the natural profile. This will be very difficult with this species which does not respond well to pruning (as opposed to clipping) and is often marred by exposure of bare branches. The owners hope by the reduction to extend the acceptable life of the tree and rightly point out that the alternative is to leave them growing until they are such as size as to need removing completely.

Despite the reduction of public amenity which is likely to result from the proposed work its prevention by imposition of a TPO is inexpedient. The other works proposed are unobjectionable

**R/269**     **15/00706/FUL Linden 16 Temeside Estate, Steventon Crescent, Ludlow SY8 1JR**

**RESOLVED (unanimous)**  
**GG/DL**

No objection

**R/270**     **15/00665/COU 9 Corve Street, Ludlow SY8 1DA**

**RESOLVED (unanimous)**  
**GG/DL**

No objection:

Subject to the internal layout of the listed building remaining intact as indicated in the application.

**R/271**     **15/00394/TCA 17 Brand Lane Ludlow**

**RESOLVED (unanimous)**

**GG/DL**

Object

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

The three trees subject of this application are clearly visible along Brand Lane and provide the only natural softening of the immediate townscape. Although crowded they are currently of natural form which will be destroyed by the proposal to "reduce to 25 feet". The problems cited by the owner - excessive shading, heavy leaf fall and encroachment on neighbouring property could more sympathetically be reduced by thinning of the three trees. This would require a TPO specifying the permitted work which I recommend.

**R/272**     **15/00800/ADV Vauxhall Ludlow Motors, Bromfield Road, Ludlow SY8 1EN**

Members considered the application and the recent application for Suzuki Motors (15/00194/ADV) on this site for three illuminated signs are in effect one proposal because they both impact the same site.

**RESOLVED (unanimous)**

**GG/CS**

No objection to 15/00800/ADV (or 15/00194/ADV)

Subject to:

Illumination of signs is restricted to defined business hours only.

Members felt that the impact of eleven signs in total would have a significant impact on the area and the street scene and careful management of the illuminated signage would be necessary.

**R/273**     **GRANTS, PLANNING, TRANSPORT, PARKING & PATHS**

**Road Closures**

**RESOLVED (unanimous)**

**PK/TG**

To note the road closures

- a) Storm the Castle
- b) Ludlow Food and Drink Festival



**R/272 Grant Application- Ludlow Charity Shop Trail Map**

Members appreciate the work the charities undertake and thanked them for their hard work and wished them success with the project.

**RESOLVED (unanimous)**  
**CS/PK**

LTC comments: Members refused the grant application due to the application not meeting the following criteria points:

- The project does not directly benefit residents of Ludlow.
- The local organisation has not demonstrated a clear financial need.

Meeting closed at 7:52pm

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

NB: No Closed Session minutes will be issued

