

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 15th APRIL 2015** at 7.00pm.

R/273 PRESENT

Chairman: Councillor Ginger

Councillors: Kemp and Sheward

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

R/274 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/275 APOLOGIES

Apologies were received from Councillor Draper, Gill, Lyle and Smithers

R/276 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests
None

Conflicts of interest
None

Personal Interest:

Cllr Sheward	15/01259/FUL 15/01251/FUL	Attends meetings at the Quaker House (adjoining property)
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R/277 PUBLIC OPEN SESSION (15 minutes)

There were two members of the public present.

Mrs Imogen Liddle The Lodge, Ludford, resident of Ludford Parish, raised the following concerns on:

15/00950/LBC Ludford House Ludford Ludlow SY8 1PJ and 15/00949/FUL Ludford House Ludford Ludlow SY8 1PJ

The plans indicate 2 parking spaces each for the 7 converted units and the retention of 2 garages (allocated for Foxe and Lechmere). There are no allocations for visitors or any other vehicles in the car parking area and the new layout of the courtyard does not allow any additional parking either for where extended family members, social visitors, medical or emergency vehicles, future contractors and delivery vehicles.

There are severe restrictions in the location for any alternative, informal parking. Immediately outside the property, beyond the double yellow lines and up to the blind bend, "on road" parking is allowed as it is a 30 mph limit. However this is frequently used by St Giles church and over flow parking for the Charlton Arms. Apart from Sunday services there are frequent weddings, baptisms and funerals. Currently many people illegally use the pavement for this over flow parking thus preventing pedestrians accessing their right of way. In future the occupants of Ludford House will require this length of pavement when walking in to Ludlow.

Additionally there is a junction on the Overton Road towards Ludford Bridge, Wigmore Road is directly opposite Park Road. Wigmore Road runs through Whitcliffe Common and up towards the Mortimer Forest and Forestry Commission workshops etc. It is the main route that enables the fully laden Forestry Commission timber lorries and agricultural supply vehicles to travel to and from the A49. Consequently these lorries take the entire width of the carriageway on attempting to make a right turn towards the A49. This would be impossible if other vehicles were parked on the Overton Road, leading to the gates of Ludford House. The Overton Road is also used by buses, coaches and cattle trucks heading for the livestock market. Park Road is limited to residents parking as it is too narrow for any greater usage as illustrated by fire tenders being prevented from gaining access to the recent serious fire at Ludford Mill, due to parked vehicles. Refuse collections, delivery vehicles and service vehicles associated with the cemetery and green burial site have also experienced difficulties.

As a local resident my concerns regarding both parking and highways management issues also focus on the period of construction for the proposed development given the extremely limited site access as noted on the available plans, what arrangements will be made for both the delivery of machinery and materials and collection of waste from the site.

Mrs Liddle also questioned where will the line of the storm and foul drainage run from the connection at Ludford House to the pumping station at Ludford Mill on the level of the River Teme and whether the planners have taken into account the substantial increased volume of water and waste which the Ludford House development will produce.

R/278 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Councillor Andy Boddington, Ludlow North.

Councillor Boddington updated members on the progress of the following applications:

14/05573/OUT Rocks Green – Proposed Petrol Station/Super Market,

The Environment Agency has objected to siting of the petrol tanks below ground.

14/04455/OUT- Proposed Outline Development South of A49 Ludlow

No date has yet been set for the appeal to the Secretary of State on Shropshire Council's decision.

14/00563/FUL Brian Mears (Bricks) Ltd Formerly Burway Abattoir Bromfield Road Ludlow

The application will be considered at the Southern Area Planning Committee meeting on 22nd May 2015.

R/279 MINUTES

**RESOLVED (unanimous)
GG/PK**

That the minutes of the Representational Committee meeting held on the 11th March 2015, be approved as a correct record and signed by the Chairman.

R/280 ITEMS TO ACTION

The chairman thanked staff for completing all items of action.

**RESOLVED (unanimous)
GG/PK**

That the items to action be noted.

R/281 LCAAC MINUTES

**RESOLVED (unanimous)
GG/PK**

That the minutes of 24th March be noted.

R/282 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL

**RESOLVED (unanimous)
GG/PK**

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
14/05536/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

R/283 SHROPSHIRE COUNCIL DECISIONS GRANTED

RESOLVED (unanimous)
GG/PK

To note the decisions

R/284 15/01249/LBC Spicers House 101 Corve Street Ludlow Shropshire SY8 1EB

RESOLVED (unanimous)
GG/CS

No objection

Works to roof on rear elevation, installation of window at first floor gable and replacement of ground floor kitchen window. No objection in principle, however the committee felt that there might be scope for the architectural ironwork for reinforcing the trusses to be more refined in design.

R/285 15/01144/SCR Land at Fishmore Road Ludlow SY8 2LU

RESOLVED (unanimous)
CS/GG

To note the application to determine the environmental impact assessment-screening for up to 80 dwellings.

R/286 **15/00674/FUL Smithfield House Lower Galeford Ludlow SY8 1RT**

Members agreed with the comments from the LCAAC: No objection in principle but there are insufficient details of the alteration to the existing wall and the nature of the gates to be able to say whether there will be an adverse impact on the character of the conservation area. The applicant should be asked to provide details.

RESOLVED (unanimous)
CS/GG

No objection

Members also stated that their decision was subject to approval from Shropshire Council's Highways regarding the potentially dangerous location of the access to the property due to possible poor visibility. Members found it impossible to assess due to the safety from the drawings and plans, but the matter could be determined by a site visit from Shropshire Council's Highways.

R/287 **15/01006/FUL 5 Mayfields Ludlow SY8 2QB**

RESOLVED (unanimous)
GG/CS

No objection:

R/288 **15/00994/FUL Rear of 142 Corve Street Ludlow SY8 2PG**

RESOLVED (unanimous)
GG/PK

No objection:

Members supported comments from the LCAAC and requested that photographic evidence and historical information is recorded before the existing buildings are demolished as this was an historic industrial site within the town.

R/289 **15/01511/TCA The Coach House 9A Corve Street Ludlow SY8 1DA**

RESOLVED (unanimous)
GG/PK

No objection

Members agreed to the comments received from Peter Norman, Ludlow Town Council's Tree Officers that: This application is for a tree in a secluded back garden - a willow which has previously been trimmed and will be replaced by a flowering hawthorn.

R/290 **15/01259/FUL Outbuilding 81A Corve Street Ludlow SY8 1DX**

Members commented that the site notice was posted on 14th April 2015 and that neighbouring properties had not had time to make any comments. The property is already in existence if the proposed conversion of the garage to a dwelling is granted then this will result in the loss of parking provision for the property in an already highly congested parking area.

RESOLVED (unanimous)
CS/GG

Object

Members agreed that the proposed conversion of the garage into a dwelling would be an overdevelopment of the site and would erode existing provision for parking.

R/291 **15/01251/FUL Proposed dwelling at 81A Corve Street Ludlow SY8 1DX**

RESOLVED (unanimous)
GG/PK

Object

Members made the following comments on the proposed new dwelling:

- Uncharacteristic and unsympathetic to the existing street scene.
- Difficult access off the narrow highway into the garages
- The proposed dwelling would dominate the sky line in the Conservation Area.
- Over development of the land.

R/292 **15/00950/LBC Ludford House Ludford Ludlow SY8 1PJ**
15/00949/FUL Ludford House Ludford Ludlow SY8 1PJ

RESOLVED (unanimous)
CS/GG

Object

Members acknowledged that they are not the statutory consultees because the application is located in Ludford Parish. However, members commented on the detrimental impact of the proposed development on access, tourism and community activities in Ludlow. Overton Road is the main route into Ludlow from the South. It is a busy route with heavy traffic flow including forestry HGV, visitors and residents, as well as pedestrian traffic associated a public house, tourists visiting the river and historic Ludford bridge and access to St Giles Church. There is also a set of three way traffic lights causing further congestion from waiting traffic.

During the build, in addition to the high volume of traffic, conflicting priorities and multiple access points, there will be trade vehicles parking for long periods, and multiple deliveries of materials & machinery.

On the site, the proposed parking provision is inadequate for the increased number of residents, which may result residents and / or visitors parking on busy Overton Road and in the access road for St. Giles Church, which is regularly used for services, baptisms and funerals.

R/293 15/01292/OUT Bankside, Burway Lane, Ludlow, Shropshire, SY8 1DT

**RESOLVED (unanimous)
GG/CS**

No objection

R/294 15/01449/FUL 26 Stanton Road Ludlow SY8 2LR

**RESOLVED (unanimous)
GG/CS**

No objection

Subject to off road parking provision being maintained.

**R/295 GRANTS, PLANNING, TRANSPORT, PARKING & PATHS
Road Closures**

**RESOLVED (unanimous)
GG/PK**

i) The Bullring- Ludlow

To note the Bullring road closure for works to the highway and to request that the Town Clerk continue to liaise with SC and the National Grid to ensure works are scheduled to cause the least disruption to the town coinciding with the mayor high priority gas pipe works.

R/296 Grant Applications Awarded in 2014-2015

**RESOLVED (unanimous)
GG/PK**

To note the project support grants awarded and to send out a press release

Meeting closed at 8:05pm

Chairman

Date

NB: No Closed Session minutes will be issued

