

## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 6<sup>th</sup> MAY 2015** at **7.00pm**.

**R/297**
**PRESENT**

Chairman: Councillor Ginger

Councillors: Draper, Gill, Lyle and Sheward

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

**R/298**
**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/299**
**APOLOGIES**

Apologies were received from Councillors Kemp and Smithers

**R/300**
**DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr Lyle	<b>12 b</b>	Cllr Lyle is a board member of Ludlow 21, Green Festival
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Personal Interest:

Cllr Sheward	<b>12b</b>	Cllr Sheward knows one of the performers at the Green Festival.
Cllr Lyle	<b>15/01238//FUL</b>	Cllr Lyle is a member of the Campaign to Protect Rural England who have objected to the application.

**R/301 PUBLIC OPEN SESSION (15 minutes)**

There were no members of the public present.

**R/302 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There were no Unitary Councillors present.

**R/303 MINUTES****RESOLVED (2:0:3)****GG/CS**

That the minutes of the Representational Committee meeting held on the 15<sup>th</sup> April 2015, be approved as a correct record and signed by the Chairman.

**R/304 ITEMS TO ACTION**

The Chairman thanked staff for completing all items of action.

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

That the items to action be noted.

**R/305 LCAAC MINUTES****RESOLVED (unanimous)****GG/PD**

That the minutes of 20<sup>th</sup> April be noted.

**R/306 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
14/04853/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
15/01249/LBC	PENDING
15/01144/SCR	PENDING
15/00674/FUL	PENDING
15/01006/FUL	PENDING
15/00994/FUL	PENDING
15/01511/TCA	PENDING
15/01259/FUL	PENDING
15/01251/FUL	PENDING

**R/307     SHROPSHIRE COUNCIL DECISIONS GRANTED**

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

To note the decisions

**R/308     15/01581/LBC The Marches Bar & Kitchen 12 Castle Street Ludlow SY8 1AT**

Members commented that the proposed colour scheme is a nationally recognised advertisement for Pizza Express. Members noted that the LCAAC have previously objected to the colour schemes of buildings and window frames on Castle Square because they have been out of keeping with the vista of the square. The buildings and windows are currently painted a pale colour. Members felt it was unnecessary to paint the upper floor window frames and lower brick work black because the colour scheme would be out of keeping with the existing street scene in a conservation area.

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

No objection to the proposed logo signage. However, members felt there was no justification for changing the colour of the building and the window frames and the changes would have an overbearing visual impact and be out of keeping with the existing street scene in the conservation area.

**R/309     15/01668/ADV Blue Boar Inn 52 Mill Street Ludlow SY8 1BB  
15/01669/LBC Blue Boar Inn 52 Mill Street Ludlow SY8 1BB**

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

No objection in principle

Members requested that the signage should be more in keeping with the building and surrounding area and made of wood instead of pressed aluminium.

**R/310**     **15/01637/TCA The Cottage St. Julians Avenue Ludlow SY8 1ET**

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

No objection

**R/311**     **15/01255/FUL Fishmore Farm, Bromfield SY8 3DP**

Members acknowledged that the use of solar panels is increasing.

Members respect that this application is within Bromfield Parish and only comment from the perspective and impact on Ludlow which would be judged to be minimal. Members also agreed that the solar panels are a good supplementary use of existing buildings.

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

No objection

**R/312**     **15/01238/FUL Whitton, Caynham SY8 3BW**

Members respect that this application is within Caynham Parish and the only comment with regard to the visual impact on Ludlow which is judged to be minimal. Members acknowledged that solar panels are increasing.

Shropshire Council has previously commented that this site is outside the area of outstanding beauty.

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

To defer comment until more information was received from EBS Energy LLP and GD Bach Limited presentation at the Local Joint Committee meeting at Knowbury Village Hall on 4<sup>th</sup> June 2015.

**R/313**     **Planning Update- The Secretary of State for Communities and Local Government**

Members noted that the following three sections are relevant to current and recent planning applications.

**Solar Energy: protecting the local and global environment**

Last year, the coalition government published a comprehensive solar photovoltaic strategy setting out our ambitions for the technology as an important part of the United Kingdom's energy mix. In doing so, the strategy underlines the importance of focusing growth on domestic and commercial roof space and previously developed land.

My department supported this by consulting on reforms to permitted development rights which will encourage the take up of much larger scale solar power generation (solar photovoltaic) on non-domestic buildings and complement the existing flexibilities for home owners. These reforms allow for a 20-fold increase in the amount of solar that can go onto the roofs of non-domestic buildings such as warehouses and offices without having to submit a full planning application, subject to strict safeguards to protect local amenity. The proposals have been widely welcomed by the solar industry, and the measure will come into force from 15 April 2015.

The National Planning Policy Framework includes strong protections for the natural and historic environment and is quite clear that local councils when considering development proposals should take into account the economic and other benefits of the best and most versatile agricultural land. Yet, some local communities have genuine concerns that when it comes to solar farms insufficient weight has been given to these protections and the benefits of high quality agricultural land. As the solar strategy noted, public acceptability for solar energy is being eroded by the public response to large-scale solar farms which have sometimes been sited insensitively.

Meeting our energy goals should not be used to justify the wrong development in the wrong location and this includes the unnecessary use of high quality agricultural land. Protecting the global environment is not an excuse to trash the local environment. When we published our new planning guidance in support of the framework, we set out the particular factors relating to large scale ground mounted solar photovoltaic farms that a local council will need to consider. These include making effective use of previously developed land and, where a proposal involves agricultural land, being quite clear this is necessary and that poorer quality land is to be used in preference to land of a higher quality.

We are encouraged by the impact the guidance is having but do appreciate the continuing concerns, not least those raised in this House, about the unjustified use of high quality agricultural land. In light of these concerns we want it to be clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence. Of course, planning is a quasi-judicial process, and every application needs to be considered on its individual merits, with due process, in light of the relevant material considerations.

### **Green Belt: protecting against inappropriate development**

The Government continues to attach great importance to safeguarding the green belt. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts are their openness and their permanence.

We remain concerned about harm to the green belt where there is unauthorised development of land in advance of obtaining planning permission. In such cases, there is no opportunity to appropriately limit or mitigate the harm that has already taken place.

For these reasons, we will be seeking to introduce a new evidenced-based planning and recovery policy for the green belt to introduce early in the next Parliament to strengthen protection against unauthorised development.

**Parking: helping local shops and preventing congestion**

This government is keen to ensure that there is adequate parking provision both in new residential developments and around our town centres and high streets.

The imposition of maximum parking standards under the last administration led to blocked and congested streets and pavement parking. Arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery. It is for this reason that the government abolished national maximum parking standards in 2011. The market is best placed to decide if additional parking spaces should be provided

However, many councils have embedded the last administration's revoked policies. Following a consultation, we are now amending national planning policy to further support the provision of car parking spaces. Parking standards are covered in paragraph 39 of the [National Planning Policy Framework](#). The following text now needs to be read alongside that paragraph:

"Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network."

Building on the success of our previous guidance to help householders rent out under-used car parking spaces, we have also updated planning guidance to local authorities to clarify that non-residential car parking space can be rented out. This will support the shared economy and increase the provision of competitively priced car parking spaces.

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

To note the planning update from the Secretary of State and Local Government.

**R/314**     **Grant Application- Ludlow Green Festival Ludlow 21****RESOLVED (unanimous)**  
**GG/PD**

To:-

- i) Award £200 project support grant to Ludlow Green Festival.
- ii) Members specified support for the children's activities Beetles and Bees on 30<sup>th</sup> August 2015 including the workshop to be provided by 'Scrappies'. Members requested that all publicity states Ludlow Town Council had supported these specific activities.

**R/315**     **National Grid Gas Mains Replacement Scheme Ludlow****RESOLVED (unanimous)**  
**GG/DL**

Members thanked the Town Clerk for communicating on behalf of the council with the National Grid and Balfour Beatty and Shropshire Council to help ensure that works were carried out during the most suitable period from January to

march 2016, which would ensure the least impact on local businesses, festivals and seasonal events.

Members would receive further information following the meeting with Streetworks Manager, the Network Manager South, Contract & Utility Management, Highways & Transport Team Shropshire Council and National Grid and their partners Balfour Beatty.

Meeting closed at 7:28pm

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Chairman

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Date

NB: No Closed Session minutes will be issued

