



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 29<sup>th</sup> JULY 2015** at **7.30pm**.

### R/39 **PRESENT**

Chairman: Councillor Ginger

Councillors: Draper (Vice Chair), Gill, Kemp, Lyle, Sheward and Smithers

Officers: Gina Wilding, Town Clerk  
Stephanie Williams Admin Assistant

Also attending Cllr Clarke and Cllr M Jones

### R/40 **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/41 **APOLOGIES**

Apologies were received from Councillor R.Jones.

### R/42 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of interest:

Councillor Ginger	14 C	Confirmed identity of applicant to licensing officer.
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Personal Interest:

Councillor	Item	Reason
Cllr Draper	15/02569/FUL 14 C	Knows the applicants
Cllr Sheward	Item 9	Knows the Warden on the existing complex

**R/43 PUBLIC OPEN SESSION (15 minutes)**

Mr John Saxton owner of The Son of Saxon publishing company at 14 Corve Street Ludlow, which produces the Ludlow Ledger.

Mr Saxton outlined his proposed licensing plans for a parlour pub on the ground floor of 14 Corve Street. The Beer Parlour would operate serving beer and wine from the kitchen at the rear of the property with seating for approximately ten people in the lounge (which acts as Ludlow Ledger's reception in the day) The room has been decorating in-keeping with age and style of the property.

He has applied for a blanket 7 day license but the planned opening hours will be 5-9pm on Thursday and Friday and from 12 noon -9pm on Saturdays (with a two hour closing period in the afternoon, from 3-5pm)

There will be no changes to the fabric of the property or any additional signage, beyond the Ludlow Ledger sign, though he will be applying for a discrete light above the door to indicate the Beer Parlour is open.

**R/44 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

No Unitary Councillors were present

**R/45 MINUTES**

**RESOLVED (UNANIMOUS)**  
**GG/PD**

That the minutes of the Representational Committee meetings held on the 1<sup>st</sup> of July, be approved as a correct record and signed by the Chairman.

**R/46 ITEMS TO ACTION**

The Chairman thanked staff for completing all items to action.

**RESOLVED (unanimous)**  
**PD/PK**

That the items to action be noted.

**R/47 Ludlow Conservation Area Advisory Committee AGENDA**

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

That the agenda for the meeting held on 28<sup>th</sup> July and 30<sup>th</sup> June 2015 be noted.

**R/48 PRE PLANNING APPLICATION- WHITE FRIARS COURT, SANDPITS ROAD LUDLOW.**

Mr John Brown Interim Development Manager of Shropshire Housing Group and Mr John Jowitt of PJP Planning presented the proposed development to members.

The development will consist of one and two bedroomed apartments available for rent and 2 bungalows which will be part ownership part rent. The development will be two storeys high with the south elevation being glass. The properties will be equipped with aids and facilities for the residents needs and can be adapted to accommodate carers if required. The central court yard and opening frontage of the properties will enable residents to enjoy a community area with gardens and seating.

A power point presentation showed the design from all elevations and an ariel view, the floor plans and the outside areas and boundaries.

Mr John Brown thanked members for the opportunity to present the proposed development and invited members questions.

Members raised several questions regarding the following:

- Existing residents re housing
- Parking
- Security
- Surrounding properties and over looking
- Ownership/rent
- Warden facilities
- Consultation with healthcare experts
- Funding

Mr Brown addressed members concerns regarding the development.

The remaining residents in the current properties will be offered alternative accommodation and if they are eligible will be considered for the new development.

There will be a secure boundary fence, hedging and parking for 18 cars 8 of which will be disabled parking only, parking provision will be available for carers.

The existing building is three storeys high and will be replaced with a two storey building therefore properties at the rear will not be overlooked and the principle living space will be to the front of the building.

The 22 homes will be available for rent, there will be 2 bungalows which will be part rent part buy. The new development will be linked in to the existing Whitefriars and be overseen a warden.

Shropshire Housing Group has had two meetings with the residents at the existing Whitefriars to discuss how the new development can benefit the existing complex, residents were in support of the improved access to the bus stop and would welcome improvements to the community rooms and facilities.

Meetings have also been held with Shropshire Councillors and Shropshire Council's planning Officer Heather Bradley

**R/49      WESTERN POWER ESSENTIAL WORKS-CASTLE SQUARE LUDLOW**

Mr David Weston of Western Power addressed members with regard to the essential replacement cable works on Events Square, Dinham and the pathway from Dinham to the rear of the Blue Boar which have commenced this week. He stated that the works were to replace cables that were irreparable.

Mr Weston appreciated that business are effected and traffic is disrupted during works within the town and that business have been informed and would be much more inconvenienced should the power fail if these essential works were not carried out. If the works were less essential they could have been carried out at a quieter time of the year.

Western Power will endeavour to have all the works completed by 7<sup>th</sup> September in readiness for the Ludlow Food and Drink Festival. Some of the works may involve moving back and forwards to points of the repair and all surfaces will be replaced when works are completed.

The Chair thanked Mr Weston for attending the meeting and keeping Ludlow Town Council informed and requested that if there were any delays in the work that would cause it to over run and effect the setting up of the castle that the Town Clerk and the Festival Organisers are notified as soon as possible.

**R/50      NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**

**RESOLVED (unanimous)  
GG/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
14/04853/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
15/01511/TCA	PENDING
15/01259/FUL	PENDING
15/01251/FUL	PENDING
15/01829/LBC	PENDING
15/00459/FUL	REGISTERED
15/01794/LBC	REGISTERED
15/01819/FUL	REGISTERED
15/01959/LBC	REGISTERED
15/01958/FUL	REGISTERED
14/05734/FUL	PENDING
15/01472/FUL	PENDING
15/02356/AMP	REGISTERED

**R/51      SHROPSHIRE COUNCIL DECISIONS GRANTED**

15/02215/FUL HSBC 10 Bullring Ludlow SY8 1AF- GRANTED

15/02216/LBC HSBC 10 Bull Ring Ludlow SY8 1AF GRANTED

14/05734/FUL Appledene Sheet Road Ludlow SY8 1LR WITHDRAWN

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

To note the decisions

**R/52      15/02935/TCA 99 Corve Street Ludlow**

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

- Object: members objected on the grounds of loss of public amenity. The tree is currently a pleasingly balanced pyramid shape created by a previous crown reduction by a professional tree surgeon. The proposed works would result in a mis shapen and unbalanced tree.

**R/53**      **15/02652/FUL Merlin Bromfield Road Ludlow**

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

No objection.

LTC comments: subject to the new development being auxiliary to the main property remaining within the curtilage of the main dwelling and not be sold separately at a later date.

**R/54**      **15/02621/FUL Weir on the Teme Lower Mill Street Ludlow**  
**15/02622/LBC Weir on the Teme Lower Mill Street Ludlow**

**RESOLVED** (unanimous)  
**JS/PK**

No objection:

LTC comments: subject to the works being carried out in compliance with the Environmental Agencies recommendations.

**R/55**      **15/02569/FUL 23 Charlton Rise Ludlow SY8 1ND**

**RESOLVED** (unanimous)  
**PK/JS**

No objection

**R/56**      **15/02812/TCA Roscrowden 6 Julian Road Ludlow SY8 1HA**

**RESOLVED** (unanimous)  
**JS/TG**

No objection

LTC comments: subject to comments of the LTC Tree Officer

**R/57**      **15/03109/LBC 4-5 King Street Ludlow SY8 1AQ**  
**15/02552/FUL 4-5 King Street Ludlow SY8 1AQ**

**RESOLVED** (unanimous)  
**PD/TG**

No objection

i) Members supported the redevelopment of the premises above 4-5 King Street to regenerate accommodation within the town centre but requested that the developers are mindful of delivery of materials and equipment and the health and safety of pedestrians and motorists is taken into account. The property is situated on the narrow main road into the town centre and is heavily used by motorists,

delivery vehicles to businesses and buses which need to have access at all times.

ii) The Ludlow Conservation Area Advisory Committee have raised concerns regarding the listing of the internal structure of the building such as floors, doors, fire places and panelling and have requested that a full architectural survey is carried out and reported to Historic England.

**R/58      15/03045/TCA Meadowsweet Linney Ludlow SY8 1EE**

**RESOLVED (unanimous)  
PD/TG**

No objection:

LTC comments: subject to the trees being replaced with a more suitable species.

**R/59      14/04328/FUL Land adjoining Castle Grange Linney Ludlow**

**RESOLVED (unanimous)  
JS/PK**

Object

LTC comments: Members uphold previous objections:

- i) The land is in the flood zone one and very close to flood zone three.
- ii) There are many local objections
- iii) The land lies outside of the SAMDev boundary development.

Members also agreed that the foot print of the two seven bedroomed detached houses would be excessive within the site. The proposed parking provision is inadequate for the size of the properties. Overall the proposed development is too large for the site.

Councillor Kemp left the meeting 8.50pm

**R/60      15/02809/FUL 2 Shearman Road Ludlow SY8 1UQ**

**RESOLVED (unanimous)  
PD/TG**

Object

Members expressed concerns regarding the height of the 3m wall. It is usual for walls over 2m to require specialist technical construction advice. The height would also detract from the visual amenity and existing character of the area.

**R/61**      **GRANTS, PLANNING, TRANSPORT & PARKING**

**Waiting restrictions- Priory Gardens**

No objection

**RESOLVED (unanimous)**  
**GG/JS**

**R/62**      **Road Closure – Silk Mill Lane**

**RESOLVED (unanimous)**  
**JS/CS**

Members noted the road closure

**R/63**      **Licensing Application-14 Corve Street Ludlow**

The Chair withdrew for the item and the Vice Chair continued with the item.

**RESOLVED (unanimous)**  
**PD/CS**

No objection

Subject to: The planned opening hours will be 5-9pm on Thursday and Friday and from 12 noon -9pm on Saturdays (with a two hour closing period in the afternoon, from 3-5pm) and there will be no changes to the fabric of the property or any additional signage, beyond the Ludlow Ledger sign.

Meeting closed at 8.55pm

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

NB: No Closed Session minutes will be issued