



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 21st OCTOBER 2015** at 7.30pm.

R/108 PRESENT

Chairman: Councillor Ginger

Councillors: Cllrs Gill, M. Jones, R. Jones, Kemp and Sheward

Officers: Gina Wilding, Town Clerk
Stephanie Williams Admin Assistant

Also attending Ben Williscroft Senior Conservation and Design Officer (South Shropshire Area)

Cllr Andy Boddington Shropshire Unitary Councillor, Ludlow North

R/109 HEALTH & SAFETY

The Chairman informed Councillors of the fire exits, fire assembly point and asked that everyone sign the attendance log.

R/110 APOLOGIES

Apologies were received from Councillor Draper and Lyle

R/111 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

Cllr	Item	Reason
Ginger	12 c) Proposed temporary suspension of parking- Corve Street Ludlow	Resident and business owner in Corve Street Ludlow
	15/04046/FUL Appledene Sheet Road Ludlow	Knows the applicant

R/112 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/113 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Cllr Andy Boddington Shropshire Unitary Councillor, Ludlow North updated members on SAMDev final plan which is nearing completion and it is expected that Shropshire Council will adopt it on 17th December 2015.

S10 Settlement Boundary, Historic Core and Historic Settlement are already being referred to by planning officers.

R/114 MINUTES

**RESOLVED (unanimous)
GG/TG**

That the minutes of the Representational Committee meetings held on Wednesday 23rd September 2015 be approved as a correct record and signed by the Chairman.

R/115 ITEMS TO ACTION

The Chairman thanked staff for completing all items to action.

**RESOLVED (unanimous)
GG/TG**

That the items to action be noted.

R/116 Ludlow Conservation Area Advisory Committee (LCAAC)

**RESOLVED (unanimous)
CS/GG**

That the agenda for the LCAAC meeting held on 20th October 2015 and the minutes of the LCAAC meeting held on 22nd September 2015 be noted.

R/117 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL

**RESOLVED (unanimous)
GG/CS**

That the decisions be noted

12/04328/OUT
13/02286/FUL
13/02903/OUT
14/02846/OUT
14/03102/FUL

PENDING
PENDING
PENDING
PENDING
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
15/01249/LBC	PENDING
15/01144/SCR	PENDING
15/01006/FUL	PENDING
15/01511/TCA	PENDING
15/01259/FUL	PENDING
15/01829/LBC	PENDING
15/01794/LBC	REGISTERED
15/01819/FUL	REGISTERED
14/05734/FUL	PENDING
15/01472/FUL	PENDING
15/02356/AMP	REGISTERED
15/02652/FUL	REGISTERED
15/02621/FUL	REGISTERED
15/02569/FUL	REGISTERED
15/02812/TCA	REGISTERED
15/03109/LBC	REGISTERED
15/02552/FUL	REGISTERED
15/03045/TCA	REGISTERED

R/118 SHROPSHIRE COUNCIL DECISIONS

RESOLVED (unanimous)
GG/RJ

To note that Shropshire Council's final decisions concurred with Ludlow Town Council's advice and comments

PLANNING APPLICATIONS

R/119 15/04046/FUL Appledene Sheet Road Ludlow SY8 1LR

RESOLVED (unanimous)
GG/RJ

No objection

R/120 **15/03018/FUL Bryn Awel Henley Road Ludlow SY8 1QZ**

Members noted the letter of concern from a neighbouring property and agreed with the conservation officer that the concern was not a material planning consideration.

RESOLVED (unanimous)
GG/RJ

No objection

R/121 **15/04322/TCA West View Linney Ludlow SY8 1EE**

Members noted that the applicant was concerned that the height of the Leylandii trees created a hazard under power lines

RESOLVED (unanimous)
RS/PK

No objection

R/122 **15/04210/TCA 46 Gravel Hill Ludlow SY8 1XF**

Members noted that pruning in the autumn would be beneficial to the tree.

RESOLVED (unanimous)
RJ/PK

No objection

R/123 **15/04154/COU Unit 5 Orleton Road Business Park Ludlow SY8 1XF**

RESOLVED (unanimous)
GG/PK

No objection

R/124 **15/04137/FUL 5 High Street Ludlow SY8 1BS**

RESOLVED (unanimous)
TG/CS

No objection

Subject to the single access as stated in the proposal, members would like to be consulted if subsequently, the property was subdivided to create separate commercial and residential access.

R/125 **15/03702/LBC 54 Broad Street Ludlow SY8 1GN****RESOLVED (unanimous)****GG/RJ**

Object

Members were concerned that in the photograph the door did not appear to be beyond repair. All possible measures to retain the original door such as fire retarding paint and intumescent strips should be fully explored; and if it is proven that there is no other option other than to replace the door members fully support the proposal to retain and reuse all existing door furniture.

R/126 **15/04174/FUL 33-79 Sandpits Road Ludlow SY8 1HH****RESOLVED (unanimous)****GG/RJ**

No objection to the development in principle

However, members would like the following matters to be given further consideration:

- Expert site supervision and detailing during the demolition and construction phases to ensure the long term preservation of well established trees of significant public amenity

Members support comments from Peter Norman Ludlow Town Council Tree Officer:

From the plans it is clear that they aim to keep two of the large, mature, significant trees in front of the new development. This is very desirable from the point of view of the urban landscape and local amenity but will be difficult to achieve without very careful site management to avoid the sort of root or trunk damage which will severely shorten the life of the retained trees.

The tabular section of the arboricultural report is difficult to interpret as it does not include tree T1 nor does it specify the summary of tree condition referred to in the text. I would recommend a detailed inspection of the health of the two trees proposed for retention to identify or exclude significant wound sites, points of decay or evidence of fungal attack.

Members request that everything necessary for successful retention of the trees including expert site supervision and detailing during the demolition and construction phases is undertaken to ensure the long term health of the trees.

R/127 **15/04174/FUL 33-79 Sandpits Road Ludlow SY8 1HH****Parking provision****RESOLVED (4:2:0)****TG/PK**

No objection to the development in principle

However, members would like the following matters to be given further consideration:

- Adequate provision of parking spaces for 26 dwellings

The current parking provision of 8 road side spaces for the existing dwellings is inadequate; and although members acknowledged that the parking spaces in the proposed development will increase by 10 to 18 in total - this is still insufficient for 26 dwellings.

Members are mindful of the congestion caused by the current lack of parking spaces. A newly designed development offers ample opportunity to provide sufficient parking provision. Members would like the developer to address and resolve the parking problems at the design stage.

R/128 **15/04341/DIS 142 Corve Street Ludlow SY8 2PG**

RESOLVED (unanimous)
GG/TG

No objection

R/129 **15/04398/FUL The Haven 11 Broad Street Ludlow SY8 1NG**

Members discussed the large footprint of the proposed extension and the close proximity to the wall; and considered the secluded position of the property and the low impact on the public amenity of the area.

Members also discussed the possibility of amending the proportions of the extension to create a longer and narrower extension with the Conservation Officer.

RESOLVED (unanimous)
CS/TG

No objection

R/130 **15/04204/COU Bishops Mascall Centre Lower Galeford SY8 1NG**

RESOLVED (unanimous)
RS/PK

No objection

R/131 **15/04422/LBC 48 Mill Street Ludlow SY8 1BB**

RESOLVED (unanimous)
RS/PK

Object

Members wish to state they fully support the restoration of an important grade I listed building and support the proposed restoration of the cupola / clock tower and lead work based on the detailed drawings provided.

However, members felt that the remainder of the application had been validated in error because there are no elevations, or drawings of sufficient detail to enable consideration of the proposed works to a grade I listed building. More detail is also required for the double glazing, the shutters, internal works and doors.

R/132 **GRANTS, PLANNING, TRANSPORT & PARKING**

Planning Appeal Enquiry- 13/03862/OUT Proposed Residential Development South of A49 Ludlow

Councillor Ginger Chair of the Representational Committee informed members that, at inspectorate's discretion, he would express LTC concerns on the proposed development at the planning inquiry appeal meeting at Shirehall on 27th October 2015.

Members of the Representational Committee are welcome to attend the meeting but would not be permitted to speak.

RESOLVED (unanimous)
GG/RJ

To note the letter from Shropshire Council

R/133 **Road Closure - Remembrance Sunday- Castle Street Ludlow**

Members noted the road closure

R/134 **Proposed Temporary Suspension of Parking - Corve Street**

Members support Ludlow's Festivals and recognise that the town needs tourism income.

Councillors agreed that action was necessary to improve the current situation in Corve Street during Ludlow Food Festival and Medieval Festival. The current situation has been described as 'an accident waiting to happen' because the confusion of coaches, pedestrians and passing traffic is unworkable and dangerous.

An effective solution will require input from Shropshire Council Highways, Shropshire Council Traffic Enforcement Officers, the Park and Ride operators and the Festivals organisers.

RESOLVED (5:1:0)

That:

- i) Members acknowledge that the current situation is unworkable.

- ii) Members do not support the proposal from Shropshire Council to temporarily extend the existing bus stop during Ludlow Food Festival and the Medieval Festival to about 4 car spaces. This would mean loss of parking for residents in Corve Street and impede essential deliveries for retailers and businesses.

Ludlow Town Council can not support a proposal that is detrimental to local residents and businesses without offering alternative parking or delivery solutions.

- iii) The Town Council proposes that both sides of Corve Street are used to set down and pick up passengers and the bus timetables are revised to create clockwise and anti clockwise routes to and from the park and ride.
- iv) All coaches should be accommodated at the Park and Ride or a suitable designated out of town site; and set downs / pick ups should be timetabled and co-ordinated as efficiently as possible.

Meeting closed at 8:07pm

Chairman

Date

NB: No Closed Session minutes will be issued