



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 18<sup>th</sup> NOVEMBER 2015** at 7pm.

### R/135 PRESENT

Chairman: Councillor Ginger

Councillors: Cllrs Clarke, Gill, Lyle, 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 Graeme Perks

### R/136 HEALTH & SAFETY

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

### R/137 APOLOGIES

Apologies were received from Councillor Draper, M Jones and Smithers

### R/138 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr	Item	Reason
Cllr Sheward	Item 12 (J)	Knows the applicant

Personal Interest

Cllr	Item	Reason
Lyle	15/04645/FUL	Knows the applicant
Lyle	15/04565/TCA	Knows the applicant
Lyle	ITEM 12 (i)	Civic Society

**R/139 PUBLIC OPEN SESSION (15 minutes)**

There was one member of the public present.  
Mr G Perks, Honey Meadow Ludlow.

Mr Perks stated that 'Snell Traffic Report 2005' demonstrated how working with the community makes a difference. He would like to make a presentation to members on the Pride of Place in 2016; and requested that the cracked pain of glass in the Buttercross be replaced.

**R/140 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There were no Unitary Councillors present.

**R/141 MINUTES**

**RESOLVED (unanimous)**  
**GG/PK**

That the minutes of the Representational Committee meetings held on Wednesday 21<sup>st</sup> October 2015 be approved as a correct record and signed by the Chairman.

**R/142 ITEMS TO ACTION**

The Chairman thanked staff for completing all items to action.

**RESOLVED (unanimous)**  
**GG/PK**

That the items to action be noted.

**R/143 Ludlow Conservation Area Advisory Committee (LCAAC)**

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

That the minutes of LCAAC meeting held on 20<sup>th</sup> October 2015 be noted.

**R/144 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED (unanimous)**  
**GG/PK**

That the decisions be noted

12/04328/OUT	PENDING
13/02286/FUL	REGISTERED
13/02903/OUT	PENDING
14/02846/OUT	PENDING
14/04678/VAR	REGISTERED
15/01259/FUL	PENDING
15/01819/FUL	REGISTERED

Item	Address	Decision
14/03102/FUL	Shropshire Building Supplies	GRANTED
15/02552/FUL	4 King Street Ludlow SY8 1AQ	GRANTED
15/03109/LBC	4 King Street Ludlow SY8 1AQ	GRANTED
15/04322/TCA	West View Linney Ludlow SY8 1EE	NO OBJECTION
15/03777/FUL	4 Old Street Ludlow SY8 1NP	GRANTED
15/03778/LBC	4 Old Street Ludlow SY8 1NP	WITHDRAWN
15/03812/FUL	Lyndhurst 11 Julian Road Ludlow	GRANTED
15/03045/TCA	Meadow Sweet Linney Ludlow	NO OBJECTION
15/02812/TCA	Roscrowden Julian Road Ludlow	NO OBJECTION
15/02569/FUL	23 Charlton Rise Ludlow SY8 1ND	GRANTED
15/02621/FUL	Weir on the River Teme Lower Corve Street Ludlow	GRANTED
15/02652/FUL	Merlin Bromfield Road Ludlow	GRANTED
15/02356/AMP	Linney Bank Linney Ludlow	GRANTED
15/01472/FUL	Solar Farm Henley Hall/Squirrel Lane Ludlow SY8	REFUSED
15/04046/FUL	Appledene Sheet Road Ludlow	GRANTED
15/01794/LBC	81A Corve Street Ludlow	GRANTED
15/01829/LBC	Lower Broad Street Ludlow	GRANTED
15/01511/TCA	The Coach House Mill Street Ludlow	NO OBJECTION
15/01006/FUL	Mayfield Ludlow	GRANTED
15/01249/LBC	Spicers House ludlow	GRANTED
14/04854/ADV	33 The Bullring Ludlow	GRANTED
14/04853/FUL	33 The Bullring Ludlow	GRANTED
14/05491/FUL	Linney Bank Ludlow	GRANTED
14/05053/FUL	Ludlow Brewery Station Drive Ludlow	GRANTED
14/00563/FUL	Brian Mears Bromfield Road Ludlow	GRANTED
14/05293/FUL	31 Broad Street Ludlow SY8 1NG	GRANTED
14/05536/LBC	31 Broad Street Ludlow SY8 1NG	GRANTED
14/04608/OUT	Foldgate Lane Ludlow	REFUSED
15/03175/FUL	12 Riddings Meadow Ludlow SY8 1EW	GRANTED
15/04210/TCA	46 Gravel Hill Ludlow SY8 1QR	GRANTED
14/04637/FUL	Brook Cottage Fishmore Road Ludlow	GRANTED

**PLANNING APPLICATIONS**

**R/145**     **15/04693/FUL Hill House 64 Julian Road Ludlow SY8 1HD**

**RESOLVED (unanimous)**  
**GG/MC**

No objection

**R/146**     **15/04645/FUL Brechans Camp Lane Ludlow SY8 1EQ**

**RESOLVED (unanimous)**  
**GG/TG**

No objection

Members had no objection in principle subject to more detail regarding materials being supplied to and approved by the Conservation Officer.

**R/147**     **15/04599/LBC 18 Broad Street Ludlow SY8 1NG**

The Conservation Officer advised members on the proposed works to restore the interior to its former order.

**RESOLVED (unanimous)**  
**GG/TG**

No objection

Subject to a more detailed schedule of works being submitted to and approved by the Conservation Officer.

**R/148**     **15/04544/FUL 27 Bullring Ludlow SY8 1AA**  
**15/04545/LBC 27 Bullring Ludlow SY8 1AA**

**RESOLVED (unanimous)**  
**GG/TG**

No objection

Subject to more detailed information on the materials and finishing of the proposed alterations being submitted to and approved by the Conservation Officer

**R/149**     **15/04808/TCA 34 Dinham Ludlow SY8 1GF**

Members considered comments from Peter Norman, Ludlow Town Council's Tree Officer that the two Leylandii stand in the back garden of a small terraced cottage currently undergoing extensive renovation including works in the back garden. They are in early maturity, capable of reaching 30 to 40 metres in height, and already dominate the garden, although visible from the Linney and other nearby places they contribute little by way of public amenity and there are plenty of other more appropriate trees in the vicinity.

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

No objection

**R/150**     **15/04565/TCA St. Leonards Church Yard Corve Street Ludlow**

**RESOLVED (unanimous)**  
**GG/TG**

Object

Members felt that the public amenity offered by the tree and the expected lifespan of the tree were sufficient to retain the tree.

Members agreed that the tree and the wall should be periodically monitored

**R/151**     **GRANTS, PLANNING, TRANSPORT & PARKING**

**Proposed Gas Works and Western Power Works Ludlow**

The Town Clerk informed members that an email had been received from Richard Ealey Network Manager South, Contract & Utility Management, Highways & Transport Team at Shropshire Council, on 18<sup>th</sup> November 2015 stating that the planned National Grid Gas Works planned for Ludlow Town Centre have been removed from the Balfour Beatty programme of works which had been due to commence in January 2016.

National Grid Gas have undertaken a review of the original risk scores of all of their pipes, and following an amendment to the factors that are applied to the risk score calculation, the risk scores of their pipes have changed. These amendments have been agreed with their regulator and the HSE.

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

Members requested that the Town Clerk write to National Grid Gas Works to request that a copy of the original risk reports and a clearer explanation why the previously essential works have been removed from the programme of works.

Members agreed that a press release should be issued by the Town Clerk and also publicised on the website.

**R/152**     **Change in Order of Agenda**

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

The Chair requested that item 12 (i) be moved up the agenda to enable the Conservation and Design Officer to comment on the Blue Plaque proposal from the Civic Society.

**R/153**     **Blue Plaque**

The Conservation Officer advised members that listed building consent to include a suitable fixing method would be required.

**RESOLVED (unanimous)**  
**GG/MC**

No objection

Subject to sight and approval of archival documentation supporting the historical assertion on the plaque, members would approve submitting a listed building consent application for the blue plaque.

**R/154**     **Ludlow in and Out Forum**

**RESOLVED (unanimous)**  
**GG/TG**

That the minutes of Ludlow In and Out Forum meeting held on 15<sup>th</sup> October 2015 be noted.

**R/155**     **Fishmore Road Roundabout**

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

To support effective safety improvements and request that Shropshire Council engineers consider and implement safety measures at the Fishmore roundabout.

Members acknowledge that the close proximity to the new petrol station and convenience store on Bromfield Road will increase the volume of traffic and increase the current risks on a main pedestrian and vehicular route way to Ludlow School.

**R/156**     **Helena Lane/Dodmore Junction**

**RESOLVED (unanimous)**  
**GG/PK**

- i) To requested that Shropshire Council install that clear signage and give way road markings and on Helena Lane to ensure that vehicles join Dodmore Road with due care.
- ii) Shropshire Council Highways investigate the impact of the proximity of parked cars at the junction

**R/157 Project Support Grants**

Members agreed that in the light of reductions to funding from Shropshire council, it seems that now is the right time to review the way smaller grants and project support grants are delivered. Supporting local projects and providing smaller amounts of funding to support local ongoing initiatives is a very important function of Ludlow Town Council.

**RECOMMENDATION (unanimous)  
GG/CS**

In line with the policy that all grants will be applied for annually:

- i) From April 2016, Representational Committee receives applications for grants of up to £300.00 to provide ongoing annual support to local organisations and one-off project support
- ii) The grant is renamed Annual & Project Support Grants
- iii) The criteria is amended to state that the purpose of the grant can be either a one-off project or support for an established local initiative
- iv) Representational Committee retains a budget of £2,000.00

**R/158 Tree Preservation Order Sandpits and Whitbread Road Ludlow****RESOLVED (unanimous)  
GG/PK**

Members noted the Tree Preservation Order

**R/159 Consultation – Communications Strategy for Highways Asset Management and the Strategy****RESOLVED (unanimous)  
GG/TG**

Members considered the report on Highway Asset Management and agreed that there was comment required.

**R/160 Solar Farm Appeal****RESOLVED (unanimous)  
GG/DL**

Members requested that the Town Clerk write to Shropshire Council to reiterate previous comments on the proposed Solar Farm and request that the site can be referred to as one name as it has previously been referred to as Henley Road Solar Farm and Land to the West of Squirrel Lane Solar Farm.

*Ludlow Town Council had previously objected to an application to develop this site 15/01472/FUL Henley Hall Solar Farm (10.06.15) and made the following comments:*

*To object to 15/01472/FUL Henley Hall Solar Farm for the following reasons:*

*Ludlow Town Council representations reflect serious concerns expressed by the residents and business owners of Ludlow.*

*Members object to the proposal because the location of the site is unsuitable and will have a detrimental effect on the countryside & wildlife, recreation, and the heritage assets that, as stated in Shropshire Local Development Framework Adopted Core Strategy, make Ludlow is a 'nationally important heritage asset' and 'Ludlow will provide a focus for development, whilst respecting its historic character.' 'The historic town centre is set largely on a ridge above the River Teme, with fine streets of historic buildings running down this central spine. Ludlow is an important tourist destination and has achieved international renown as a centre for quality local food and drink and Michelin starred restaurants.'*

*The proposed solar farm will have a significant detrimental impact in with regard to:*

**CS5 Countryside and Green Belt, which states:**

- *New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt.*

*Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits.*

- *Agricultural/horticultural/forestry/mineral related development, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;*

*The proposed site will be visible from Whitcliffe Common, St Laurence's Church, The Shropshire Way (public footpath 0539/8/1), Squirrel Lane, Rocks Green, which will be detrimental for residents and tourism in Ludlow. The area surrounding Henley Hall is an important easy access route into the countryside for local residents and visitors to Ludlow and a large scale solar farm will detrimentally change the character of this area.*

*The rural location and the readily indentified industry specific problems of significant loss of power through transportation through the national grid infrastructure undermine sustainability arguments and there are no identifiable local community benefits because the work and revenue will benefit only Kronos.*

**CS6 Sustainable Design and Development Principles**

*Specifically in relation to this application, the proposal does not meet requirements to:*

- *Protect, restore, conserve and enhance the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;*



- *Contribute to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.*
- *Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;*

### **CS 17 Environmental Networks**

*Specifically in relation to this application, the proposal does not meet requirements to:*

- *Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;*
- *Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets*
- *Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites;*

*With reference to the National Policy and Planning Framework 2012, the following paragraphs are particularly pertinent to the site and application and the town council supports the concerns raised by Historic England in their letter dated 4 June 2015 recommending that the application is refused or differed until such a time as the requirements of para 128 of the NPPF have been met.*

*For reference National Policy and Planning Framework 2012:*

*Para 115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.*

*Para 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

### **R/161 Licensing Application**

**RESOLVED (unanimous)  
GG/MC**

Members requested that the Town Clerk write to Shropshire Council to clarify the variation of license as there would appear to be no to change the licensing hours.

**R/162 Raven Lane**

**RESOLVED (unanimous)  
GG/CS**

- i) That Shropshire Council undertakes a survey of residents of Raven Lane by letter to establish the level of concern from all residents regarding the hazard posed by large vehicles parked on one side of the lane forcing cars onto the path; and the level of support for the proposed solution to create a 'No Through Road'
- ii) The feedback from residents will be reported back to committee.

Councillor Sheward left the room at 8.11pm

**R/163 Breach of Planning Control**

**RESOLVED (4:0:1)  
GG/TG**

That the Town Clerk submits an Enforcement Complaint to Shropshire Council in relation to land at Castle Meadow, Linney Ludlow.

Councillor Sheward returned at 8.14pm.

**R/164 Neighbourhood Planning Housing and Planning Bill**

**RESOLVED (unanimous)  
GG/PK**

Members noted the Neighbourhood Planning and Housing Bill

**R/165 SAMDev Inspectors Report**

**RESOLVED (unanimous)  
GG/TG**

Members noted the SAMDev Inspectors Report

Meeting closed at 8:18 pm

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Chairman

Date

NB: No Closed Session minutes will be issued