



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 16<sup>th</sup> DECEMBER 2015** at 7pm.

### R/166 PRESENT

- Chairman: Councillor Ginger
- Councillors: Cllrs Clarke; Gill; Jones; Lyle; Sheward; Smithers
- Officers: Gina Wilding, Town Clerk  
Charlotte Ambrasas, Admin Assistant
- Also attending David Harrison, Purcell Architects  
Matthew Hill, Shropshire Housing Group  
Bob Ghosh, Director K4 Architects  
Colin Richards, CJR Heritage Services Ltd  
James Saunderson, Purcell Architects  
Ben Wiliscroft, Senior Conservation Officer

### R/167 HEALTH & SAFETY

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

### R/168 APOLOGIES

Apologies were received from Councillors Draper and Kemp

### R/169 DECLARATIONS OF INTEREST

#### Disclosable Pecuniary Interests

<u>Cllr</u>	<u>Item</u>	<u>Reason</u>
Clarke	15/05023/ADV	Employee of Shukers

#### Personal Interest

<u>Cllr</u>	<u>Item</u>	<u>Reason</u>
Lyle	15/04973/FUL 15/05377/TCA 15/05049/FUL	Knows applicant Knows applicant Knows resident in neighbouring property

Sheward	15/05100/FUL 15/05101/LBC	Customer of applicant
Ginger	15/05049/FUL	Knows applicant

**R/170 PUBLIC OPEN SESSION (15 minutes)**

There were three members of the public present.

**R/ 171 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There was one Unitary Councillors present.

Shropshire Council Unitary Councillor Andy Boddington, Ludlow North

Councillor Boddington said he would update members further on the SAMDev, which is due to be adopted at Shropshire Council on 17<sup>th</sup> December 2015, in the New Year.

**R/172 MINUTES****RESOLVED (4:2:0)  
GG/MC**

That the minutes of the Representational Committee meetings held on Wednesday 18<sup>th</sup> November 2015 be approved as a correct record and signed by the Chairman.

**R/ 173 ITEMS TO ACTION**

The Chairman thanked staff for completing all items to action.

**RESOLVED (unanimous)  
GG/JS**

That the items to action be noted.

**R/174 Ludlow Conservation Area Advisory Committee (LCAAC)****RESOLVED (unanimous)  
CS/GG**

That the minutes of LCAAC meeting held on 18<sup>th</sup> November 2015 and the agenda of 16<sup>th</sup> December be noted.

**R/175 Former Marston Mill**

Mr Colin Richards of CJR Heritage Services Ltd, Mr Matthew Hill of Shropshire Housing Group and Mr Bob Ghosh Director of K4 architects addressed members with their presentation.

One key aim was to create a better gateway to Ludlow from the train station with the new proposed development.

The existing Mill will retain its distinction and character and Harvest House will be removed to make way for the new building which will create a unified and simple design statement with connecting floors. There will be a simplified relationship between the buildings and they will complement each other. The glass lift will stay as it serves an important role to connect the buildings.

The accommodation would comprise of 15 bedsits which would be for 16-25year olds who need 'follow on' accommodation, 'Light touch care', housing and flat shares. Allowing residents to take the next step on their journey. The concept is to give accommodation in return for accepting training.

The existing building is commercial in use but there is a need to bring back an interest to the building and improve the Mill. The exterior materials of choice would be black zinc or pre weathered copper for longevity and low maintenance.

Mr Richards and Mr Ghosh answered member's questions on the development regarding energy efficiency, fit with the surroundings and affordability. Shropshire Housing Group confirmed they are exploring the passive house route regarding energy efficiency to ensure high efficiency and low maintenance are designed into the building.

The Chair, Cllr Ginger thanked Mr Richards, Mr Hill and Mr Ghosh for their presentation.

**R/176     NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**  
**SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED (unanimous)**

**GG/JS**

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
14/03832/FUL	REFUSED
15/04693/FUL	REGISTERED
15/04645/FUL	REGISTERED
15/04599/LBC	REGISTERED
15/04808/TCA	REGISTERED
15/04565/TCA	REGISTERED
15/04269/LBC	GRANTED
13/03862/OUT (15/02192/REF)	GRANTED
15/04544/FUL	GRANTED
15/04545/LBC	GRANTED
15/04154/COU	WITHDRAWN

**PLANNING APPLICATIONS**

**R/177**     **15/04422/LBC 48 Mill Street Ludlow SY8 1BB**

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

No objection in principle subject to the Conservation Officer receiving and approving outstanding detailed specifications

**R/178**     **15/04693/FUL Hill House 64 Julian Road Ludlow SY8 1HD (amended Plans)**

The Conservation Officer confirmed that the amended design reflected the symmetry typical of the period of the house.

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

No objection

**R/179**     **15/04940/P3JPA 107 Old Street Ludlow SY8 1NU**

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

No objection

**R/180**     **15/04941/P3JPA Pellow House 109 Old Street Ludlow SY8 1NU**

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

No objection

**R/181**     **15/04973/FUL 103 Dahn Drive Ludlow SY8 1YG**

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

No objection

**R/182**     **15/04586/FUL Pool House at 7 Summerfields Ludlow**

**RESOLVED** (unanimous)  
**GG/RJ**

Object

Members agreed that the application does not substantially differ from a previous application that was refused on appeal in 2003.

**R/183**      **15/04154/COU Unit 15 Orelton Road Business Park Ludlow SY8 1XF**

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

No objection

**R/184**      **15/05049/FUL Land Off Brand Lane Ludlow**

The Conservation Officer advised that there would not be significant impact of the views from Brand Lane to Whitcliffe. Members were satisfied that an ecological survey and historical assessment had been taken.

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

No objection

Subject to:

- i) a detailed and thorough archaeological survey
- ii) conditions set by the tree officer

Cllr Clarke left the room at 7:57pm

**R/185**      **15/05023/ADV Shukers Ltd Parys Road Ludlow**

**RESOLVED (unanimous)**  
**GG/RJ**

No objection

Cllr Clarke returned 8:00pm

**R/186**      **15/05100/FUL 10 and 10 AB High Street Ludlow SY8 1BS**  
**15/05101/LBC 10 and 10 AB High Street Ludlow SY8 1BS**

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

No objection

**R/187**      **15/05125/DEM British Gas Plc Jockey Fields Ludlow**

The Conservation Officer stated that he would like to inspect the interior of the building.

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

No objection

Subject to :

- i) A pictorial and written record of the site building being created prior to demolition
- ii) The existing gate pillars and gate are retained.
- iii) The external boundary walls rebuilt with materials reclaimed from the site
- iv) Other reclaimed materials are used

**R/188     15/05008/TCA Christcroft 29-30 Dinham Ludlow SY8 1GF**

The two trees which are the subject of this application are relatively rare. The first is a tall specimen of Swedish or cut-leaved birch - *Betula pendula* 'Delacarlca' which stands close behind the house. The second is a large multi-stemmed specimen of the Katsura - *Cercidiphyllum japonicum*. As both are grown for the attraction of their foliage their ornamental features cannot be fully appreciated after leaf fall. Both are clearly visible from Dinham

Their rarity and visibility from the public highway could reasonably be considered as an amenity.

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

Subject to :

- i) Subject to the Tree Preservation Order
- ii) To Support a phased reduction subject to conditions form the Tree Officer

**R/189     15/05009/TCA Sundown Linney Ludlow SY8 1EE**

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

No objection

Subject to the planting of suitable replacements

**R/190     15/05021/TCA The Coach House 9A Corve Street Ludlow SY8 1DA**

The ornamental maple and crab apple which are the subject of this application are in a secluded back garden not visible to the general public.

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

**No objection**

Subject to planting of suitable replacements

**R/191**     **15/04970/TPO Ludlow Motors Ltd Burway Road Ludlow**

The two oaks which are the subject of this application stand prominently beside the main road and are a significant feature in the local treescape of mature oaks along this section of the highway. They have high public amenity and are already protected by a Tree Preservation Order. Their location over both the highway and footpath and over parked cars means they require regular attention to avoid hazards.

**RESOLVED** (unanimous)

**GG/RJ**

No objection

Subject to support the detailed specification of work to reduce the crowns

**R/192**     **15/05377/TCA Apple Trees Barn Linney Ludlow SY8 1EE**

Neither the apple tree nor the mulberry to which this application applies are visible from the Linney because of the surrounding high wall and the screening of other trees

**RESOLVED** (unanimous)

**GG/MC**

No objection

Subject to replacement of the mulberry tree

**R/193**     **15/05272/ADV 116/119 Lower Galedford Ludlow**

**RESOLVED** (unanimous)

**GG/TC**

**Objection**

Members felt that the proposal was not suitable for the site and surrounding area and specifically

- i)     The size of the lettering on both signs should be reduced
- ii)    Both doorways should match and create a pleasing symmetry. The glazing panel should be removed and be replaced with a matching door.

**R/194**     **GRANTS, PLANNING, TRANSPORT & PARKING**

**APPEAL TO THE SECRETARY OF STATE - LAND AT FOLDGATE LANE**

**RESOLVED** (unanimous)

**GG/RJ**

To restate minute R/170 from 19/11/14 to the inspectorate

**R/170     14/04608/OUT Foldgate Lane Ludlow**

Several members and the Town Clerk attended the public meeting on the proposed development.

The Chair stated that Shropshire Council commented that :

1. Flood Forum no. 636 Surface water flooding, land adjacent to Greenacres
2. Flood Forum No.562: Flooding from culverts affects highways.
3. Flood forum No.1397: Possible obstruction of watercourse, potential flooding issues.

LTC would submit comments on the application even though the site is within Ludford Parish as access to the site is within Ludlow Town Council boundary. The site will also have an impact on the surrounding area, residents and local services.

Cllr Draper informed members that there had been serious issues with flooding of properties on Sheet Road following the recent developments at the top of Foldgate Lane which has caused drainage and sewage issues. There would also be an increase in road traffic.

Members asked the Town Clerk to convey their concerns to Ludford Parish Council.

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

Object: members support Ludford Parish Council's concerns and objections to the proposed development.

- Detrimental impact on the surrounding residents, and neighbouring roads.
- The high risk of further flooding on Steventon New road and Temeside.
- Drainage on surrounding areas
- Impact on traffic on Foldgate Lane, Harry Tuffins area and the A49 bypass.
- The possibility of further access being opened onto Foldgate View.
- Overburdening of local services.
- The detrimental impact on the environment and wildlife in the area.
- The site is located outside of the SAMDeV boundary.

**R/195     THE HEDGEROWS REGULATIONS 1997**

Members were impressed by the detailed piece of work from Condover Parish Council.

**RESOLVED (unanimous)**



**GG/RJ**

To note the letter and report.

**R/196**     **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

**RESOLVED (unanimous)**

**GG/RJ**

To note the review by the Department for Communities and Local Government.

**R/197**     **Road Closure – College Street Ludlow**

Members discussed the fact that road closure updates were available from Shropshire Council website

**RESOLVED (unanimous)**

**GG/RJ**

To note the road closure

**R/198**     **PLANNING INSPECTORATE DECISION**

**RESOLVED (unanimous)**

**GG/JS**

To note the inspector's decision to approve the development of 215 dwellings on land south of A49 and East of Bromfield Road.

**R/199**     **Stone House Proposed Housing Scheme**

**i) Presentation from Purcell Developments**

David Harrison & James Sanderson from Purcell Architects made a pre application presentation on the proposed development at Stone House.

Purcell Developments proposed to demolish the current building and build 3 x one beds 6 x 2 bed apartments, 3 x 3 storey town houses with balcony's and 6 smaller cottages. The existing perimeter wall and the tree near to the entrance will be retained as a feature of the development. The proposed houses will be triple glazed to minimise noise, contemporary materials and subtle colours for rendered façade. The properties will form an L shape town houses creating a courtyard in the centre of the site.

Members of the Representational Committee expressed their concerns regarding the lack of parking, restricted access for emergency vehicles and lack of imaginative design to individual dwellings.

**ii) Tree Preservation Order – Stone House, Corve Street, Ludlow**

The proposed preservation order protects a single lime tree at the entrance to the carpark of Stone House. This tree is a prominent feature of the immediate

