



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 13th JANUARY 2016** at 7pm.

R/200 PRESENT

Chairman: Councillor Ginger

Councillors: Cllrs Clarke, Draper, M Jones, R Jones, Smithers and Sheward

Officers: Stephanie Williams Admin Assistant

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

R/201 HEALTH & SAFETY

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

R/202 APOLOGIES

Apologies were received from Councillor Kemp, Lyle, Gill.

R/203 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

Cllr Clarke	15/05363/COU	Employee of Shukers
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Conflicts of interest

None

Personal Interest

Cllr	Item	Reason
Cllr Ginger	15/05561/LBC 15/05626/FUL 15/05509/FUL	Knows applicant Knows applicant Resident and business owner in Corve Street
Cllr Draper	15/05626/FUL 15/05363/COU	Knows applicant Neighbouring business

Cllr Sheward	15/05626/FUL	Knows applicant
Cllr Smithers	15/05626/FUL	Knows applicant

R/204 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/205 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There was one Unitary Councillor present, Andy Boddington, Ludlow North. Cllr Boddington advised members that he would update members on SAMDev but would like to discuss with the Town Clerk the format of the briefing.

Councillor Boddington informed members that the issues with the planning process in the south of the county are now being prioritised to improve the process.

Members agreed that this would assist LTC when making comments on applications and would like to invite Mr Mal Price, Port Folio Holder for Planning, Housing, Regulatory Services and Environment at Shropshire Council to a Representational Committee to explain the process and implications for the future.

R/206 MINUTES

RESOLVED (unanimous)
GG/RS

That the minutes of the Representational Committee meetings held on Wednesday 16th December 2015 be approved as a correct record and signed by the Chairman.

R/207 ITEMS TO ACTION

The Chairman thanked staff for completing all items to action.

RESOLVED (unanimous)
GG/PD

That the items to action be noted.

R/208 Ludlow Conservation Area Advisory Committee (LCAAC)

RESOLVED (unanimous)
JS/CS

That the minutes of LCAAC meeting held on Wednesday 16th December 2015 be noted.

**R/209 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL
SHROPSHIRE COUNCIL DECISIONS**

RESOLVED (unanimous)
GG/PD

That the decisions be noted

12/04328/OUT	PENDING
13/02286/FUL	PENDING
13/02903/OUT	PENDING
14/02846/OUT	PENDING
15/01259/FUL	PENDING
15/01819/FUL	PENDING
15/04941/P3JPA	PENDING
15/04940/P3JPA	PENDING
15/04599/LBC	PENDING
15/04422/LBC	REGISTERED
15/04586/FUL	REGISTERED
15/05049/FUL	REGISTERED
15/05023/ADV	REGISTERED
15/05125/DEM	REGISTERED
15/05377/TCA	REGISTERED
15/04920/FUL	GRANTED
15/04973/FUL	GRANTED
15/04693/FUL	GRANTED
15/05100/FUL	GRANTED
15/05101/LBC	GRANTED
15/05008/TCA	NO OBJECTION
15/05009/TCA	NO OBJECTION
15/05021/TCA	NO OBJECTION
15/04970/TPO	NO OBJECTION
15/03018/FUL	GRANTED
15/03577/TCA	NO OBJECTION

PLANNING APPLICATIONS

R/210 15/05007/LBC The Cottage Upper Linney Ludlow SY8 1EF

The Conservation Officer confirmed that further discussions on relevant specifications would take place prior to determination.

RESOLVED (unanimous)
GG/PD

No objection

**R/211 15/05374/LBC Dyke Ruscoe and Hayes 110 Corve Street Ludlow SY8 1DJ
15/05373/FUL Dyke Ruscoe and Hayes 110 Corve Street Ludlow SY8 1DJ**

RESOLVED (unanimous)
GG/RJ

No objection: subject to the Conservation Officer being satisfied with the scale drawings of the proposed wall.

Members had no objection in principle to the design but requested a more detailed specification on copings, the gates and requested that the wall be slightly recessed.

Councillor M Jones entered the meeting at 7.12pm

R/212 15/05013/FUL Winford Sandpits Road Ludlow SY8 1HL

RESOLVED (unanimous)
PD/CS

Object

Members agreed that the proposed dwelling was an over development of the site which would result in the boundary between the existing property and the proposed dwelling being difficult to define.

Cllr Clarke left the meeting at 7.17pm

R/213 15/05363/COU Shukers, Lingen Road, Ludlow, Shropshire, SY8 1XD

Members stated general support for local businesses developing and expanding and were pleased that the building would not be left unoccupied.

RESOLVED (unanimous)
PD/JS

No objection

Cllr Clarke returned to the meeting at 7.20pm

R/214 15/05486/CPL 8 Belle Vue Terrace, Ludlow, Shropshire, SY8 2NZ

RESOLVED (unanimous)
GG/RJ

Members noted the Certificate of Lawful Development

R/215 15/05574/TCA 40 Broad Street, Ludlow, Shropshire, SY8 1NL

RESOLVED (unanimous)
JS/PD

No objection

Neither the beech proposed for 30% crown reduction nor the group of conifers proposed for felling can be seen from Broad Street. The upper crown of the beech can be seen from one point in Lower Raven Lane but is masked by a large oak which stands in front of it. The tree itself has been previously reduced. The small loss of public amenity from the proposed works does not warrant action.

R/216 **16/00007/TCA 18 Broad Street Ludlow****RESOLVED** (unanimous)
GG/JS

No Objection

The cypress proposed for felling in this application stands in a semi-derelict secluded back garden which is being restored and cannot be seen from the public highway. Early notification of No Objection would assist the owner to undertake removal before the nesting season.

R/217 **16/00023/TCA Holmlands 26 Dinham Ludlow SY8 1GF****RESOLVED** (unanimous)
GG/RJ

No objection

It would not be expedient to protect this tree with a TPO but the owner should be encouraged to repollard to the point of previous pollarding.

R/218 **15/05561/LBC 99 Corve Street Ludlow****RESOLVED** (unanimous)
GG/PD

No objection subject to general elevation plans showing the main proposed amendments being submitted in order to offer greater clarity.

R/219 **15/05509/FUL Stone House Corve Street Ludlow**

The Conservation Officer advised members that there are concerns to the principle of the design proposed for this site especially to the Georgian 'L' section where the proposed balconies are incongruous and that the general design of the elevations is too polite, especially given the context of the site. Whilst there are variations in the roof ridge height more variation should be introduced into the design in terms of window and door articulation etc.

RESOLVED (unanimous)
GG/PD

Object

Members reiterated their previous comments (16th December 2015) following the presentation put to the committee that they have concerns regarding:

- The lack of parking on site and in the adjacent street.
- Restricted access for emergency vehicles including the access for a platform fire lift for the 3 storey properties.

- Over development of the site
- Lack of private space for individual properties
- Lack of overall integration with back land development
- The facades and balconies are out of keeping with a classic Georgian Design
- Imitation Georgian Design is out of keeping in relation to the site.
- Adjacent listed buildings need to be considered within the proposed development and design

R/220 15/05626/FUL 1 Beech Close Ludlow

**RESOLVED (unanimous)
PD/JS**

No objection

R/221 15/04137/FUL 5 High Street Ludlow

**RESOLVED (unanimous)
GG/JS**

No objection

R/222 14/04328/FUL Land adjoining Castle Grange, Linney, Ludlow

The Conservation Officer commented that the position of house 2 in particular would have a detrimental impact of the views within a conservation area and in particular views going out of the conservation area. He advised whilst there is a vista marked on the proposed site plan, this is not considered to be sufficient.

**RESOLVED (unanimous)
GG/JS**

Object

Members agreed that the amended plans of the proposed properties are still too large for the site.

Members upheld previous objections: (19.08.2014 and 11.11.2014)

- 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

R/223 **15/05631/LBC 15 Dinham Ludlow**

The Conservation Officer informed members that he has had a pre application discussion and a site visit with the applicant.

The door is a replacement unit not an original feature of the property therefore he had no objections to the insertion of the glass panels and the replacement of the door furniture.

RESOLVED (unanimous)
GG/JS

No objection

R/224 **GRANTS, PLANNING, TRANSPORT & PARKING****Western Power**

RESOLVED (unanimous)
GG/PD

Members noted the the reinforcement scheme from Western Power in Tower Street , Upper Galeford and Portcullis Lane Ludlow.

Members requested that the Town Clerk write to the Network Manager, Richard Ealey at Shropshire Council and request that the pavers in Tower Street are reinstated or replaced like for like.

R/225 **NATIONAL GRID MAINS RENEWAL**

RESOLVED (unanimous)
GG/PD

Members noted the planned National Grid Gas works in Hillside and Gravel Hill.

Members requested that the Town Clerk write to the Network Manager, Richard Ealey at Shropshire Council to ask that if the works over run the festival bus operators and residents are notified.

Meeting closed at 7.58 pm

Chairman

Date

NB: No Closed Session minutes will be issued



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 10th FEBRUARY 2016** at 7pm.

R/227 **PRESENT**

Vice Chair: Councillor Draper

Councillors: Cllrs Clarke, Gill, Kemp, Lyle, Smithers and Sheward

Officers: Gina Wilding Town Clerk
Stephanie Williams Admin Assistant

Also attending Cllr Perks

R/228 **HEALTH & SAFETY**

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

R/229 **APOLOGIES**

Apologies were received from Councillor Ginger and Councillor R Jones.

R/230 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr	Item	Reason
Lyle	14(i)	Chair of Friends of Ludlow Arts Festival
Smithers	14(ii)	LTC representative for The Youth Partnership
Sheward	Item 13	Knows the applicant

Personal Interest

Cllr	Item	Reason
Lyle	14(ii)	Connections with Ludlow

		Green Festival and Ludlow 21
Lyle	16/00301/TCA 16/00227/TCA	Knows the applicants
Clarke	Item 13	Knows the applicant

R/231 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/232 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There were no Unitary Councillors present.

R/233 MINUTES**RESOLVED (6:0:1)
JS/DL**

That the minutes of the Representational Committee meetings held on Wednesday 13th January 2016 be approved as a correct record and signed by the Chairman.

**RESOLVED (unanimous)
PD/MC**

That the minutes of the Representational Committee meetings held on Wednesday 16th December 2015 be amended (R/198) and approved as a correct record and signed by the Chairman.

R/234 Re-prioritisation of the Planning Process

Mr Ian Kilby Planning Services Manager at Shropshire Council and Councillor Mal Price Portfolio Holder for Planning, Housing Regulatory Services and Environment at Shropshire Council thanked members for the invitation to the meeting and gave members a brief summary on their backgrounds and positions in the planning process.

In 2012 the Government published the National Policy Planning Framework to set out the Governments planning policies for England. This was to boost the construction industry and sustainable development across the country. Town plans are drawn up by local councils to deliver sustainable development that reflects the vision and needs of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

There are concerns over the Housing and planning Bill (a Bill to make provision about housing, estate agents, rent charges, planning and compulsory purchase.) which is a 120 page documents with 65 proposed amendments which is currently under review in the House of Lords.

Mr Kilby informed members of the torrid time the planning department had had at Shropshire Council and that the department has suffered a 40% loss in staff due to government cuts which resulted in a back log of applications. There are more cuts on the horizon and a review of the planning section is currently taking place.

The planning sector has worked through the planning application backlog, which had built up during all of the changes to the sector. The planning applications increased as developers were submitting large applications prior to SAMDev being adopted, the planning revenue was 1.7 million in 2013-14 and increased to 4 million in 2014-15 which indicates the increase of applications submitted.

The process from validation to decision takes an average of 19 weeks some applications had been stuck in the process for up to a year.

Members raised their concerns over the recent appeals to the Secretary of State in particular the residential development south of the A49 Bromfield Road site (13/03862/OUT) LTC objected to the application but felt their reasons were not taken into account. There are currently two more appeals in the area i) Foldgate Lane (14/04608/OUT) ii) Castle Meadow Linney (15/00459/FUL) members have objected to both of these applications along with Ludlow Conservation Area Advisory Committee and Ludford Parish Council and many local residents.

Mr Kilby advised members that Local Town and Parish Councils views are included in the officer's report and are of great value. If members feel that the comments from LTC and residents are not being taken into account then you are within your rights to question why and highly recommended that a representative attends the planning committee meetings at Shropshire Council.

Members expressed their frustration over the proposed development of the Stone House site (formerly Shropshire Council offices) and the design of the properties which are pastiche Georgian, which are totally out of character for the town. Material planning considerations do not permit members to object on design of a building.

Mr Kilby advised the committee to devise a 'Neighbourhood Plan' as this would enable the Town Council to devise policies on planning needs, design and economic growth for the town. A 'Neighbourhood Plan' is labour intense and would take up to five years to gather information from residents on the needs for the future growth of the town.

Mr Kilby and Councillor Price offered to attend any future meetings if members had specific concerns over planning issues.

R/235 **ITEMS TO ACTION**

The Chairman thanked staff for completing all items to action.

RESOLVED (unanimous)
JS/PD

That the items to action be noted.

R/236 Ludlow Conservation Area Advisory Committee (LCAAC)**RESOLVED (unanimous)****CS/TG**

That the minutes of LCAAC meeting held on Wednesday 13th January 2016 be noted.

**R/237 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL
SHROPSHIRE COUNCIL DECISIONS****RESOLVED (unanimous)****PD/JS**

That the decisions be noted

15/00083/FUL	Rear of Daycroft, Ludlow SY8 1RA	GRANTED
15/04398/FUL	11 Broad Street, The Haven, Ludlow	GRANTED
15/05064/FUL	62 Greenacres, Ludlow SY8 1LZ	GRANTED
15/04422/LBC	48 Mill Street Ludlow SY8 1BB	GRANTED
15/05023/ADV	Shukers Ltd, Parys Road, Ludlow	GRANTED
15/05377/TCA	Apple Tree Barns, Linney, Ludlow SY8 1EE	NO OBJECTION
15/05574/TCA	40 Broad Street, Ludlow SY8 1NL	NO OBJECTION
15/05272/ADV	116-119 Lower Galeford, Ludlow SY8 1RU	GRANTED

RESOLVED (unanimous)**PD/CS**

That the decisions be noted

PLANNING APPLICATIONS**R/238 16/00117/OUT 31 Poyner Road Ludlow SY8 1QT****RESOLVED (unanimous)****JS/DL**

No objection: subject to a more detailed plan being submitted to Shropshire Council.

R/239 16/00057/FUL Claremont 8 Julian Road Ludlow SY8 1HA**RESOLVED (unanimous)****JS/PD**

No objection: Members supported the conditions stated by the Conservation Officer:

Subject therefore to appropriate material and door details being submitted it is considered that the scheme would accord with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and no objections are raised.

Conditions: Material finishes and garage door details.

R/240 **15/05542/FUL 1ST floor 118 Lower Galeford Ludlow**

RESOLVED (unanimous)
PD/JS

No objection

R/241 **16/00221/FUL Site Of 116 To 119 Galeford Ludlow**

RESOLVED (4:3:0)
PD/CS

Object

Members requested that more information is received as to the necessity of having air conditioning condensers on the property but appreciated that it may be a requirement for the storage of pharmaceuticals.

R/242 **15/05374/LBC Dyke Ruscoe and Hayes 110 Corve Street Ludlow SY8 1DJ**
15/05373/FUL Dyke Ruscoe and Hayes 110 Corve Street Ludlow SY8 1DJ

RESOLVED (unanimous)
PD/CS

No objection: subject to support from the Conservation Officer.

R/243 **16/00195/FUL 15 Charlton Rise Ludlow SY8 1ND**

RESOLVED (unanimous)
PD/JS

No objection

R/244 **16/00301/TCA Mill House Lower Mill Street Ludlow SY8 1BH**

RESOLVED (unanimous)
PD/JS

No objection

The repeat cutting of these trees is part of the ongoing management of the riverbank. As this is a triple SI the owner will also require the approval of the Environment Agency.

R/245 **16/00227/TCA The Friary Corve Street Ludlow****RESOLVED** (unanimous)
JS/MC

No objection

This tree has high public amenity but is also a risk to the public as it hangs over the footpath. The clearance of dead wood is obviously desirable. The extent of crown reduction is not specified but this does not warrant a TPO to require more detailed information.

R/246 **16/00467/TCA Castle Weir House, Ludlow****RESOLVED** (unanimous)
JS/MC

No objection

Removal of dead wood in this tree is prudent and appropriate.

R/247 **16/00453/TCA The Old Rectory 38 Broad Street Ludlow SY8 1NL****RESOLVED** (unanimous)
PD/JS

No objection

None of the four trees affected by this application can be seen either from Broad Street or Lower Raven Lane. One of the trees - the *Kolreuteria paniculata* (Pride of India) is rarely seen and would warrant a TPO in a publicly observed space. However, this is not appropriate in a secluded back garden and the work proposed is relatively modest.

R/248 **16/00436/FUL The Little House Gravel Hill Ludlow SY8 1QL****RESOLVED** (unanimous)
PD/JS

No objection: subject to Shropshire Councils Highways support that the existing pavement is still accessible for wheelchairs, mobility scooters and pushchairs.

R/249 **16/00393/FUL Land at the rear of 9-10 King Street Ludlow SY8 1AQ****RESOLVED** (unanimous)
JS/CS

No objection

R/250 **GRANTS, PLANNING, TRANSPORT & PARKING****13.APPEAL TO THE SECRETARY OF STATE – 16/02376/REF**

Councillor Sheward left the meeting at 8:27pm

RESOLVED (5:4:1)
JS/PD

To restate minute R/265 from 18/13/15 to the inspectorate:

Object:

Members appreciated the innovative plan but did not feel this was entirely in keeping with the surrounding area. The application is described as a low impact build but this build will involve a considerable amount of manipulation and enhancement of the bank to hide the building so while the final visual impact may be softened the change to the bank and extensive work to achieve this will not be low impact.

Members supported the comments from LCAAC.that:

The Committee was unhappy with this proposal. Despite its pretensions to low impact and sustainability there are many questions about it not answered by the supposedly comprehensive documentation, of greatest importance is the potential impact in the landscape/townscape.

The Committee thinks that this will be greater than stated in the documentation because the dwelling's nature and north facing aspect means that there will be a requirement for much greater than normal artificial lighting and this could increase its visual impact. The visual impact of the access arrangements is also significantly underestimated, we think.

The documentation admits that it will be many years before the proposal is fully assimilated into the landscape and even when it is it will remain eye-catchingly obtrusive because of its unusual nature.

We are unimpressed about the pretensions to sustainability because of the lack of a whole life carbon assessment and the extraordinary amount of civil engineering that will be required to construct the dwelling.

The extent of ground works is likely to impact on groundwater conditions and the recent history of the Town Wall shows that these are to be meddled with at peril.

Members of the Representational Committee requested that the Town Clerk write to the Case Officer to raise the following points in addition to the comments from LCAAC

The application does not include sufficient consideration of:

Ventilation provision

Heating and expelling of fumes

The position and height of heating ventilation and its proximity to the footpath.

Sewage

Councillor Sheward re entered the meeting at 8:27pm

R/251 14.GRANT APPLICATIONS

i)South Shropshire Furniture Scheme

RESOLVED (5:2:0)

JS/CS

To award the grant of £200 to support a valued holiday scheme project for children in Ludlow. Members requested that the applicants report back to LTC on how the play scheme went and how many children attended.

R/252 ii) Ludlow Youth Partnership

The Town Clerk clarified to members that the Ludlow Youth Partnership receives an annual core grant from LTC to support the annual Youth Festival and the grant requested is for a separate event to be held at the Friday night youth sessions.

RESOLVED (4:2:1)

PD/CS

To award the grant of £182.40 in support of a valued project for the youth in Ludlow.

R/253 iii) Ludlow Green Festival Report

Members thanked the green Festival for the detailed report on the events held and recognised the importance of the Green Festival.

RESOLVED (unanimous)

PD/DL

To note the report

R/254 15. Licensing

RESOLVED (unanimous)

PD/PK

Members noted the license issued by Shropshire Council and requested that more detailed information is supplied as to the nature of the business which is in the town centre.

R/255 16. Road Closures

i) Dinham Bridge Ludlow

ii)Temeside Ludlow

RESOLVED (unanimous)
PD/PK

Members noted the road closures and requested that the Town Clerk write to Shropshire council Highways for more information on the works to be carried out.

Meeting closed at 8:42 pm

Chairman

Date

NB: No Closed Session minutes will be issued

