



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

Officers: Gina Wilding Town Clerk
Stephanie Williams Admin Assistant

Also attending Councillor 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 and Treasurer
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 was one member 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 subject to the inclusion of Councillor Draper was present and the removal of Councillor Smithers from the apologies 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

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

Cllr Price mentioned there are concerns over the current Housing and planning Bill. The 120 page document was heard for the second time at a late night sitting at the House of Parliament and 65 amendments were proposed.

Mr Kilby informed members that the planning department had suffered a 40% loss in staff and significantly higher loss of staff in the southern area, the planning backlog had built up during all of the changes to the department.

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, but the backlog is nearly cleared.

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 valued and should be referenced and included in the officer's report. If members felt that the comments from LTC are not being taken into account then this could be questioned. It is highly recommended that a representative of the town council attends the area 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 and the town deserves more consideration and better quality designs.

Mr Kilby advised the committee to devise a 'Neighbourhood Plan' as this would enable the Town Council to devise local policies for planning needs, design and economic growth for the town. A 'Neighbourhood Plan' is labour intense and would take up to three years to complete, but once finished the Neighbourhood Plan would be considered alongside the core strategy policies.

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 APPLICATIONSR/238 **16/00117/OUT 31 Poyner Road Ludlow SY8 1QT****RESOLVED** (unanimous)

JS/DL

No objection:

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 (4:0:3)
DL/CS

Object

Members requested that more information is provided as to the necessity of having air conditioning condensers and the specification of those proposed. Members 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

Members noted that the repeat cutting of these trees is part of the ongoing management of the riverbank. The area is subject to SSSI and the owner will also require the approval of the Environment Agency.

RESOLVED (unanimous)
PD/JS

No objection

R/245 16/00227/TCA The Friary Corve Street Ludlow

Members reflected that 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.

RESOLVED (unanimous)
JS/MC

No objection

R/246 **16/00467/TCA Castle Weir House, Ludlow**

Members considered that removal of dead wood in this tree is prudent and appropriate.

RESOLVED (unanimous)
JS/MC

No objection

R/247 **16/00453/TCA The Old Rectory 38 Broad Street Ludlow SY8 1NL**

Members agreed that that 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.

RESOLVED (unanimous)
PD/JS

No objection

R/248 **16/00436/FUL The Little House Gravel Hill Ludlow SY8 1QL**

RESOLVED (unanimous)
PD/JS

No objection

Subject to Shropshire Council's Highways support that the gradient of the pavement would be accessible existing pavement is still accessible for pedestrians and users of 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

Councillor Sheward left the meeting at 8:27pm

R/250 **APPEAL TO THE SECRETARY OF STATE – 16/02376/REF**

RESOLVED (5:4:1)
JS/PD

To restate the objections in 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 8:29pm

R/251 South Shropshire Furniture Scheme Project Support Grant Application

**RESOLVED (5:2:0)
JS/CS**

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

R/252 Ludlow Youth Partnership Project Support Grant Application

**RESOLVED (4:2:1)
PD/CS**

To award the grant of £182.40 in support of Ludlow Junior Youth Group arts project.

R/253 Ludlow Green Festival Report

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

**RESOLVED (unanimous)
PD/DL**

To note the report

R/254 Licensing

Members asked if more detailed information is available with the license applications.

**RESOLVED (unanimous)
PD/PK**

To note the license for Astbury Bosi Ltd.

R/255 Road Closures

- i) Dinham Bridge Ludlow
- ii) Temeside Ludlow

**RESOLVED (unanimous)
PD/PK**

i) To note the road closures

ii) Members requested that the Town Clerk write to Shropshire Council Highways for more information on the works to be carried out on Dinham Bridge.

Meeting closed at 8:42 pm

Chairman

Date

NB: No Closed Session minutes will be issued