



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 9th MARCH 2016** at 7pm.

R/256 PRESENT

Chair: Councillor Ginger

Councillors: Councillors Clarke, Gill, M Jones, Kemp, Lyle and Sheward

Officers: Gina Wilding Town Clerk
Stephanie Williams Admin Assistant

Also attending Councillor Perks

R/257 HEALTH & SAFETY

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

R/258 APOLOGIES

Apologies were received from Councillor Draper, Councillor R Jones and Councillor Smithers.

R/259 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

| Cllr | Item | Reason |
|---------|--------------|---------------------|
| Lyle | 16/00518/ADV | Knows the applicant |
| Kemp | 16/01001/TCA | Knows the applicant |
| Sheward | 16/00870/FUL | Knows the Surveyor |
| M Jones | 16/00436/FUL | Knows the applicant |

R/260 PUBLIC OPEN SESSION (15 minutes)

There was one member of the public present.

Mr Perks Honey Meadow, Ludlow

Mr Perks had attended the previous Representational meeting as a member of the public and commented that he have liked to ask Mr Kilby, Planning Services Manager at Shropshire Council how much of the planning applications back log was dealt with by consultantants and how many of these were paid by IP&E. He stated his support for a Neighbourhood Plan and its importance for the future of the town.

Mr Perks said that he was interested in the Appeal to the Secretary of State 15/01472/FUL Solar Farm West of Squirrel Lane, and referred to the proposed development at Foldgate Lane.

He thanked the Town Clerk and members for the Twinning signs on the approach roads to Ludlow.

The Chairman stated that questions can be put in writing for Mr Kilby and forwarded the Town Clerk.

R/261 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There were no Unitary Councillors present. Councillor Boddington sent his apologies.

R/262 MINUTES

Members reiterated that Mr Kilby had informed members that comments on the design of proposed buildings were a planning consideration and asked for this to be confirmed in writing.

RESOLVED (unanimous)

TG/PK

That the minutes of the Representational Committee meetings held on Wednesday 10th February 2016 be approved as a correct record and signed by the Chairman.

R/263 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/264 Ludlow Conservation Area Advisory Committee (LCAAC)**RESOLVED (unanimous)**
CS/TG

- i) To note that the next LCAAC meeting was out of sequence with the Representational Committee meeting on Wednesday 16th March 2016.
- ii) That the Town Clerk write to Mr James Caird, Chair of the LCAAC and reiterate the importance of the LCAAC meeting and the Representational Committee meeting being aligned to enable fully informed consultation of planning applications, within the conservation area.

R/265 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 |
| 14/02846/OUT | PENDING |
| 15/01819/FUL | PENDING |
| 15/04599/LBC | PENDING |
| 15/04586/FUL | PENDING |
| 15/05049/FUL | REGISTERED |
| 15/05125/DEM | UNKNOWN |
| 15/05007/LBC | REGISTERED |
| 15/05374/LBC | REGISTERED |
| 15/05373/FUL | REGISTERED |
| 15/05013/FUL | REGISTERED |
| 16/00117/OUT | PENDING |
| 15/05542/FUL | PENDING |
| 16/00221/FUL | PENDING |
| 15/05373/FUL | PENDING |
| 16/00195/FUL | PENDING |
| 16/00467/TCA | PENDING |

R/266 RESOLVED (unanimous)
GG/PK

That the decisions be noted

| | | |
|---------------------|--|---------------------|
| 15/05561/LBC | 99 Corve Street Ludlow | GRANTED |
| 16/00023/TCA | Holmlands Dinham Ludlow SY8 1GF | NO OBJECTION |
| 16/00007/TCA | 18 Broad Street Ludlow SY8 1NG | NO OBJECTION |

| | | |
|--------------|--|-----------------|
| 15/01259/FUL | Outbuilding North of 81A Corve Street | GRANTED |
| 16/00227/TCA | The Friary Corve Street Ludlow | NO OBJECTION |
| 16/00057/FUL | Claremont Julian Road Ludlow | GRANTED |
| 16/00844/AMP | Proposed residential development Starstile Meadow Ludlow | GRANTED |
| 16/00301/TCA | The Mill House Lower Mill Street Ludlow SY8 1BH | NO OBJECTION |
| 13/02903/OUT | The Queens Galeford Ludlow SY8 1RU | WITHDRAWN |
| 16/05626/FUL | 1 Beech Close Ludlow SY8 2PD | GRANTED |
| 16/00615/AMP | Land adjacent to Burfield Burway Lane SY8 1DT | AMENDED |

PLANNING APPLICATIONS

R/267 **16/00506/LBC 7 Dinham Proposed holiday let Ludlow**

RESOLVED (unanimous)
TG/MC

Object

Members objected to the application because the drawings lacked sufficient detail and there was insufficient clarification of parking provision for the proposed holiday let.

Members also resolved that the proposed holiday let remains a holiday let and is not sold as a separate residential property.

R/268 **16/00426/FUL Forget me Not Sheet Road Ludlow SY8 1LN**

RESOLVED (unanimous)
GG/DL

No objection

- i) Subject to the access to Nurseries Bungalow (property at the rear) remaining unobstructed to allow access for residents and emergency services.
- ii) Severn Trent is contacted to make comments regarding the sewage main that runs near to the proposed property.

R/269 **16/00518/ADV 7 Tower Street SY8 1RL**

RESOLVED (unanimous)
MC/TG

No objection

R/270 **16/00436/FUL The Little House Gravel Hill Ludlow SY8 1QL (amended)**

RESOLVED (unanimous)
GG/DL

No Objection

R/271 **16/00840/TCA Land adjoining Halton Lane Halton Ludlow**
16/00839/TCA Land adjacent to The Cliffe Hotel Ludlow

Members requested that the Town Clerk writes Western Power for clarification as to why the trees are being reduced to varying heights.

RESOLVED (unanimous)
GG/TG

No objection

R/272 **16/00708/OUT 17 Maple Close Ludlow SY8 2PT**

RESOLVED (unanimous)
GG/MC

Object

Subject to clarification regarding:

- i) Main sewage pipe that runs adjacent to the site and shown on the location map, a report is obtained from Severn Trent as there have been problems in the recent years in this area.
- ii) Parking provision for the proposed property in an already heavily congested residential area.
- iii) The reasons why the original building line is being altered.

R/273 **16/00870/FUL Endolea Bromfield Road Ludlow**

RESOLVED (unanimous)
GG/TG

No objection

R/274 **16/01001/TCA Lymore Cottage Livesy Road Ludlow SY8 1EX**

RESOLVED (7:0:1)
GG/DL

No objection

R/275 **16/00879/TPO The Cliff Park Halton Lane Ludlow SY8 2JF**

RESOLVED (unanimous)
GG/PK

No objection

Subject to works being carried out in consultation with Shropshire Councils Tree Officer.

R/276 **16/00996/LBC The Readers House Church Walk Ludlow SY8 1AL**

RESOLVED (unanimous)
GG/TG

No objection

Subject to works being undertaken in close consultation with the Conservation Officer.

R/277 **Ludford Bridge Closure**

RESOLVED (unanimous)
MC/TG

Members expressed serious concerns regarding the length of time Ludford Bridge would be closed, and requested that Shropshire Council carry out a full structural report on the bridge and if this deems the bridge safe then:

- i) That Ludford Bridge should be open as soon as possible.
- ii) To request that Shropshire Council explore alternatives to the current closure and undertake a structure survey to ascertain if the bridge could be opened to vehicles under 3.5 tonnes.
- iii) If the bridge is structurally sound to carry vehicles under 3.5 tonnes, Shropshire Council installs weight restriction signage and secures the area damaged with fixed rails so that the bridge could be opened to light vehicles.

R/278 **Ludford Bridge- Traffic Lights**

RESOLVED (5:0:2)
MC/MJ

That during the closure of Ludford Bridge members were in agreement with Shropshire Council that the safest option was to turn off all of the 3 way traffic lights.

R/279 Road closure Signage on A49 South Approach**RESOLVED (unanimous)
GG/PK**

- i) That the new signage (on the South approach into Ludlow off the A49) is insufficient and traffic including articulated lorries were still trying to access the town centre via Ludford Bridge.
- ii) That improved signage is urgently needed to state that there is 'No Access to the Town Centre via Ludford Bridge' and 'Access Only' to The Charlton Arms, Ludford, Overton Grange Hotel, Overton Service Station, Ludlow Cattle Market, Ludlow Touring Park and Whitcliffe Common.
- ii) That a clearly marked diversion route was also required to send out the message that Ludlow was open for business.

R/280 Dinham Bridge**RESOLVED (unanimous)
GG/MC**

To noted that the closure of Dinham Bridge is postponed until repairs to Ludford are completed.

R/281 Road Closure – Temeside Ludlow**RESOLVED (unanimous)
GG/DL**

That the Town Clerk write to Shropshire Council stating that the planned road closure at Temeside from 23rd March -31st March 2016 should be postponed until Ludford Bridge is reopened because the works will create unnecessary congestion that will exacerbate the detrimental impact of the town.

R/282 APPEAL TO THE SECRETARY OF STATE – 15/01472/FUL Solar Farm West of Squirrel Lane (formerly referred to as Henley Hall Solar Farm)**RESOLVED (unanimous)
GG/MC**

That the Town Clerk write to Shropshire Council and reiterate the comments made on 10th June 2016 by the Representational Committee.

R/29 15/01472/FUL Henley Hall Solar Farm

Councillor Draper thanked the Unitary Councillors and Mr Middleton for their comments on the Henley Hall Solar Farm. Councillor Draper was of the opinion that the land would be of greater benefit to the community for recreational

purposes and to the maintain the thriving wildlife in the area as damage to hedgerows, trees and ponds would take many years to re establish themselves.

Councillor Draper referred to the following comment from Tim Dobson CEO of Switch 2 Renewable, *“that the company says around two thirds of the energy created by the site at Red Lodge is lost when it's transported.*

Tim Dobson, from Switch 2 Renewable, says that means it's not producing enough electricity to be useful to the National Grid”.

Councillor Draper referred to the following statements from the 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.

Councillor Sheward raised his concerns about tonights meeting and the committees ability and expertise to comment and object to this application. He also agreed with the comments made on the visual impact and the effects on recreation and tourism.

RESOLVED (3:0:1)

RS/TG

Object: LTC members agreed on the following points:

- The site was unsuitable
- The detrimental effect on the countryside, recreation, the visual aspect and the wildlife.
- The Paragraphs 115 and 128 of the National Policy and Planning Framework supported members concerns.

Meeting closed at 7:55 pm

Chairman

Date

NB: No Closed Session minutes will be issued