



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 6<sup>th</sup> APRIL 2016** at 7pm.

### R/283 PRESENT

Chair: Councillor Ginger

Councillors: Councillors Clarke, Draper, Gill, Lyle and Sheward

Officers: Gina Wilding Town Clerk  
Charlotte Ambrazas Admin Assistant

Also attending Councillor Parry, Ben Williscroft

### R/284 HEALTH & SAFETY

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

### R/285 APOLOGIES

Apologies were received from Councillor Jones, Councillor Kemp and Councillor Smithers.

### R/286 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests  
None

Conflicts of interest  
None

Personal Interest

Cllr	Item	Reason
Lyle	16/01107/TCA 16/01267/TCA 16/01200/TCA Item 16	Knows the applicant Knows the applicant Knows the applicant Knows the applicant
Draper	16/01267/TCA 16/01055/FUL	Knows the applicant Knows the applicant
Ginger	16/01156/FUL 16/01172/ADV 16/00761/FUL	Knows the applicant Knows an objector Knows an objector

**R/287 PUBLIC OPEN SESSION (15 minutes)**

There were six members of the public present.

Mr David Currant Steventon House Ludlow.

Mr Currant commented that he was representing Ludlow 21 transport group and made a brief introduction to the “20 is Plenty For Us” proposing that Ludlow joins the national campaign for a community wide 20mph speed limit in urban and residential areas of the town to enable safer and healthier local communities. Mr Currant provided a copy of his notes.

The Chairman stated that the matter could be addressed at a future meeting.

Mr Vaughan Bringewood Burway Lane Ludlow.

**16/00917/CPE** Mr Vaughan stated that his mother was a neighbour and the other neighbour was Mr Asquith and both neighbours had concerns regarding the plans submitted because the footprint of the proposed property was considerably larger and as proposed it was intrusive and overbearing for both neighbours.

He stated that neither neighbour would have an objection to the proposed dwelling if it was set back 2.5m towards the road (north) as this would follow the existing building line and avoid blocking light and detrimentally impacting on the amenity of neighbouring properties.

Mr Vaughan also suggested that during the works screens could be used to protect the neighbouring properties from dust and debris.

The Chairman thanked Mr Vaughan.

Mr Robin Pote 14 Castle Street Ludlow Ludlow Town Centre Residents Association (LTCRA).

Mr Pote made a statement in support of the 20mph “20’s Plenty For Us” and stated that LTCRA are collecting evidence to support this campaign and they would provide it to Ludlow Town Council.

**R/288 LUDLOW’S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There was one Unitary Councillor present. Councillor Parry.

Cllr Parry stated that she had spoken to the residents at the Gables and she was in agreement that the reinstatement of the stone wall fronting the site of application 16/01156/FUL had previously been set as a planning condition by Shropshire Council and had been pursued as an enforcement issue by the Conservation Officer. She stated that the removal of the stone wall was detrimental to the historic street scene of an area on the outskirts of the conservation area.

**R/289 MINUTES**

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

That the minutes of the Representational Committee meeting held on Wednesday 09<sup>th</sup> March 2016 be approved as a correct record and signed by the Chairman.

**R/290 LUDFORD BRIDGE**

The Chairman introduced a report from the Town Clerk and asked members to consider putting the matter the next committee agenda

**RESOLVED (unanimous)**  
**GG/PD**

- i) To note Ludford Parish Council's recommendation to Shropshire Council for the Prohibition of Heavy and Long HGVs on Ludford Bridge and the permanent adoption of the diversion route in force during the closure of Ludford Bridge
- ii) To note that Shropshire Council's overall spend on Ludford bridge since 2003 is £179,159.00 and of this £2,044.00 is attributed to accident damage.
- iii) To consider the long term viability of large HGV lorries accessing via alternative routes with a height restriction, a very sharp bend, a very narrow road, or turning right across fast moving A road traffic; and consider the impact on Ludlow's established businesses, the local economy, residents, and visitors at Representational Committee meeting on 4 May 2016.

**R/291 ITEMS TO ACTION**

The Chairman thanked staff for completing the items to action.

**RESOLVED (unanimous)**  
**GG/PD**

To note the items to action

**R/292 Ludlow Conservation Area Advisory Committee (LCAAC)**

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

To note the tabled minutes of the meeting Wednesday 10<sup>th</sup> February 2016 and Wednesday 16<sup>th</sup> March 2016.

R/293 **NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**  
**SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED** (unanimous)  
**GG/PD**

That the decisions be noted

<b>12/04328/OUT</b>	<b>PENDING</b>
<b>13/02286/FUL</b>	<b>REGISTERED</b>
<b>14/02846/OUT</b>	<b>PENDING</b>
<b>15/01819/FUL</b>	<b>PENDING</b>
<b>15/04599/LBC</b>	<b>PENDING</b>
<b>15/04586/FUL</b>	<b>PENDING</b>
<b>15/05049/FUL</b>	<b>REGISTERED</b>
<b>15/05125/DEM</b>	<b>UNKNOWN</b>
<b>15/05007/LBC</b>	<b>REGISTERED</b>
<b>15/05374/LBC</b>	<b>REGISTERED</b>
<b>15/05373/FUL</b>	<b>REGISTERED</b>
<b>15/05013/FUL</b>	<b>REGISTERED</b>
<b>16/00117/OUT</b>	<b>PENDING</b>
<b>15/05542/FUL</b>	<b>PENDING</b>
<b>16/00221/FUL</b>	<b>PENDING</b>
<b>15/05373/FUL</b>	<b>PENDING</b>
<b>16/00195/FUL</b>	<b>PENDING</b>
<b>16/00467/TCA</b>	<b>PENDING</b>

<b>15/05561/LBC</b>	<b>99 Corve Street Ludlow</b>	<b>GRANTED</b>
<b>16/00023/TCA</b>	<b>Holmlands Dinham Ludlow SY8 1GF</b>	<b>NO OBJECTION</b>
<b>16/00007/TCA</b>	<b>18 Broad Street Ludlow SY8 1NG</b>	<b>NO OBJECTION</b>
<b>15/01259/FUL</b>	<b>Outbuilding North of 81A Corve Street</b>	<b>GRANTED</b>
<b>16/00227/TCA</b>	<b>The Friary Corve Street Ludlow</b>	<b>NO OBJECTION</b>
<b>16/00057/FUL</b>	<b>Claremont Julian Road Ludlow</b>	<b>GRANTED</b>
<b>16/00844/AMP</b>	<b>Proposed residential development Starstile Meadow Ludlow</b>	<b>GRANTED</b>
<b>16/00301/TCA</b>	<b>The Mill House Lower Mill Street Ludlow SY8 1BH</b>	<b>NO OBJECTION</b>
<b>13/02903/OUT</b>	<b>The Queens Galeford Ludlow SY8 1RU</b>	<b>WITHDRAWN</b>
<b>16/05626/FUL</b>	<b>1 Beech Close Ludlow SY8 2PD</b>	<b>GRANTED</b>
<b>16/00615/AMP</b>	<b>Land adjacent to Burfield Burway Lane SY8 1DT</b>	<b>AMENDED</b>

**PLANNING APPLICATIONS****R/ 294     16/01156/FUL Land Adjacent to telephone exchange Lower Galdeford Ludlow Shropshire SY8 1RT**

Members raised concerns regarding the high level of traffic and pedestrian congestion in the area and the significant number of competing priorities for drivers and pedestrians to consider.

**RESOLVED (unanimous)  
GG/TG**

Object

- i) Members objected to the proposed development because the building is oversized for the plot; and the siting and mass of the development are inappropriate.
- ii) The oversized building extends beyond the existing building line and significantly reduces parking on the site.
- iii) Members stated that full reinstatement and maintenance of the stone wall was of utmost importance to the site. The lack of the stone wall was to the significant detriment of the historic environment of the street scene and the visual amenity of the area. To this end, members ask that the Conservation Officer enforces the conditions of the approval granted to 13/05045/FUL on 27<sup>th</sup> January 2014.

Cllr Clarke left the room at 7.22

Cllr Clarke returned at 7.25

**R/295     16/01103/TCA Meran Linney Ludlow SY8 1EE**

Members considered that his mature birch, although not prominently visible from the Linney because of adjacent trees, is a distinct feature in the tree cover of the foreground when viewed from Castle Square car park.

The only argument given for its removal is that it is "becoming brittle after storm damage". From inspection there is no evidence of storm damage nor was there and accumulation of the twigs and branches which one might expect if it was "becoming brittle"

The representative of the applicant was more concerned with the likelihood of damage to the house if the tree were to fall since it stands within tree height of the house. However, by this criterion many of the valued trees of Ludlow would be condemned.

**RESOLVED (unanimous)  
GG/PD**

Object

The tree has sufficient public amenity value to justify a tree preservation order to prevent felling and recommend that the County Tree Officer act quickly to place the tree under a TPO

**R/296     16/01107/TCA St Leonards Churchyard**

Members considered the re-submission of the application made in November 2015 to fell a large ash and adjacent conifer. The new element in the application is the commitment to replant with a fastigate oak (variety not specified) on adjacent ground.

**RESOLVED (unanimous)  
GG/DL**

No objection

Subject to the planting of a replacement specimen tree.

**RESOLVED  
GG/PD (unanimous)**

That in accordance with the Archaeological Officers recommendation the tree should be cut level with the ground and left to rot.

**R/297     16/01267/TCA Avondale 57 Temeside Ludlow SY8 1JT**

**RESOLVED (unanimous)  
GG/PD**

No Objection

**R/298     16/01200/TCA Dyddle Cottage 21 Dinham Ludlow SY8 1EJ**

**RESOLVED (unanimous)  
GG/DL**

No Objection

**R/299     16/05013/FUL Winford Sandpits Road Ludlow SY8 1HL**

**RESOLVED (unanimous)  
GG/PD**

Objection

Members agreed that the grounds for the previous objections still stood from 13/1/2016.

**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.*

**R/300      16/01055/FUL 18 Wheeler Road Ludlow SY8 1JD**

**RESOLVED (unanimous)  
GG/TG**

No objection

- i) Members wished to raise a validation matter with Shropshire Council. The sheet of drawing submitted for this application are drawn in different scales and are therefore not comparable. Plan and elevation drawing should be presented in the same scale to enable meaningful comparison and understanding.

Submission of drawings in different scales should not be permitted because it creates misleading information and introduces unnecessary complication into the process.

**R/301      16/01067/FUL 9 Warrington Gardens Ludlow SY8 1JD**

**RESOLVED (unanimous)  
TG/DL**

Objection

The NPPF states that applications should provide adequate information. Members were unable to consider the application because the drawings do not convey sufficient detail.

**R/302      16/01182/FUL 132 Corve Street Ludlow SY8 2PG**

**RESOLVED (unanimous)  
GG/TG**

No Objection to change of use

Members noted that an advertising consent application had not been made and asked to receive a copy of the advertising consent application for comment.

**R/303      16/00978/FUL The Old Barn Steventon New Road Ludlow SY8 1LE**

**RESOLVED (unanimous)  
DL/TG**

No Objection

**R/304**      **16/00761/FUL Harvest House Portcullis Lane Ludlow SY8 1PZ**

**RESOLVED** (unanimous)  
**CS/TG**

No Objection

Members approved of the sensitive use of design that mirrored the existing building and supported the aims of the Foyer.

However, members did feel that the concerns of neighbours regarding overlooking should be addressed and suggested that appropriate boundary vegetation, such as a suitable tree, should be used for screening.

**R/305**      **16/01172/ADV Harvest House Portcullis Lane Ludlow SY8 1PZ**

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

No Objection

Subject to:

- i) The lettering is back lit and not illuminated.
- ii) The historically correct name 'Marston' should be used throughout the signage to reflect the signage of the original building

**R/306**      **16/01035/FUL 1 The Courtyard 19 Lower Galeford Ludlow**

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

Object

- i) Members agreed that there are a number of empty commercial properties in Ludlow and it would be beneficial to the town street scene that empty shops are filled.
- ii) Smaller and therefore more affordable residential properties are in short supply in Ludlow and should be retained when possible.

**R/307**      **16/01219/AMP MW & Knight & Sons Ltd Workshop Buildings Bromfield Road Ludlow**

**RESOLVED** (unanimous)  
**GG/PD**

Support



Members supported the application because it provided additional parking for visitors

**R/308     16/01015/FUL Foldgate House Steventon Ludlow SY8 4BN**

**RESOLVED (unanimous)  
GG/PD**

No Objection

**R/309     16/00788/REM (15/01292/OUT) Bankside Burway Lane Ludlow**

**RESOLVED (unanimous)  
GG/DL**

Objection

Members objected the current proposal because the position of the building created an overbearing intrusion on the neighbouring properties and had a significantly detrimental impact on their amenity.

However, members would support a proposal that if the footprint of the building was moved to the north (forward in the plot) by 2 / 2.5m to bring it in line with the existing rear building line.

Members also supported the neighbours request for courtesy fencing was to be erected during the works.

**R/310     16/00917/CPE Bringwood Burway Lane Ludlow SY8 1DT**

Members noted that Shropshire Council had judged the application satisfied the criteria for permitted development.

**RESOLVED  
GG/PD (unanimous)**

No Objection

**R/311     16/01133/DIS 15 Dinham Ludlow SY8 1EJ**

**RESOLVED  
GG/TG (unanimous)**

Object

- i) Members felt that bright chrome door furniture is inappropriate
- ii) Member ask that the owners liaise with the Conservation Officer to retain the existing door furniture or use good quality non-lacquered brass door furniture.

**R/312     16/01412/FUL The Cottage St Julians Avenue Ludlow SY8 1ET**

**RESOLVED**  
**GG/PD (unanimous)**

No Objection

**R/313**     **16/01386/FUL The Rectory 4 College Street Ludlow SY8 1AN**

**RESOLVED**  
**GG/PD (unanimous)**

No Objection

**R/314**     **16/01387/LBC The Rectory 4 College Street Ludlow SY8 1AN**

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

No Objection

Subject to:

- i) Ongoing consultation with the Conservation Officer and Historic England
- ii) Shropshire Council to notify the town council of any alterations

**R/315**     **16/01365/FUL Daycroft Henley Road Ludlow SY81RA**

**RESOLVED**  
**GG/PD (unanimous)**

No objection

**R/316**     **Upper Raven Lane Ludlow**

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

- i) Shropshire Council undertakes consultation with residents of Raven Lane.
- ii) To establish if residents would like to retain the status quo or would prefer the introduction of double yellow lines to prevent all on street parking

**R/317**     **Licensing application Corve Street**

Members noted that there was no seating plan with the application, and capacity would be a matter for the fire regulations

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

No Objection to the proposed opening hours

**R/318**     **Draft Supplementary Planning Documents (SPD) Consultation**

**RESOLVED**

**CS/TM (unanimous)**

Members noted the Supplementary Planning Documents are good planning practice and support existing policies including SAMDev and Core Strategy.

**R/319 Suspend Standing Orders****RESOLVED****GG/PD (unanimous)**

To suspend standing order 11a to reconsider 16/01107/TCA St Leonards Churchyard

**R/320 16/01107/TCA St Leonards Churchyard****RESOLVED****GG/PD (unanimous)**

That in accordance with the Archaeological Officers recommendation the tree should be cut level with the ground and left to rot.

**R/321 Re-instate Standing Orders****RESOLVED****GG/PD (unanimous)**

To re-instate standing orders

**R/322 Street Naming**

The Town Council have objected to the design of the Stone House site and believe that the pastiche style of the development would be an inappropriate development to be connected to the name of such an eminent historian. However, the town council fully support a suitable street being named after the late David Lloyd.

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

- i) Ludlow Town Council welcomes the opportunity to recognise and commemorate the significant contribution made to the history and heritage of Ludlow by the eminent historian David Lloyd.
- ii) The town council compile a list of eminent deceased residents of the Ludlow for future Street Naming.
- iii) Public consultation takes place at the Annual Town Residents Meeting (ATRM)
- iv) The Town Clerk informs the resident who proposed naming a street after the late David Lloyd of the Committee's resolution.

**R/323 Shropshire Furniture Scheme**

**RESOLVED**  
**GG/PD (unanimous)**

That the letter of thanks form Shropshire Furniture Scheme be noted.

**R/324 Material Planning Considerations**

**RESOLVED**  
**GG/PD (unanimous)**

That the list of material planning considerations relating to valid objections be noted

Meeting closed at 8.36pm

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Chairman

Date

NB: No Closed Session minutes will be issued