



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 4<sup>th</sup> MAY 2016** at **7pm**.

### R/325 **PRESENT**

Chair: Councillor Ginger

Councillors: Councillors Clarke, Draper, Gill, R Jones and Sheward

Officers: Stephanie Williams Administration Assistant

Also attending Councillor Boddington, Ludlow North

### R/326 **HEALTH & SAFETY**

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

### R/327 **APOLOGIES**

Apologies were received from Councillor R Jones, Councillor Kemp and Councillor Lyle.

### R/328 **DECLARATIONS OF INTEREST**

#### Disclosable Pecuniary Interests

None

#### Conflicts of interest

<b><u>Cllr</u></b>	<b><u>Item</u></b>	<b><u>Reason</u></b>
Clarke	17	Business on Lingen Road
Draper	17	Business owner on Lingen Road
Ginger	19	Business on Corve Street

#### Personal Interest

<b><u>Cllr</u></b>	<b><u>Item</u></b>	<b><u>Reason</u></b>
Draper	16 (i) 17 19	Patron of Friends of St. Leonards Business Owner on Lingen Road Manufacturer of components
M Jones	16/01751/LBC 16/01750/FUL	Customer of Lloyds Bank

Smithers	16/01751/LBC 16/01750/FUL	Customer of Lloyds Bank
Sherward	Lower Corve Street	Quakers House meeting group

**R/329 PUBLIC OPEN SESSION (15 minutes)**

There were four members of the public present.

The chair informed the public that a presentation of the revised plans for the Stone House site would follow the public open session and he hoped they would stay. He explained that the plans were still undergoing revision with Shropshire Council and had not been officially submitted to the planning authority.

Once the developer Purcell had re- submitted the revised plans to the planning authority Shropshire Council comments could be made by the public at a Representational Committee meeting or online via the Shropshire Council planning portal.

**R/330 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There was one Unitary Councillor present, Councillor Boddington, Ludlow North.

**Stone House Development**

Councillor Boddington commented that the revised plans for the Stone House site had been improved, but there was still room for improvement.

**Bromfield Road**

The safe crossing provision for pupils of Ludlow School was discussed at the Southern Area Planning Committee and the safer option would be to position the zebra crossing on Bromfield Road as this is the most used pedestrian access to the school. Pupils will be crossing this road to access the shop at the new petrol station.

**R/331 MINUTES****RESOLVED (unanimous)  
GG/PD**

That the minutes of the Representational Committee meeting held on Wednesday 6<sup>th</sup> April 2016 be approved as a correct record and signed by the Chairman.

**R/332 ITEMS TO ACTION**

The Chairman thanked staff for completing the items to action.

**RESOLVED (unanimous)  
GG/PD**

To note the items to action

**R/333 Ludlow Conservation Area Advisory Committee (LCAAC)****RESOLVED (unanimous)  
GG/CS**

To note the minutes of the meeting Wednesday 6<sup>th</sup> April 2016 and the agenda of 4<sup>th</sup> May 2016.

**R/334 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	REGISTERED
14/02846/OUT	PENDING
15/04599/LBC	PENDING
15/04586/FUL	PENDING
15/05049/FUL	REGISTERED
15/05125/DEM	UNKNOWN
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
16/00506/LBC	REGISTERED
16/00426/FUL	REGISTERED
16/00436/FUL	REGISTERED
16/00840/TCA	REGISTERED
16/00708/OUT	REGISTERED
16/01156/FUL	PENDING
16/01267/TCA	PENDING
16/01200/TCA	PENDING
16/01172/ADV	PENDING
16/01055/FUL	PENDING
16/01067/FUL	PENDING
16/01182/FUL	PENDING
16/00978/FUL	PENDING
16/00761/FUL	PENDING
16/01035/FUL	PENDING
16/01219/AMP	PENDING
16/01015/FUL	PENDING
16/00788/REM	PENDING

**R/335    SHROPSHIRE COUNCIL DECISIONS****RESOLVED (unanimous)  
GG/JS**

That the decisions be noted

<b>15/05013/FUL</b>	<b>Winford Sandpits Road Ludlow</b>	<b>REFUSED</b>
<b>16/01133/DIS</b>	<b>15 Dinham Ludlow SY8 1EJ</b>	<b>GRANTED</b>
<b>16/00870/FUL</b>	<b>Endolea Bromfield Road Ludlow SY8 1DR</b>	<b>GRANTED</b>
<b>16/01001/TCA</b>	<b>Lymore Cottage , Livesey Road, Ludlow, Shropshire, SY8 1EX</b>	<b>NO OBJECTION</b>
<b>16/00996/LBC</b>	<b>The Readers House , Church Walk, Ludlow, Shropshire, SY8 1AL</b>	<b>GRANTED</b>
<b>16/00436/FUL</b>	<b>The Little House , Gravel Hill, Ludlow, Shropshire, SY8 1QL</b>	<b>GRANTED</b>
<b>16/01103/TCA</b>	<b>Meran Linney Ludlow</b>	<b>OBJECT</b>
<b>15/05049/FUL</b>	<b>Land North of Brand Lane Ludlow</b>	<b>GRANTED</b>
<b>16/00195/FUL</b>	<b>15 Charlton Rise Ludlow SY8 1ND</b>	<b>GRANTED</b>
<b>16/01107/TCA</b>	<b>St Leonards Churchyard Corve Street Ludlow SY8 1DL</b>	<b>NO OBJECTION</b>
<b>16/00506/LBC</b>	<b>7 Dinham Ludlow proposed holiday let</b>	<b>GRANTED</b>

**R/336    PRESENTATION OF REVISED PLANS AT STONE HOUSE**

The presentation of the revised scheme at Stone House Ludlow was made by Purcell Developers and Zebra Architects. The scheme has been reformed following previous comments made by Ludlow Town Council, Ludlow Area Advisory Committee, Ludlow Civic Society and residents of Ludlow.

The revised scheme is completely different from the previous one, it is now a joint venture with Churchill Living (Sheltered Housing) Purcell have been engaging with planning officers at Shropshire Council and the scheme is still a working progress and an expectable resolution is hoped to be reached.

The revised scheme included:

- More green space
- Individual finishes on the properties in line with the conservation area
- 48 units in total, 24 parking spaces

- 4 affordable housing units
- Lower roof lines towards Corve Street
- Improved access roads

The Chair thanked Purcell Developers and Zebra Architects for the presentation and informed members of the public that when the plans are resubmitted to Shropshire Council comments could then be made.

Members considered the scheme an improved proposal for the site.

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

Representational Committee would make formal comments to Shropshire Council once the revised application is submitted to the planning authority.

### **PLANNING APPLICATIONS**

**R/337**     **16/01751/LBC Lloyds Bank Broad Street Ludlow**  
**16/01750/FUL Lloyds Bank Broad Street Ludlow**

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

No objection

**R/338**     **16/00404/FUL Hillcroft Gravel Hill Ludlow SY8 1QU**

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

No objection

**R/339**     **16/01767/DIS Land Adjoining Linney House Ludlow SY8 1EE**

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

To object to the discharge of the condition because members believed that a revised plan would be submitted.

Members requested a full archaeological report is carried out because the site was previously a Carmelite Friary in the 1300's.

Members queried that trees they had previously objected to being removed had now been removed.

**R/340**     **16/01547/TCA Boyne House Broad Street Ludlow SY8 1NL**

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

## Object

This tree has sufficiently high public amenity to warrant a TPO to prevent the proposed works.

The oak tree is clearly visible from Lower Raven Lane where its prominent crown provides the only significant natural punctuation in what is otherwise a continuous line of buildings. Although not rare it has good natural form and, as noted in relation to the previous application, has an important screening function in front of another tree of which the natural form has been destroyed by crown reduction. The applicant identifies no faults or hazards in the crown nor any aspect of nuisance which would justify the proposed work as expedient.

**R/341 16/01615/TCA 2 Trinity Cottages Julian Road Ludlow SY8 1HA**

**RESOLVED (unanimous)  
GG/CS**

No objection

**R/342 16/01592/FUL Elim Christian Centre Lower Galeford Ludlow SY8 1RT**

**RESOLVED (unanimous)  
GG/PD**

No objection

Subject to an archaeological report being undertaken on the historic site which was originally close to the Augustina Friary in the 13<sup>th</sup> Century.

**R/343 16/01865/FUL New Street Ludlow SY8 2NJ**

**RESOLVED (unanimous)  
GG/TG**

No objection

**R/344 Appeal 16/02425/REF (14/04215/OUT) Development Land to the South of Burway Lane Ludlow**

The Chair informed members that he has spoken to Councillor Boddington and has requested that Shropshire Council extend the period of representation for 30 days to enable LTC and members of the public to make comment.

**RESOLVED (unanimous)  
GG/JS**

To reiterate previous comments from 5<sup>th</sup> November 2014 as detailed below:

*Object*

*The highways survey by the developers underestimated the likely levels of traffic to be generated. There are highway safety issues relating to vehicular access, lack of passing points and lack of footpaths in some parts especially beyond Haybridge.*

*The highway up to the point of Haybridge measurements are inaccurate and the estimated traffic flow at peak times is unrealistic.*

*The area is outside SAMDev development boundary. The proposed development will be detrimental to the visual amenity of an historic town.*

**R/345**      **LUDFORD BRIDGE**

Members agreed that LTC have to consider the broader picture on the effects of a HGV restriction into Ludlow over Ludford Bridge. Alternative routes have been found whilst the bridge has been closed but these are not easy to navigate.

Members discussed 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.

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

The long term solution would be for Shropshire Council to install a roundabout at the north approach to Ludlow on the A49 to enable HGV's to access Ludlow without negotiating the corner in Upper Galeford.

**R/346**      **LUDFORD BRIDGE SIGNAGE****RESOLVED**  
**GG/MC (unanimous)**

Members agreed that improved signage is required to warn HGV drivers of the height restrictions in Lower Broad Street to prevent vehicles entering the street.

Members requested that the Town Clerk write to Shropshire Council to advise that the current signage to warn HGV drivers of the height restrictions in Lower Broad Street is inadequate and in the wrong area position.

The signage needs to be positioned further back along Overton Road to prevent HGV's reaching the bridge and turning into Lower Broad Street and in a suitable position for HGV's to see.

**R/347**      **21 VISION GROUP**

Members noted the comments made by Councillor Clark on the report from 21 Vision that in theory the report outlines the good practice but the following points were raised:

- Who would police the suggested 20mph limit in the town as there are currently 20mph limits in some areas of the town that are not policed.
- How many incidents that have been reported
- What costs would be incurred and who will cover these.
- The examples given in the information are in cities
- What is reasonably practicable

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

Members agreed that LTC representatives will attend the 21 Vision meetings and Councillor Smithers and Councillor Sheward agreed to attend. Members will be informed of the meeting dates to enable equal accessibility to all members to attend the meetings.

R/348

**CAMP LANE DINHAM****RESOLVED****GG/MC (unanimous)**

Members requested that the Town Clerk write to Shropshire Council and request that the width restriction is monitored by Shropshire Council for a 12 month period following the installation of the new 'Width Restriction' signage being installed.

R/349

**BROMFIELD ROAD CROSSING & TRAFFIC CALMING****RESOLVED****PD/TG (unanimous)**

That the proposed zebra crossing should be installed according to the original plan (site 1) in Bromfield Road because Bromfield Road is the route that the majority of pupils use to Ludlow School.

Members support the advice submitted to Shropshire Council by Highways on 26<sup>TH</sup> January 2015:

*Pedestrian and cycle facilities: Whilst it is acknowledged that the majority of customers using the convenience store will be customers of the petrol filling station, it is anticipated that due to its location a percentage of the customers to the convenience store will walk or cycle to the store.*

*It is acknowledged that a pedestrian crossing is located to the north of the junction with Bromfield Road, which will provide an opportunity for the majority of pedestrians to cross the carriageway in advance of the development.*

*However, it is recommended that consideration is given to providing an informal crossing point (dropped kerb/tactile paving) in the vicinity of the development to assist pedestrians crossing Coronation Avenue. Details of any proposed improvements should be supported in association with the construction details of the proposed access prior to the commencement of the development. It is*



*recommended that the following condition are attached to any permission granted*

**R/350 GRANT APPLICATION FRIENDS OF ST. LEONARDS CHURCHYARD**

Members praised the work of the Friends of St. Leonards Churchyard on restoring and maintaining the area.

**RESOLVED**  
**PD/MJ (6:0:1)**

To support the grant application of £175.00.

**R/351 GRANT APPLICATION WORKING TOGETHER**

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

To support the grant application of £300.00

**R/352 LINGEN ROAD LUDLOW**

LTC have previously made comments on the application 14/014220/FUL Conversion of warehouse to soft play facility to include relocation of existing cafe and change of use; formation of secure bespoke parking area and creation of level pedestrian access from pavement

**RESOLVED**  
**TG/MC (unanimous)**

- i) That the proposed double yellow lines are unworkable due to enforcement difficulties regarding the considerable distance between Lingen Road and the Town Centre
- ii) The committee's original comments from 12<sup>th</sup> May 21014 are provided to Shropshire Council:  
*Members appreciated that there is a need for such a facility in Ludlow, but were concerned over health and safety issues with additional pedestrians, mainly of which will be children in an already busy industrial area.*

*Members agreed that the proposed soft play/family facility would be incompatible with the business currently in the warehouse.*

- iii) The issue could be resolved if Monkey Mania provides adequate onsite parking.

**R/353 LOWER CORVE STREET**

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

Members agreed due to the high increase in the volume of traffic once the petrol station is open LTC will consider at a further juncture a one way traffic road order

in Lower Corve Street subject to a full consultation with all residents and businesses in the area.

**R/354 CORVE STREET BUS SHELTER**

**RESOLVED**  
**TG/CS (6:0:1)**

To support a bus shelter being installed in Corve Street.

Subject to:

- i) The shelter is positioned at the existing bus stop
- ii) The structure is transparent and will not detract from the existing street scene within the conservation area.
- iii) The design is approved by the LCAAC, Civic Society and the Conservation Officer
- iv) Shropshire Council grant is received for 75% of the cost

**R/355 LUDLOW STREET NAMES**

**RESOLVED**  
**TG/JS (unanimous)**

- i) That a 6 month nomination period is open for residents to put forward the names of deceased eminent people who had made a significant contribution to Ludlow.
- ii) In November 2016, members would consider the nominations and put these forward to Shropshire Council.

**R/356 TREE PRESERVATION ORDER (TPO) – LAND AT SANDPITS ROAD & WHITBREAD ROAD**

**RESOLVED**  
**TG/JS (unanimous)**

To support amendments that T3 7 T4 are removed from the TPO; and T2 lime and T1 beech tree remain protected by the TPO.

Members would appreciate the replanting of trees on the site

The Resolution made on 21<sup>st</sup> October 2015 remains appropriate:

*Expert site supervision and detailing during the demolition and construction phases to ensure the long term preservation of well-established trees of significant public amenity*

Meeting closed at 8.28pm

\_\_\_\_\_  
Chairman  
NB: No Closed Session minutes will be issued

Date