



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 29<sup>th</sup> JUNE 2016** at 7pm.

### R/357 **PRESENT**

- Chair: Councillor Ginger
- Councillors: Councillors Clarke, Draper, Gill, M Jones, Kemp, Lyle, Sheward and Smithers
- Officers: Gina Wilding, Town Clerk  
Charlotte Ambrazas, Administration Assistant
- Also attending Patrick Downes, Willsgrove Developments  
Nick Hawkes, Willsgrove Development Ltd  
Ben Williscroft, Senior Conservation Officer  
Councillor V Parry, Shropshire Unitary Council

### R/358 **HEALTH & SAFETY**

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

### R/359 **APOLOGIES**

Apologies were received from Councillor R Jones

### R/360 **DECLARATIONS OF INTEREST**

#### Disclosable Pecuniary Interests

None

#### Conflicts of interest

None

#### Personal Interest

Cllr	Item	Reason
Draper	15	Patron of Friends of St. Leonards
Ginger	16 16/01156/FUL	Shopkeeper Knows applicant
Lyle	16/02444/FUL	Knows applicant

**R/361 PUBLIC OPEN SESSION (15 minutes)**

There were nine members of the public present.

The chair invited members of the public to speak.

**Mr Roger Moore Downton View Ludlow****16/00917CPE Bankside Burway Lane Ludlow SY8 1DT****16/00788REM Bankside Burway Lane Ludlow SY8 1DT**

Mr Moore said he was in negotiations to purchase the Bringewood adjacent to Bankside Burway Lane and was concerned about the boundary, the roof and the hardstanding areas. Would there be adequate surface water drainage at the property?

*I am currently negotiating to purchase the neighbouring bungalow, Bringewood on Burway Lane. On 6<sup>th</sup> April 2016, the committee received a statement from Mr Vaughan outlining concerns about the potential impact of the proposed redevelopment of Bankside on neighbouring properties. I am unaware of what further action may have been taken on the Bankside application, though that may be clarified in the mins you receive today.*

*I wish to raise an additional concern. On the latest plans I have seen, the entire hard standing parking area and part of the sloping roof of the proposed garage about the boundary with Bringewood. The plans make no provision for the drainage of groundwater at these points. This could have adverse implications for Bringewood, where the ground level is considerably lower.*

*I should be grateful if this concern could be noted and referred for consideration by the appropriate authority.*

The Chairman replied that the owner of Bankside Burway seemed to have taken neighbour's comments on board in amendments made to the plans; and stated that surface water drainage should comply with building regulations.

**Mr Robert Reed The Maltings Ludlow****16/02345/FUL The Snickett Corve Street Ludlow SY8 1RY**

Mr Reed lives opposite the property and objects to the planning application because it would change the character of the historic building and the passageway with a loss of amenity to the neighbours. The intended use of the roof garden would be a recreational area 12 sq. metre at 1<sup>st</sup> floor level. The potential noise pollution would not be acceptable. Also there would be a loss of light to Mr Reed's property from the proposed 1.6 meters high wall. He queried the accuracy of the illustrations submitted and said a site notice had not been displayed.

**Bonnie Hughes St Margaret Road Ludlow****9 Tower Street Ludlow One Stop Store**

Bonnie Hughes asked if a planning application for the development of the One Stop Stores in Ludlow would be submitted.

The Chairman confirmed that a pre application presentation was made and a full planning application will be submitted in due course.

**R/362 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There was one Unitary Councillor present, Councillor Parry.

**Harvest House Development**

Cllr Parry fully supports the Foyer but objects to the shape of the four storey building as it will affect the aesthetics of Ludlow.

**R/363 MINUTES**

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

That the minutes of the Representational Committee meeting held on Wednesday 1<sup>st</sup> June 2016 be approved as a correct record and signed by the Chairman.

**R/364 PRE PLANNING APPLICATION PRESENTATION**

**Willsgrove Developments Ltd - Former Quarry, Fishmore Road Ludlow**

Patrick Downes of Willsgrove Developments introduced a pre planning application presentation for the site on the former quarry, Fishmore Road Ludlow.

Surveys of the site and investigations have already taken place. The north wall will require an engineering solution ie: drilling / a crib lock system to stabilise the wall, making it safe for purpose.

The application consists of 74 units. 31 two bedroom properties, 38 three bedroom properties and 5 four bedroom properties.  
The development will offer affordable housing to people.

Members were concerned about the stability of the site due it being a former quarry but agreed that it was an improvement of the site with ample parking.

The Chairman thanked Mr Downs and Mr Hawkes for their presentation.

**R/365 ITEMS TO ACTION**

The Chairman thanked staff for completing the items to action.

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

To note the items to action

**R/366 Ludlow Conservation Area Advisory Committee (LCAAC)**

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

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/367 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**  
**SHROPSHIRE COUNCIL DECISIONS**

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

That the decisions be noted

<b><u>ITEM</u></b>	<b><u>STATUS</u></b>
12/04328/OUT	PENDING
13/02286/FUL	REGISTERED
14/02846/OUT	PENDING
15/04599/LBC	PENDING
15/05049/FUL	REGISTERED
15/05125/DEM	UNKNOWN
15/05374/LBC	REGISTERED
15/05373/FUL	REGISTERED
15/05013/FUL	REGISTERED
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
16/01156/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
16/00761/FUL	PENDING
16/01015/FUL	PENDING
16/00788/REM	PENDING
16/01767/DIS	PENDING
16/02014/FUL	PENDING
16/02094/TCA	PENDING
16/01829/FUL	PENDING
16/01902/FUL	PENDING
16/01962/FUL	PENDING
16/02046/FUL	PENDING
16/02033/FUL	PENDING

**R/368** **SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED** (unanimous)  
GG/CS

That the decisions be noted

<b>ITEM</b>	<b>ADDRESS</b>	<b>DECISION</b>
15/04586/FUL	Pool House 7 Summerfields Ludlow	GRANTED
16/00708/OUT	Land adjacent to 17 Maple Close Ludlow SY8 2PT	GRANTED
16/01387/LBC	The Rectory 4 College Street Ludlow SY8 1AN	GRANTED
16/01386/FUL	The Rectory 4 College Street Ludlow SY8 1AN	GRANTED
16/01412/FUL	The Cottage St Julians Avenue Ludlow	GRANTED
16/01592/FUL	Elim Christian Centre Lower Galeford Ludlow SY8 1RT	GRANTED
16/00978/FUL	The Old Barn Steventon New Road Ludlow SY8 1LE	GRANTED
16/01751/LBC	Lloyds Bank Bank House Ludlow SY8 1NQ	GRANTED
16/01750/FUL	Lloyds Bank Bank House Ludlow SY8 1NQ	GRANTED
16/01581/DIS	33-79 Sandpits Road Ludlow SY8 1HH	GRANTED
15/03054/DIS	Chapel Works Old Street Ludlow SY8 1NR	GRANTED
16/00117/OUT	Proposed Residential Development Land South of Poyner Road Ludlow	GRANTED
16/00426/FUL	Forget Me Not Sheet Road Ludlow	GRANTED
16/02094/TCA	Millenium Green Café Millenium Green Ludlow	NO OBJECTION
16/01865/FUL	73 New Street Ludlow SY8 2NJ	GRANTED

**PLANNING APPLICATIONS****R/369** **16/02226/LBC 6 King Street Ludlow SY8 1AQ**

**RESOLVED** (unanimous)  
GG/TG

Object

The colour balance of the deep blue and yellow ochre are inappropriate detract the appearance of the building. The dark blue obscures the details of the mouldings.

Members also felt that the hanging signage would be too low and could potentially be hit by passing traffic.

**R/370**     **16/02350/FUL Torrington 22 Stanton Road Ludlow SY8 2LR**

Members praised the clear, easy to understand drawings and plans supporting this application

**RESOLVED** (unanimous)

**DL/JS**

To support the application

**R/371**     **16/02321/LBC 31 Broad Street Ludlow SY8 1NJ**

**RESOLVED** (unanimous)

**GG/JS**

No Objection

Subject to works being carried out to schedule and to the satisfaction of the Conservation Officer

**R/372**     **16/02126 FUL 3 Saunders Close Ludlow SY8 1RH**

**RESOLVED** (unanimous)

**GG/CS**

No Objection

**R/373**     **16/02367/LBC Laurence House 4 Mill Street Ludlow SY8 1AZ**

Members noted that the stair case was a Victorian renovation to the property change of position would facilitate better use of the space

**RESOLVED** (unanimous)

**GG/PD**

No Objection

**R/374**     **16/02587/TCA 15 Lower Mill Street Ludlow SY8 1BH**

**RESOLVED** (unanimous)

**GG/PD**

No Objection

**R/375**     **16/02444/FUL Bedwardine 40A Dinham Ludlow SY8 1EH**

**RESOLVED** (unanimous)

**GG/PK**

No Objection

Subject to the colour and texture of the render being approved by the Conservation Officer.

**R/376**     **16/00788/REM Bankside Burway Lane Ludlow SY8 1DT**

The Chairman and members commended the applicant for addressing and resolving all previous concerns raised by neighbours.

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

No Objection

**R/377**     **16/02163/FUL Public Conveniences New Road Ludlow SY8 1RY**

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

To Object

The proposed retail outlet and apartment are situated near to a complex road layout including junctions and a mini roundabout and would increase the conflicting distractions for pedestrians and motorist.

There was no parking included in the proposal and additional parking on the road would also increase the conflicting distractions for pedestrians and motorist.

The proposed development is an overdevelopment of a very small site.

Members also noted that the amenity land included in the drawings was not owned by the applicant and no further explanation was provided.

**R/378**     **16/02345/FUL 2 The Snickett Corve Street Ludlow SY8 1BF**

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

To Object

- i) Members felt that the proposed changes were inappropriate to the context of the building, detrimental to the character of the historic building and the passageway; and would cause loss of amenity to the neighbours.
- ii) The change from a pitched to a flat roof would be detrimental to the existing roof scape.

**R/379**     **16/01156/FUL Land Adjacent to Telephone Exchange Lower Galeford Ludlow**

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

## Object

Members felt that that their previous concerns from Representational Committee on 6 April 2106 (as stated below) had not been addressed.

- 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.*
- iv) Members restated that full reinstatement and maintenance of the stone wall was of utmost importance to the site and this condition should be enforced by Shropshire Council.
- v) Members felt that the site of the proposed development is inappropriate for the prominent location it occupies at a gateway to Ludlow on the edge of the conservation area.
- vi) The turning circle was too small for furniture lorries.
- vii) The mix of pedestrian, cars and very large delivery lorries making difficult manoeuvres in a very small area was unworkable and potential dangerous to pedestrians.

**R/380     16/02803/AMP Linney House Development**

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

To Object

Members object to the application because there is a contradiction between the site plan indicating four dwellings and the covering letter stating three dwellings.

**R/381     RESOLVED (unanimous)**  
**GG/PD**

To suspend standing orders

**R/382     16/00761/FUL Harvest House Portcullis Lane**

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

That the information supplied did not constitute a material change and restated their original decision as below:



**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/383**      **RESOLVED (unanimous)**  
**GG/PD**

To reinstate standing orders

**R/384**      **Road Closure at the Dinham**

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

To note the road closure

**R/385**      **Ash Tree St Leonards Churchyard**

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

To note the correspondence in relation to the ash tree at St Leonards Churchyard

**R/386**      **Pavement Permits**

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

- i) To note Shropshire Council's pavement permit application form and criteria.
- ii) To note the list of permits granted and current applications
- iii) Members also noted that the following premises (please see list below) use the pavement without permits including: Pot Luck, Tower Street; Bakers, Tower Street; The Fish Shop, Bull Ring; Costa Coffee, King Street; Shoe Zone, King Street; The Fruit basket, Church Street; Harp lane Deli, by the market square; Bosi Deli, King Street; Wildwood, Broad Street; Wool Shop, Broad Street; Ego's, Quality Square; Kaboodle, Corve Street; The Binary Shop, Old Street.
- iv) To contact Shropshire council to inform them of businesses without permits and ask Shropshire Council to enforce the requirement for a pavement permit fairly and equitability.

**R/387**     **5 The Cliff Park Halton Lane Ludlow**

Members considered the reply from the planning officer in relation to their grounds for objection

**RESOLVED****PK/MC (unanimous)**

- i) Ludlow Town Council respectfully ask to have sight of the planning permission for permanent structures at Cliff Park
- ii) Member request sight of plans of a sufficient standard to enable adequate understanding of the proposed development to facilitate a meaningful decision.

**R/388**     **Street Naming and Numbering**

Members requested that the spelling of names is checked prior to submission to Shropshire Council and that the list is update regularly to include all names submitted to the town council.

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

- i) To note Shropshire Council's policy
- ii) Members agreed that 'Marjorie Wait' from the list proposed by Ludlow's residents at the Annual Town Residents meeting should be chosen and the significance of the list of Ludlow names be explained to Shropshire Council.
- iii) Members felt that the full name 'Marjorie Wait' would be appropriate and Shropshire Council should decide on the designation of 'road, close or street' in terms of the appropriateness to the site.

**R/389**     **Appeal to The Secretary Of State APP/L3245/W/15/3137161****RESOLVED (unanimous)****GG/PD**

- i) To reiterate the decision of Representational Committee on Wednesday 19<sup>th</sup> November 2014 to the Planning Inspectorate:

**R/170**     **14/04608/OUT Foldgate Lane Ludlow**

*Several members and the Town Clerk attended the public meeting on the proposed development.*

*The Chair stated that Shropshire Council commented that :*

- 1. Flood Forum no. 636 Surface water flooding, land adjacent to Greenacres*
- 2. Flood Forum No.562: Flooding from culverts affects highways.*
- 3. Flood forum No.1397: Possible obstruction of watercourse, potential flooding issues.*

*LTC would submit comments on the application even though the site is within Ludford Parish as access to the site is within Ludlow Town Council boundary. The site will also have an impact on the surrounding area, residents and local services.*

*Cllr Draper informed members that there had been serious issues with*

*flooding of properties on Sheet Road following the recent developments at the top of Foldgate Lane which has caused drainage and sewage issues. There would also be an increase in road traffic. Members asked the Town Clerk to convey their concerns to Ludford Parish Council.*

**RESOLVED ( unanimous)**

**GG/JS**

*Object: members support Ludford Parish Council's concerns and objections to the proposed development.*

- *Detrimental impact on the surrounding residents, and neighbouring roads.*
  - *The high risk of further flooding on Steventon New Road and Temeside.*
  - *Drainage on surrounding areas*
  - *Impact on traffic on Foldgate Lane, Harry Tuffins area and the A49 bypass.*
  - *The possibility of further access being opened onto Foldgate View.*
  - *Overburdening of local services.*
  - *The detrimental impact on the environment and wildlife in the area.*
  - *The site is located outside of the SAMDeV boundary.*
- ii) The entrance slip road off the A49 is extremely dangerous and should be replaced with a roundabout or traffic lights
- iii) That Ludlow Town Council will send representatives to the Planning Inspectorate public meeting in Craven Arms on 2 August.

Meeting closed at 8.47pm

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Chairman

NB: No Closed Session minutes will be issued

Date