



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 27th JULY 2016** at **7pm**.

R/390 PRESENT

- Chair: Councillor Ginger
- Councillors: Councillors Clarke, Draper, Kemp, Lyle, Sheward and Smithers
- Officers: Gina Wilding, Town Clerk
- Also attending Mr Mike Morris Deputy Director Severn Rivers Trust

R/391 HEALTH & SAFETY

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

R/392 APOLOGIES

Apologies were received from Councillor Gill, R Jones

R/393 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

Cllr	Item	Reason
Lyle	16/03003/TCA	Member of the Friends of Whitcliffe & the knows Chair
Lyle	16/02950/TPO	Has used the solicitor and therefore knows the applicant
Kemp	14/01265/FUL	Has been landlord of the Rose & Crown
Ginger	14/01265/FUL	Knows the current licensee at the Rose & Crown

R/394 PUBLIC OPEN SESSION (15 minutes)

There were 5 members of the public present.

Daphne Jones, Castle View Terrace, Ludlow

Ms Jones is Chair of Friends of Whitcliffe Common and stated that the proposed works including the felling of tree 8 & 9 was supported by Shropshire Wildlife Trust and were in line with the Friends aims and objectives to open up views of Ludlow.

Daphne read out a range of opinion for and against the tree works to the oaks and stated that the works had previously been considered and declined in 2013, although new members appeared to join solely to vote on this issue and then not continue to support the Friends further. She said that whilst the trees were healthy and good specimens, they were not unique on Whitcliffe, and it was the opinion of the Friends that, in this case, the preservation of the view is more important for Ludlow. She said that the whole common was rich in diverse wildlife habitats and the two circumstances under which trees would be felled on Whitcliffe, namely to protect a view and in the interests of health and safety.

Harvey Griffiths, Sandpits Road, Ludlow

Mr Griffiths said he supported Ms Jones comments and wished members to know that the Friends had planted over 1340 new trees on the common many of which were oak trees.

Mr Gareth Thomas, member of Friends of Whitcliffe common

Mr Thomas said he objected to the two oak trees (8&9 on the plan) being felled to protect the view. He said that the proposed works were opposed in 2013 and he felt that this decision should stand. He stated that the trees were healthy and he would consider felling them to be an act of vandalism. He felt that wildlife habitat should be the primary concern of Shropshire Wildlife Trust.

R/395 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There was one Unitary Councillor present.

Cllr Boddington was asked for his comments regarding Stone House, Fishmore & Foldgate Lane & the tree works on Whitcliffe.

Re: Stone House - He said he had no objection to the principle of a development on the site, but still had heritage issue with the proposed designs.

Re: Fishmore – He stated that outline permission already exists and the developer has stated that they will be selling the site on to another developer. In Cllr Boddington's opinion they are establishing the principles of development for a scheme that would be relevant to the needs of Ludlow, but there is no guarantee that a new developer would adopt those principles.

Re: Foldgate Lane – He said the appeal will most likely take place on 2-5 August and three days in September. The establishment of the 5yr land supply

argument would be a time consuming element of the proceedings. He also confirm that Shropshire Council had employed the services of a barrister and would be defending the case.

Re: Tree Works on Whitcliffe – the majority of the works were for maintenance and should take place, but Cllr Boddington confirmed that he had already objected to the felling of the oak trees identified as trees 8&9 on the plans.

Cllr Sheward queried that position of the tree line between castle View Terrace and the Fishmore development and stated that he had been informed that there was an ancient medieval hedge along this boundary. Cllr Boddington said that the ancient hedge would need to be investigated and the tree line had yet to be defined in the development.

R/396 **MINUTES**

RESOLVED (unanimous)
PD / PK

That the minutes of the Representational Committee meeting held on Wednesday 29th June 2016 be approved as a correct record and signed by the Chairman.

R/397 **SEVERN RIVERS TRUST- PRESENTATION**

Mr Michael Morris made a presentation and answered member's questions. He confirmed that the land had been offered free of charge to the Trust and for this reason they were exploring the possibility of a riverside centre, which could be their HQ, with a meeting room and educational facilities. He said parking on site was limited and there would only be essential parking – most likely two disabled bays and two mini bus bays for schools.

He explained that the Riverside centre was part of a much larger HLF bid and the bid would continue even if the Riverside centre option was not taken up. He continued to explain that the site was suitable because of all the other riverside existing elements such as the eel traps that could be used for scientific monitoring, the SSSI status, the weirs, the fish pass and the riverside platforms.

The Chairman thanked Mr Morris for the presentation and wished the Severn Rivers Trust well in their work and stated that the town council were in agreement with the principles of the scheme and would welcomed the formal application for a project that could be beneficial for the River Teme and Ludlow.

R/398 **ITEMS TO ACTION**

The Chairman thanked staff for completing the items to action.

RESOLVED (unanimous)
JS/ PK

To note the items to action

R/399 **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)****RESOLVED** (unanimous)

PD/ JS

To note the minutes of the meeting Wednesday 27th July 2016 and the agenda of 20th July 2016.

R/400 **NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL
SHROPSHIRE COUNCIL DECISIONS****RESOLVED** (unanimous)

PD/ JS

That the decisions be noted

<u>ITEM</u>	<u>STATUS</u>
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
16/00426/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
16/02094/TCA	PENDING
16/02345/FUL	PENDING
16/01156/FUL	PENDING
16/01962/FUL	PENDING
16/02033/FUL	PENDING
16/02803/AMP	PENDING

16/02530/FUL	PENDING
16/02945/TCA	PENDING
16/02226/LBC	PENDING
16/02350/FUL	PENDING
16/02321/LBC	PENDING
16/02126/FUL	PENDING
16/02163/FUL	PENDING
16/02587/TCA	PENDING
16/02444/FUL	PENDING
16/00788/REM	PENDING

R/401 SHROPSHIRE COUNCIL DECISIONS

RESOLVED (unanimous)
GG/ PK

That the decisions be noted

ITEM	ADDRESS	DECISION
16/02201/DIS	Holiday let at 7 Dinham Ludlow	PART APPROVED
16/01829/FUL	5 Cliff Park Halton Lane Ludlow	GRANTED
16/01902/FUL	Proposed Dwelling North of 81A Corve Street Ludlow	REFUSED
16/02014/FUL	Loreli Gravel Hill Ludlow SY8 1QL	GRANTED
16/02367/LBC	Laurence House Mill Street Ludlow	GRANTED
16/02587/TCA	15 Lower Mill Street Ludlow	NO OBJECTION
16/02046/FUL	Ludlow Junior School Clee View Ludlow	GRANTED

R/402 PLANNING APPLICATIONS

16/02980/TCA Whitcliffe Common Ludlow
16/03003/TCA Whitcliffe Common

RESOLVED (6:1:0)
GG/ PD

- i) To object to the felling of the oak trees numbered 8 & 9;
- ii) That the oak trees numbered 8 & 9 should be protected by a TPO;
- iii) That the proposed tree works except the felling of oak trees numbered 8 & 9 should be permitted.

R/403 16/02945/TCA Hillcrest 59 Gravel Hill Ludlow SY8 1QS

RESOLVED (unanimous)
GG/ PD

No objection

R/404 **16/02950/TPO Dyke Ruscoe and Hayes Corve Street Ludlow**

RESOLVED (unanimous)
GG/ DL

To support the application

R/405 **16/02941/FUL 2 Dwellings at MW Knight & Sons Ltd Workshop Buildings Bromfield Road Ludlow SY8 1DW**

RESOLVED (unanimous)
GG/ JS

To support the application

R/406 **16/03051/LBC Spicers House Corve Street Ludlow SY8 1EB**

RESOLVED (unanimous)
GG/ PD

No objection

R/407 **16/02226/LBC 6 King Street Ludlow SY8 1AQ**

RESOLVED (6:0:1)
GG/ MC

To object to the application

Comments: The proposal is out of keeping with the conservation area and street scene; and detrimental to the character of an historic building.

R/408 **16/02033/FUL Stone House**

RESOLVED (unanimous)
GG/ JS

To object to the proposal for the following reasons:

- i) Members felt that their original concerns had not been addressed by the developer;
- ii) Members reiterate their original concerns as stated below:
Members agreed that whilst the new scheme is an improvement they still felt that the overall architectural approach is not fitting with the current street scene. The development is still too dense, parking and access is still an issue therefore Ludlow Town Council is unable to support the scheme in its current design.
- iii) Further to the restatement of their original concerns members also felt that the developer failed to appreciate the importance of emergency vehicle access to a retirement development

R/409 **16/03096/OUT Land at Fishmore**

Members felt that the proposed outline development reflected the need in Ludlow for smaller more affordable properties.

RESOLVED (unanimous)
GG/ JS

No objection

R/410 **PLANNING ENFORCEMENT**

The chair informed members that the Conservation Officer had visited the Rose & Crown and discussion had taken place regarding breaches to the approved planning permission.

Cllr Sheward voiced his concern and asked that the matter is not discussed at the current meeting, but is brought to the next meeting for discussion

RESOLVED (6:1:0)
GG/ MC

To seek the following information from the Conservation Officer and Building Regulations

R/411 **NATIONAL GRID REMEDIAL WORKS 14 MARKET STREET LUDLOW**

RESOLVED (unanimous)
GG/ CS

To note the proposed road closure for National Grid to carry out remedial works on Sunday 18th September.

R/412 **NETWORK RAIL WORKS SHEET ROAD RAILWAY BRIDGE**

RESOLVED (unanimous)
GG/ MC

To note the proposed road closure for Network Rail to carry out works on Saturday 8th October 23:00 hours till Sunday 9th October 07:00 hours.

R/413 **FRIENDS OF THE CORVE AND TEME LUDLOW'S FLOOD ACTION AND RIVERS ENVIRONMENT GROUP**

RESOLVED (unanimous)
GG/ PD

To note the news letter from the friends of the Corve and Teme Ludlow's flood action and rivers environment group

R/414 **PLANNING ENFORCEMENT – STATION DRIVE LUDLOW**

RESOLVED (unanimous)
GG/ PD

To note that Shropshire Council planning officer had been notified of a potential enforcement issue regarding signage at Station Drive.

Meeting closed at 8:34pm

Chairman

Date

NB: No Closed Session minutes will be issued