



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 21st SEPTEMBER 2016** at 7pm.

R/445 PRESENT

Vice Chair: Councillor Sheward

Councillors: Councillors Draper, Kemp, Lyle and Smithers

Officers: Gina Wilding, Town Clerk
Stephanie Williams, Admin Assistant

Also attending Councillor M Jones

R/446 HEALTH & SAFETY

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

R/447 APOLOGIES

Apologies were received from Councillor M Clarke, R Jones, Ginger and Gill.

R/448 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

| Cllr | Item | Reason |
|----------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Smithers | 16/03842/ADV 16/03892/LBC 16/03891/FUL | Knows the previous owner |
| Lyle | 16/03842/ADV 16/03892/LBC 16/03891/FUL 16/03936/FUL 16/04032/FUL Item 13 | Knows the objector Knows the objector Knows the objector Knows the applicant Knows the Architect Committee member |

R/449 PUBLIC OPEN SESSION (15 minutes)

There were 4 members of the public present.

Mr Nick Devereux Western Power Distribution, Riddings Road, Ludlow

Mr Devereux informed members that the proposed works in Upper and Lower Galeford between the 3rd and 9th October 2016 will cause minimum disruption. Local residents and businesses have been informed by letter and the larger businesses such as Budgens and Lloyds Chemist have been personally informed. The taxis have also been informed, the works should not affect the taxi rank and disabled parking.

Parking will temporarily be suspended at the junction of Friars Walk and Tower Street Ludlow, and reminder leaflets will be posted onto car windscreen the night before. Two-way traffic lights will be in operation to control traffic. The works will predominately only affect the pavement but it may be necessary to excavate into the road.

Councillor Smithers suggested a press release to inform residents out of the immediate area. Councillor Lyle requested that the pavement and road, if necessary are replaced to a satisfactory standard because the reinstatement of paving after previous works in Tower Street Ludlow was unsatisfactory.

Mr Devereux agreed to inform the press and ensured that all surfaces will be reinstated to an acceptable standard.

Mr Paul Weeden Friends of the Corve and Teme
Ludlow's Flood Action and River Environment Group

Mr Weeden emphasised to members the importance of the meeting to be held on Thursday 22nd September 2016 at 7pm at The Feathers Hotel Ludlow to raise awareness of the potential flooding to Ludlow and the aim of the group was to reduce the risk to the area.

He stated that planning applications should not be granted in flood zones. The effect of new builds and surface treatments need to be considered to protect existing properties from subsequent flooding.

Mr Robin Pote Ludlow Swifts Group

Mr Pote requested that members of the Representational Committee considered the impact that the building works will have on the major nesting area at Victory House, Mill Street, Ludlow (16/03842/ADV, 16/03892/LBC, 16/03891/FUL) This summer there have been 12 nests.

Mr Pote advised members to look at the Ecological Report and the concerns raised. The Swifts Group request that the existing natural sites were retained or artificial boxes are put in place to ensure the existing twelve site are not diminished in number.

R/450 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

No Unitary Councillors present.

**R/451 MINUTES
RESOLVED (unanimous)
JS/PD**

That the minutes of the Representational Committee meeting held on Wednesday 24th August 2016 be amended to include a personal interest of Councillor Lyle on application 16/03314/FUL and 16/03315/LBC that she knows the applicant and the agent; and the vote for 16/03468/TCA is amended to (7:1:0)

R/452 ITEMS TO ACTION

The Chairman thanked staff for completing the items to action.

RESOLVED (unanimous)
CS/JS

To note the items to action

R/453 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)

RESOLVED (unanimous)
CS/JS

To note the minutes of the meeting Wednesday 24th August 2016 and the amended tabled agenda of 21st September 2016

**R/454 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL
SHROPSHIRE COUNCIL DECISIONS**

RESOLVED (unanimous)
JS/PD

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 | PENDING |
| 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 |
| 16/01067/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 |
| 16/02033/FUL | PENDING |
| 16/02530/FUL | PENDING |
| 16/02945/TCA | PENDING |
| 16/02321/LBC | PENDING |
| 16/02163/FUL | PENDING |
| 16/02587/TCA | PENDING |
| 16/00788/REM | PENDING |
| 16/03766/TCA | PENDING |
| 16/03787/DIS | PENDING |
| 16/03159/FUL | PENDING |
| 16/03160/LBC | PENDING |
| 16/03372/VAR | PENDING |
| 16/03012/LBC | PENDING |
| 16/02921/ADV | PENDING |
| 16/03315/LBC | PENDING |
| 16/03314/FUL | PENDING |
| 16/03498/FUL | PENDING |

R/455 **SHROPSHIRE COUNCIL DECISIONS**
RESOLVED (unanimous)
 JS/CS

That the decisions be noted

| ITEM | STATUS | |
|--------------|-------------------------------------------------------------|-----------------|
| 16/03468/TCA | St. Leonards Press Corve Street Ludlow SY8 1DL | NO OBJECTION |
| 16/02226/LBC | 6 King Street Ludlow SY8 1AQ | GRANTED |
| 15/00405/OUT | Proposed Dwelling North West of 20 Lower Galeford Ludlow | GRANTED |
| 14/02885/DIS | Old China Shop Pepper Lane | PART |

| | | |
|---------------------|--------------------------------------------------------|--------------------------|
| | Ludlow SY8 1PX | APPROVED |
| 16/03228/DIS | 48 Mill Street Ludlow SY8 1BB | PART APPROVED |
| 16/03462/AMP | 40A Dinham Ludlow SY8 1EH | GRANTED |
| 16/03051/LBC | Spicers House Corve SAstreet Ludlow SY8 1EB | GRANTED |

PLANNING APPLICATIONS

Applications 16/04831/DIS, 16/03550/DIS and 16/03541/DIS are a discharge of conditions on applications that Ludlow Town Council has already commented upon. The discharge of conditions were decided by Shropshire Council prior to the Representational Committee meeting because there is no statutory consultee status for the Town Council on discharge of conditions.

Applications 16/03625/TCA and 16/02946/TCA were decided by Shropshire Council prior to the Representational Committee and comments were closed.

R/456 **16/03568/FUL 10 A-B King Street Ludlow SY8 1AQ**
16/03569/ADV

RESOLVED (unanimous)
PD/JS

No objection

Subject to:

- The air conditioning units are energy efficient
- The noise impact of the units is minimal
- Shropshire Council's Public Protection Officer is consulted on the positioning of the air conditioning units with regard to neighbouring properties.

R/457 **16/03696/FUL 13 Bullring Ludlow SY8 1AD**

RESOLVED (unanimous)
CS/DL

No objection

Subject to:

- Careful consideration of the impact on drainage
- That photographic evidence of the existing property is taken and publically recorded for historic interest

R/458 **16/03750/LBC The Church Inn Church Street Ludlow**

Members raised serious concerns regarding the works that have already commenced at the Church Inn before the planning applications are considered by Shropshire Council, Ludlow Conservation Area Advisory Committee (LCAAC) and Ludlow Town Council.

Councillor Sheward advised members that the LCAAC will make representation to Shropshire Council regarding applicants pushing the boundaries.

Councillor Draper pointed out that under current legislation Shropshire Council's application form could be misleading to applicants who construe pre-application discussion as approval for the works.

RESOLVED (unanimous)
PK/JS

No objection

Subject to:

- The Town Clerk writing to Shropshire Council Highway to clarify if necessary permission has been obtained for the scaffolding to stand in the roadway outside the Church Inn
- The works being regularly monitored by Shropshire Council's Conservation Officer
- Shropshire Council are notified that as a statutory consultee Ludlow Town Council are concerned that there may be room for misunderstanding in Shropshire Council's application form and process leading applicants to believe that pre-application planning advice enables them to proceed with listed building works prior to actual permission being granted.

R/459 **16/03725/FUL Southeast Corner of Dinham Weir Ludlow**

Councillor Lyle noted that the statutory consultee had no comment from the drainage and flood risk perspective, regarding the reinstatement of former eel traps within existing framework; installation of replacement walkway and handrail.

RESOLVED (unanimous)
DL/JS

No objection

Subject to the views of the Environmental Agency and Department of Food & Fisheries

R/460 **16/03854/FUL 92 Greenacres Ludlow SY8 1LZ**

RESOLVED (unanimous)
JS/PD

No objection

R/461 **16/04097TCA 27 Broad Street Ludlow SY8 1NJ**

RESOLVED (unanimous)
CS/JS

No objection

Subject to the views of Ludlow Town Council's Tree Officer

R/462 **16/03866/LBC 4 Castle Street Ludlow SY8 1AT**

Members raised serious concerns regarding the works that have already commenced at 4 Castle Street before the planning applications are considered by Shropshire Council, Ludlow Town Council and Ludlow Conservation Area Advisory Committee (LCAAC).

RESOLVED (unanimous)
JS/PD

No objection

Subject to:

- The advice of Shropshire Council Conservation Officer

R/463 **16/03891/FUL Victory House Ludlow SY8 1AZ**
16/03892/LBC
16/03842/ADV

Members were pleased that the building was going to be restored

Members raised serious concerns regarding the works that have already commenced at Victory House before the planning applications are considered by Shropshire Council, Ludlow Conservation Area Advisory Committee (LCAAC) and Ludlow Town Council.

RESOLVED (unanimous)
DL/JS

No objection

Subject to:

- An exterior colour scheme in keeping with the existing street scene is agreed with Shropshire Council's Conservation Officer.
- The external sign is non-illuminated.
- The existing natural swift nests were retained or artificial boxes are put in place to ensure the existing twelve sites are not diminished in number.

R/464 **16/03936/FUL St. Kellams Lower Galeford Ludlow SY8 1SD**
RESOLVED (unanimous)
DL/PD

No objection

R/465 **16/03592/FUL 53 Charlton Rise Ludlow Shropshire SY8 1ND**

RESOLVED (unanimous)
PD/JS

No objection

Members commended the high standard and the detail of the drawings

R/466 **16/04247/TCA 25 Gravel Hill (neighbouring Llorel) Gravel Hill Ludlow SY8**
1QR
RESOLVED (unanimous)

JS/CS

To defer the decision to Ludlow Town Council's Tree Officer

R/467 **16/03858/FUL North of Springfield Close Ludlow**
RESOLVED (unanimous)
JS/PK

No objection

R/468 **16/03977/LBC The Guildhall Mill Street Ludlow SY8 1AZ**
RESOLVED (unanimous)
CS/JS

Members noted the application

R/469 **16/04032/FUL 9 Tower Street Ludlow SY8 1RL**

Members made the previous comments on 1st June 2016 following a pre-planning presentation from Trevor Hewett Architects Ludlow:

Members raised a few points that would need addressing:

Members agreed that the area was in need of enhancement and would comment on the application once submitted to Shropshire council. The chair requested that the status of the old jail is confirmed as to whether it is a listed building.

RESOLVED (unanimous)
JS/PK

No objection

- i) Members felt that the following points had been addressed to their satisfaction:
 - *Refuse Collection access*
 - *Parking provision*
 - *The high density of the development*
- ii) Members requested that a comprehensive archaeological report is carried out and further clarification is provided regarding access to emergency vehicles to the rear of the development.

R/470 **16/01156/FUL Land adjacent to the Telephone Exchange Lower Galeford Ludlow SY8 1SD**

RESOLVED (unanimous)
PD/JS

Object

Members felt that that their previous concerns from Representational Committee on 6 April 2016 (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 27th 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/471 Western Power Proposed Works - Lower Galeford Ludlow

RESOLVED (unanimous)

DL/JS

- i) To note the proposed works by Western Power in Upper and Lower Galeford.
- ii) To request that Western Power use the local press to notify residents
- iii) That all surfaces are reinstated to a good standard.

R/472 Friends of the Corve and Teme

RESOLVED (unanimous)

DL/PK

To note the information regarding the public meeting

R/473 Shropshire Council Community Tree Planting Scheme 2016-2017

RESOLVED (unanimous)

JS/CS

- i) To note the Ludlow's Flood Action Plan Holistic approach to tree planting.
- ii) To provide the details of the scheme on the Ludlow Town Council's website and pass the information directly to Ludlow in Bloom

R/474 Southern Area Planning Committee

The Town Clerk informed members that the agenda for the meeting at Shire Hall on 11th October will be released by Shropshire Council on 9th October 2016

RESOLVED (unanimous)
CS/PK

That Cllr Smithers and Cllr Lyle (if available) attend the meeting at Shirehall on 11th October to represent Ludlow Town Council on application 14/05573/OUT Dun Cow Farm, Rocks Green, Ludlow.

Meeting closed at 8.42pm

Chairman

Date

NB: No Closed Session minutes will be issued