



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 16th NOVEMBER 2016** at 7pm.

R/500 PRESENT

Chair: Councillor Ginger

Councillors: Councillor Clarke (7.04pm) Draper, Kemp, Gill, R. Jones, Lyle and Sheward

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

R/501 HEALTH & SAFETY

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

R/502 APOLOGIES

No Apologies were received.

R/503 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

Cllr	Item	Reason
Lyle	16/03798/FUL 16/04716/VAR 16/04540/TCA 16/04885/TPO 16/04545/VAR Trees at Charlton Rise/Sidney Road	Knows the applicant Knows the objector and is a committee member of Friends of the Corve and Teme Knows the applicant Knows the Manager Knows four of the objectors Lives in the area
Ginger	16/03798/FUL 16/04864/FUL	Knows the applicant Knows the applicant and

		agent
Sheward	16/04864/FUL	Knows the applicant and agent

R/504 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

Councillor Clarke entered the meeting at 7.04pm

R/505 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

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

Foldgate Lane, Ludford Planning Inspectorate Decision

Councillor Boddington made reference to the 1990 Town and Country Planning Act and the planning guidance and development plans which are primary documents in the decision making process.

He strongly believed that the Planning inspectorate had made the wrong decision which would undermine SAMDev. Shropshire Council were deciding whether to seek legal advice in the next few days and had six weeks to challenge the decision.

Councillor Ginger asked what the financial implications would be to Ludlow Town Council if the decision was legally challenged and if the Representational Committee could make this decision or whether the decision should be made by Full Council.

The Town Clerk informed members that Representational Committee could make the decision as a committee although there was no related item on the agenda.

Councillor Gill requested to the Chair if Standing Orders could be suspended to make a decision which would be within the timescale of Shropshire Council challenging the Planning Inspectorate.

Councillor Ginger confirmed that Standing Orders would be suspended following item 10 on the agenda Shropshire Council Decisions.

Trees at Charlton Rise – Sidney Road Ludlow

Councillor Boddington informed members that Shropshire Council had been in conversation with Shropshire Housing Group but this had not been very informative. Shropshire Housing Group have stated that there are no current plans for developing this land but if an application was submitted Shropshire Council would be informed.

Councillor Boddington had discussed the application for a Tree Preservation Order, with Unitary Councillor Tracey Huffer, on the remaining sycamore trees and they would be in support of Ludlow Town Council making this application to

Shropshire Council and this would be very much in the interest of the local community.

Green Space at Charlton Rise

Councillor Boddington informed members that if a green space had been used for lawful sports and pastimes for more than 20 years then in accordance with the Town Green Legislation 2006 then a Town Green Order can be submitted. This needs to be led by Ludlow Town Council and involve the local community.

Councillor Ginger asked what the financial implications would be to Ludlow Town Council.

Councillor Boddington informed members that the cost would be administration time for witness statements from the local community were obtained to support the historic use of the green.

Councillor R. Jones informed members that the green area at Gallows Bank, formerly known as Daisy Bank was granted a Green Open Space Order in 2000 and the green opposite Charlton Rise green was previously known as Sally Fields should also be protected from future development.

Councillor R. Jones and Councillor Lyle said they could provide witness statements from the local community.

Councillor Sheward asked Councillor Boddington if he knew the future of the green space at Henley Road/Weyman Road Ludlow as this had been used for sports and pastimes for over 20 years. Councillor Boddington stated that he was unaware of the future plans for this area but would look make enquiries.

The Town Clerk informed members that the key points from previous items to action had been conveyed to Shropshire Council and Shropshire Housing Group.

The Chair thanked Councillor Boddington.

R/506 **MINUTES**
RESOLVED (unanimous)
GG/DL

That the minutes of the Representational Committee meeting held on Wednesday 19th October 2016 be approved as a correct record and signed by the Chairman.

R/507 **ITEMS TO ACTION**

The Chairman thanked staff for completing the items to action.

RESOLVED (unanimous)
GG/CS

To note the items to action

R/508 **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**
RESOLVED (unanimous)
GG/CS

To note the agenda of Wednesday 16th November 2016 and to request that the minutes of the LCAAC meeting held on Thursday 20th October 2016 are emailed to members, to be noted at the next Representational Committee on Wednesday 14th December 2016.

R/509 **NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**
SHROPSHIRE COUNCIL DECISIONS
RESOLVED (unanimous)
GG/DL

That the decisions be noted

<u>ITEM</u>	<u>STATUS</u>
12/04328/OUT	PENDING
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
16/02530/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
16/03315/LBC	PENDING
16/03314/FUL	PENDING
16/03498/FUL	PENDING
16/03003/TCA	PENDING
16/04431/TCA	PENDING
16/04381/TCA	PENDING
16/03798/FUL	PENDING
16/04247/TCA	PENDING
16/04185/FUL	PENDING

R/510 **SHROPSHIRE COUNCIL DECISIONS**
RESOLVED (unanimous)
GG/DL

That the decisions be noted

<u>ITEM</u>		<u>STATUS</u>
16/03977/LBC	The Guildhall Mill Street Ludlow SY8 1AZ	GRANTED
16/02033/FUL	Stone House Corve Street Ludlow SY8 1DG	GRANTED
16/03854/FUL	92 Greenacres Ludlow SY8 1LZ	GRANTED
16/03725/FUL	South East corner of Dinham Weir Mill on the Green Ludlow SY8 1EG	GRANTED
16/04194/TPO	Dyke Ruscoe and Hayes Ltd 110 Corve Street Ludlow SY8 1DJ	NO OBJECTION
16/03640/VAR	Pellow House Old Street Ludlow	GRANTED
16/04831/TCA	Highbury House 60 Julian Road Ludlow SY8 1HD	NO OBJECTION

R/511 **SUSPEND STANDING ORDERS**
RESOLVED (unanimous)
GG/PK

To suspend Standing Order

R/512 **Foldgate Lane**
RESOLVED (unanimous)
GG/CS

To urge Shropshire Council to challenge the Planning Inspectorate's decision to grant permission for the development on Foldgate Lane.

To support Ludford Parish Council and express serious concerns that if unchallenged the decision will set precedent that would undermine SAMDev.

R/513 REINTATE STANDING ORDERS

RESOLVED (unanimous)
GG/MC

To reinstate Standing Orders

PLANNING APPLICATIONS

R/514 16/04886/TCA 1&2 Chandler Close Ludlow SY8 1SB

Members supported comments from Peter Norman, Ludlow Town Council's Tree Officer on the application to crown, thin and reduce by 25% one field maple and one rowan tree.

Both these trees are prominently visible within the public areas of Chandlers Close and from Lower Galdeford. No reasons are given in the application for the proposed work but it is clear that the crown of the maple is abrading the roof and the rowan probably robs a good deal of light from the window when in full leaf. Unfortunately the proposed work will destroy the currently attractive natural forms of these two trees with some loss of public amenity. However given their location close to the buildings some long-term management is inevitable. In my opinion, expediency dictates that they do not warrant a TPO.

RESOLVED (unanimous)
GG/PD

No objection

R/515 16/04540/TCA Brand House 2 Brand Lane Ludlow SY8 1SB

Members supported comments from Peter Norman, Ludlow Town Council's Tree Officer to reduce the Crown by 20-25% and slight crown lift of one lime tree.

That the tree is clearly visible from St. Johns Gardens, Old Street and Brand Lane. It has a natural form with no evidence of previous reduction. The reduction proposed will prompt uncharacteristic regrowth which will substantially reduce the 'natural' aesthetic appeal and therefore public amenity.

The effect of lifting the crown by removal of lower branches will not be visible to the public and will reduce the likelihood of damage to the nearby garage and stone wall and make the tree more stable

RESOLVED
GG/DL (unanimous)

Whilst the crown lift is unobjectionable the crown reduction is not justified and the loss of public amenity warrants its prevention by a Tree Preservation Order to limit the work to a crown lift only.

R/516 **16/04885/TPO Bishop Mascall Centre Federation Lower Galeford Ludlow**

Members supported comments from Peter Norman, Ludlow Town Council's Tree Officer on the application to reduce by 20%, crown thin, crown lift to 4.8 metres on horse chestnut.

This prominent feature of Lower Galdeford grows in a difficult position over a carpark, footpath, bus-stop and roadway. The growth of the trunk and roots has, over time, resulted in the demolition of the stone wall and exposed the buttresses to damage. Substantial tree surgery has taken place in the past including reduction of major limbs prompting vigorous regrowth in some areas of the crown and sites of rot in others.

*In this location matters of public safety are paramount. Unfortunately the species (*Aesculus hippocastanum*) has a relatively high rate of failure.*

To quote Lonsdale (Principles of Tree Hazard Assessment and Management) - it "has a soft heartwood with rather poor resistance to fungal invasion, and it is therefore particularly important to avoid inflicting very large wounds (greater than one third of the parent stem diameter) or numerous wounds on a single stem". He adds "Summer branch drop is quite common".

In this context the work proposed is that of a prudent owner of a public building. The removal of large branches to lift the crown to 4.8 metres implies continuous regular inspection and management in future. Given the history of the tree the loss of public amenity will be slight.

RESOLVED (7:0:1)
GG/PD

No objection

R/517 **16/04922/TPO Woodlands South of Baker Close Ludlow**

Members supported comments from Peter Norman, Ludlow Town Council's Tree Officer on the application to crown and thin rowan and pine and fell one birch.

The proposed work will reduce the severe overshadowing of Baker Close whilst still preserving the screening effect of the belt of trees.

RESOLVED (7:0:1)
GG/PD

No objection

R/518 **16/04716/VAR Brian Mears (Bricks Ltd) The Brick Library Bromfield Road Ludlow**

Councillor Ginger invited Unitary Councillor, Ludlow North, Andy Boddington to update members on the variation to the application.

Councillor Boddington informed members that developer had been in communication with the Environmental Agency but the Environmental Agency had not submitted a report on the variation to Shropshire Council.

RESOLVED (unanimous)
PK/CS

To object

Members agreed that Ludlow Town Councils position would be unaltered unless unequivocal evidence was presented by the Environmental Agency.

R/519 16/04864/FUL Hill House 64 Julian Road Ludlow SY8 1HD

Councillor Ginger informed members that a revised plan had been presented at the Ludlow Conservation Advisory Committee meeting prior to this meeting, Councillor Ginger was in attendance a copy of the revised drawing is lodged with the filed minute.

RESOLVED (unanimous)
GG/DL

No objection

R/520 16/04881/FUL Barncroft Henley Road Ludlow SY8 1QZ

RESOLVED (unanimous)
GG/DL

No objection

Subject to a Sustainable Drainage Scheme designed in accordance with Shropshire Councils Surface Water Management Policy.

R/521 16/04545/VAR Proposed Residential Development South of A49 Ludlow

Ludlow Town Council supported the comments submitted to Shropshire Council by residents.

RESOLVED (7:0:1)
GG/TG

No objection

R/522 16/04706/FUL 9-10 King Street Ludlow SY8 1AQ

Members supported the proposed plans to convert the accommodation into residential use.

RESOLVED (unanimous)
GG/PD

No objection

R/523 **16/03798/FUL The Queens 114 Lower Galeford SY8 1RU**
RESOLVED (unanimous)
GG/TG

No objection

No objection subject to a full 'Holiday Let' Fire Assessment being submitted by Shropshire Fire and Rescue Service to Shropshire Council and full inspections carried out by during the building works a Building Inspector.

R/524 **16/03892/LBC Victory House Mill Street Ludlow SY8 1AZ**
16/03891/FUL Victory House Mill Street Ludlow SY8 1AZ

RESOLVED (unanimous)
GG/DL

Members were unable to make representational on this application due to unclear plans and lack of coherent detail and questioned why the plans had been validated by Shropshire Council.

Members would make comment when adequate and intelligible plans are submitted.

R/525 **16/05000/AMP Proposed Residential Development Land at Church Walk**
Ludlow
RESOLVED (unanimous)
GG/DL

No objection

R/526 **16/04779/FUL Keystone Gardens Ludlow SY8 1LE**
RESOLVED (6:2:0)
GG/RJ

No objection

R/527 **16/04482/FUL Sloping Weir off Linney Ludlow**
RESOLVED (unanimous)
GG/PD

Members were unable to make representational on this application due to inadequate drawings and maps and requested that more detailed maps indicating the exact location and side elevations of the sloping fish pass and the visual effects on the surrounding landscape.

R/528 **Conditional Discharge Applications**

The Chair read out to members a letter sent from Elizabeth Davies, Planning Officer at Shropshire Council (attached).

RESOLVED (unanimous)
GG/PD

That:

- All Conditional Discharge Applications (DIS) will be included in the Representational Committee agenda at the end of item 10
- Should members wish to discuss a DIS application then the Town Clerk must be informed by 10.00am on the day of the meeting.
- If no members have notified the Town Clerk then the applications will be noted.

R/529 **Ludford Parish Application 16/03863/FUL**
Formation of an Energy Storage System Compound Land to the South of
Rocks Green Ludlow

The Chair invited Unitary Councillor, Ludlow North, Andy Boddington to update the members on the proposed application.

Councillor Boddington alerted members to the Governments concerns regarding the sustainability to produce electrical power nationally. The increasing demand of guaranteed electricity is a growing concern especially in rural locations and the instability of the National Grid, Solar Powered Energy and Wind Powered Energy is a concern for the future.

He suggested that barns, rather than the proposed compound, had been constructed in other areas which are more in keeping with the surrounding agricultural land.

The Town Clerk informed members that Ludford Parish had been notified that Ludlow Town Council Representational Committee would be making comment on this application and the comments will be sent to Ludford Parish Council and submitted to Shropshire Council.

RESOLVED (unanimous)
GG/RJ

Members agreed that the barns located near to the existing Electricity Sub Station off Squirrel Lane seemed suitable but the proposed new access route from Rocks Green is totally inappropriate.

R/530 **Suspension of Parking in Broad Street Ludlow**
RESOLVED (unanimous)
GG/PK

Members noted the proposed works by BT Carillion on 17/10/2016 – 19/10/2016 have been re-scheduled to 21/11/2016 – 23/11/2016.

R/531 **Prohibition and Restriction of Waiting and Parking Places**
RESOLVED (unanimous)
GG/PK

To note the new restrictions in Priory Gardens Upper Galeford Ludlow

R/532 **Sustainability Appraisal Process**
RESOLVED (unanimous)
GG/PD

- i) The Good Practice guidelines for the Sustainability Process were welcomed and had already been adopted as part of Ludlow Town Council process.
- ii) To note The Sustainable Appraisal Process information.

R/533 **Annual Project Support Grant Application**
RESOLVED (6:0:2)
CS/MC

To award the grant of £300 to Arts for Health, South Staffordshire and Shropshire Community Health Project to support 'Songs for You', singing for health for people with dementia and their carers in Ludlow.

R/534 **Street Naming**
RESOLVED (unanimous)
GG/MC

- i) Members agreed that the first suggested name with the highest nominations following a public consultation would be 'Marjorie Wait' a prominent member of the community who sadly passed away earlier this year aged 101, after dedicating her life to teaching locally, volunteering and working with the Young Farmers.
- ii) To approve all names submitted and full information would be forwarded to Shropshire Council Street Naming Department.
- iii) Members agreed to the consultation continuing for a further six months and brought to the Representational Committee in May 2017.

Meeting closed at 8.24pm

Chairman

Date

NB: No Closed Session minutes will be issued

