



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 11th JANUARY 2017** at 7pm.

R/571 PRESENT

Chair: Councillor Ginger

Councillors: Councillor Draper, Gill, Sheward and Smithers

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

R/572 HEALTH & SAFETY

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

R/573 APOLOGIES

Apologies were received from Councillors Clarke, Kemp, Lyle and R Jones.

R/574 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

Cllr	Item	Reason
Draper	19	Knows the applicant

R/575 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present

R/576 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There were two Unitary Councillors present Councillor Boddington, Ludlow North and Councillor Parry, Ludlow South.

Councillor Parry thanked members for the letter in support of challenging the inspectorates decision regarding Foldgate Lane sent to Ludford Parish Council and copied to Shropshire Council. However, Shropshire Council had decided not to challenge the decision.

Councillor Parry asked the Town Clerk for clarification on the Open Space questionnaire and the amenity areas, the Town Clerk confirmed that the information and questionnaire was from Shropshire Council and the amenity area information had been corrected by Ludlow Town Council as there were anomalies in the original information received from Shropshire Council.

Councillor Parry informed members that the slide and climbing frame had now been fitted at the Normandie Close play area.

Councillor Boddington informed members that the application 14/05573/OUT Dun Cow Farm Rocks Green is due to be discussed at the South Area Planning Committee on either 7th February or the 7th March, once he has the confirmation of the date he will inform the Town Clerk and requested that Ludlow Town Council make representation at the meeting.

Foldgate Lane

Councillor Boddington felt that the granting of the development had undermined SAMDev.

Shropshire Council were reviewing planning policies and the revision of the Core Strategy was published late on the 10th January 2017

Whitcliffe Oak Trees

Councillor Boddington informed members that a meeting had taken place today between the Shropshire Wildlife Trust and local residents but he was not aware of the outcome. He stated that the tree preservation order submitted had not been correctly processed by Shropshire Council. Councillor Boddington was concerned that Ludlow had been poorly served by the planning department.

R/577

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

That the minutes of the Representational Committee meeting held on Wednesday 16th December 2016 be approved as a correct record and signed by the Chairman.

R/578

ITEMS TO ACTION

The Chairman thanked staff for completing the items to action.

RESOLVED (unanimous) **GG/PD**

To note the items to action

R/579 **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**
RESOLVED (unanimous)
CS/GG

To note the minutes of Wednesday 14th December 2016 and the agenda of Wednesday 18th January 2017 (postponed from 11th January 2017)

R/580 **NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**
SHROPSHIRE COUNCIL DECISIONS
RESOLVED (unanimous)
GG/PD

That the decisions be noted

ITEM	ACTION
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
16/04716/VAR	PENDING
16/04540/TCA	PENDING
16/04881/FUL	PENDING
16/04545/VAR	PENDING
16/03798/FUL	PENDING
16/03798/FUL	PENDING
16/03892/LBC	PENDING
16/05213/FUL	PENDING
16/05215/FUL	PENDING
16/04884/LBC	PENDING
16/04482/FUL	PENDING
16/04804/FUL	PENDING
16/05213/FUL	PENDING

R/581 **SHROPSHIRE COUNCIL DECISIONS**
RESOLVED (3:1:1)
GG/JS

- i) That the decisions be noted.
- ii) Members requested that the Town Clerk write to Shropshire Council to seek clarification on the decision to refuse the application 16/04922/TPO Woodland at Baker Close Ludlow as a previous application for the thinning of trees in this area had previously been granted.

ITEM

STATUS

16/03696/FUL	13 Bullring Ludlow SY8 1AD	GRANTED
16/03697/LBC	13 Bullring Ludlow SY8 1AD	GRANTED
16/04885/TPO	Bishops Mascall Centre Foundation Lower Galeford Ludlow SY8 1RZ	PART APPROVED PART REFUSED
16/04864/FUL	Hill House 64 Julian Road Ludlow SY8 1HD	GRANTED
16/04779/FUL	5 Keystone Gardens Ludlow SY8 1LE	GRANTED
16/04922/TPO	Woodland south of Baker Close Ludlow	REFUSED
16/04706/FUL	9-10 King Street Ludlow SY8 1AQ	GRANTED
16/04884/LBC	18 Broad Street Ludlow SY8 1NG	GRANTED
16/05464/TCA	42 Mill Street Ludlow SY8 1BG	NO OBJECTION

R/582 **DISCHARGE OF CONDITIONS APPLICATIONS**
RESOLVED (unanimous)
GG/PD

That the application be noted.

16/05825/DIS The Church Inn Church Street Ludlow SY8 1AW

R/583 **DISCHARGE OF CONDITIONS APPLICATIONS**
RESOLVED (unanimous)
GG/CS

That the application be noted.

17/00102/DIS 33-79 Sandpits Road Ludlow SY8 1HH

PLANNING APPLICATIONS

R/584 **16/05672/FUL 67 Broad Street Ludlow SY8 1NH**
RESOLVED (unanimous)
GG/PD

Object

Members objected on the following points and request that the Conservation Officer address these points:

- The roofline of the building has been significantly raised which would interrupt the stepped progression of the roofline in the street and have a detrimental visual impact on the historic street scene.
- The roofline has been raised to create space in the attic but this is over development of the building.
- Members believe there has been a breach of Fire regulations because cooking facilities have been placed by the second storey fire exit.
- The development does not include sufficient amenity space.

R/585 **16/05857/TCA 52 Broad Street Ludlow SY8 1PH**
RESOLVED (unanimous)
GG/PD

No objection

R/586 **16/05853/TCA The Croft St. Julian Avenue Ludlow SY8 1EU**
RESOLVED (unanimous)
GG/JS

No objection

Subject to an ecology report on the removal of the ivy as ivy is a common habitat for bats. Members noted that the shape of the tree has been unbalanced by

previous crown reduction work and further reduction would significantly change the form of the tree.

R/587 **16/05781/LBC 17 King Street Ludlow SY8 1AQ**
RESOLVED (3:1:1)
PD/TG

No objection

R/588 **17/00059/TCA Ailsa Craig St. Julian Avenue Ludlow SY8 1ET**
RESOLVED (unanimous)
GG/PD

No objection

Members welcomed the offer from the applicant to plant a new tree.

R/589 **Dun Cow Farm Rocks Green, Ludford 14/05573/OUT**

RESOLVED (unanimous)
GG/PD

Object

Ludlow Town Council acknowledges that the application is in Ludford Parish, and the statutory consultee response is the responsibility of Ludford Parish Council, however the detrimental impact of the proposed out of town supermarket on Ludlow would be devastating and it is therefore important that Ludlow Town Council makes a representation.

Members object to the revised submission from the 22nd December 2016 because it will still have a detrimental impact on Ludlow, and specifically:

- The reconfigured footprint of the store is now over 300sq.m larger than on the previous plans. Existing supermarkets are under trading. There is no proven need for such a large out of town supermarket.

The development threatens to undermine the strong tourism based economy of the historic market town of Ludlow. The population of Ludlow has a finite amount of money to spend at the supermarket and an unnecessarily large out of town supermarket poses a significant threat to existing successful retail environment in the town centre including a market that trades six days a week in the summer and seven days a week in December, and has been trading in the town for over 900 years.

There is evidence of a significant amount of linked shopping currently undertaken by town centre supermarket shoppers, which helps to keep the town centre shops open. If this stops, and the town centre shops close, it will devastate the visual amenity of the town and undermine the tourism economy. This argument is further supported and developed in previous comments re-iterated below.

- As well as being too large for the town, the proposed development remains speculative with no supermarket provider identified therefore the proposed development does nothing to address the acknowledged need for diversification of the shopping experience in Ludlow.
- The re-orientation of the building is significantly detrimental to the visual amenity because the blank rear elevation and gable end greet visitors when approaching Ludlow from the A49, which is one of the major route ways into the town.
- The reconfigured service yard has reduced the landscaping in this area undermining the visual amenity and noise reduction qualities provided by landscaping. The shape of the area suggests that large delivery vehicles will have to reverse and the noise of warning signals will have a detrimental impact on the residential area adjacent to the site.

Members acknowledged the need for an additional petrol station to serve the town, but there should be no assumption that the Dun Cow at Rocks Green would be the most appropriate site.

Members also reiterated previous comments that are still relevant to the application:

Community Representations

The number of objection letters and comments made by local people at each stage of the proposal give a clear indication of the high level of local concern and opposition to the proposal.

Ludlow Town Centre Residents Association and local organisation Love Ludlow have both made representations to the Town Council's Representational Committee to voice their members' opposition to the proposal.

Detrimental to Existing Street Scene & Residents' & Visitor Amenity

Ludlow currently has an enviable range of local independent shops including three butchers, two delis, three bakers and many unique retailers selling clothes, giftware, domestic goods, confectionary, flowers, snacks, meals & drinks. These shops trade, surrounded by the beautiful architecture and ambience of the town centre, alongside small chain store outlets, however, there is parity because they are all subject to the same restriction imposed by the medieval street layout.

The status quo of Ludlow, as it currently exists, is a workable balance that will enable the town to develop and make plans to ensure Ludlow continues to thrive, however, an out of town supermarket would distort the status quo and devastate the town centre.

Local Knowledge

Members noted that the developer identified the existing Aldi store as 'out of town', but, in reality, Aldi is on the opposite side of the same street (Station Drive) as Tesco and a pedestrian crossing permits shoppers to safely walk from one store to the other, so both supermarkets are effectively in the town centre. In planning terms, the defined area of the town centre may be correctly represented; however, the information is misleading without local knowledge.

Outside SAMDev Boundary

The proposed supermarket, petrol station and parking is an 'out of town' development and outside the SAMDev boundary. There is concern that this would set a precedent for unplanned and unwanted retail development on the outskirts of Ludlow. Members resolved to object to the proposal for all the reasons stated in this letter, but one of the primary concerns is the devastating effect that similar out of town developments have had on nearby towns such as Leominster and Kidderminster. Shropshire's SAMDev submission is currently being assessed by central government, and has passed some significant stages, which now means it carries some weight within the local planning framework.

Infrastructure in the wrong place

An 'out of town' supermarket and petrol station offering a similar number of parking spaces as the town centre car parks will have a detrimental impact on the town centre. The location of the self-contained facilities of the proposed 'out of town' supermarket would not facilitate linked shopping trips to the town centre because it is on the wrong side of a busy roundabout on the A49 bypass with no pedestrian crossing on the road leading to the supermarket. The proposed supermarket is not on the local bus route.

Linked Trips

One the other hand, the proximity of existing supermarkets Tesco, Aldi & Budgen (previously the Co-op) to the town centre enables linked shopping trips into the town centre shops and cafes. Linked shopping is important to the town centre shops & businesses because they rely on impulse buying, which requires footfall in the town centre.

Sufficient Provision Already Exists

There is no need for an out of town supermarket in Ludford. Current provision of supermarkets is more than sufficient clearly evidenced by the fact that one of the existing supermarkets is under trading and one is due to close.

R/590

ROAD CLOSURES
RESOLVED (unanimous)
GG/JS

To note the road closures

- i) Junction of Temeside with Old Street Ludlow - National Grid Gas P85
- ii) Whitcliffe Road Ludlow Mouchel on behalf of Shropshire Council P86

R/591

REVIEW OF SERVICE PROVISION – LEOMINSTER TO LUDLOW BUS 490
RECOMMENDATION (unanimous)
PD/TG

Members agreed that the update received from the 490 Supporters Group is comprehensive and confirmed that the route was well used by local people and is therefore of significant benefit to the town.

That, with immediate effect, £1,000.00 from the contingencies budget is provided to Herefordshire Council to support the 490 bus service.

R/592 **FOLDGATE LANE APPEAL DECISION**
RESOLVED (unanimous)
GG/JS

Members noted the update from Shropshire Council

R/593 **LICENSE APPLICATION**
RESOLVED (unanimous)
GG/JS

Members noted the adaption of the Challenge 25 Policy at 12 Coder Road Ludlow and requested that the Town Clerk send a letter to the applicant to thank them for adapting the Challenge 25 Policy and a copy also sent to Ludlow Community Alcohol Project.

Meeting closed at 8.05pm

Chairman

Date

NB: No Closed Session minutes will be issued

