



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 8<sup>th</sup> FEBRUARY 2017** at 7pm.

### R/594 PRESENT

Chair: Councillor Ginger

Councillors: Councillor Clarke, Draper, Gill (7.09pm), Lyle, Sheward and Smithers

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

### R/595 HEALTH & SAFETY

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

### R/596 APOLOGIES

Apologies were received from Councillors Kemp.

### R/597 DECLARATIONS OF INTEREST

#### Disclosable Pecuniary Interests

None

#### Conflicts of interest

Draper	16/05279/FUL	Owns a company that manufactures telecommunications mast parts to supply third party distribution company.
Ginger	17/00312/ADV	Knows the applicant

#### Personal Interest

Cllr	Item	Reason
Draper	17/00404/DIS	Parents in law are neighbours to the property

Lyle	16/05602/FUL	Knows an objector
Ginger	17/00270/TCA	Neighbouring property
Smithers	17/00492/LBC	In discussion with the owner regarding Listed Building Consent application for internal works.

**R/598 PUBLIC OPEN SESSION (15 minutes)**

There were no members of the public present

**R/599 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There were no Unitary Councillors present.

**R/600 MINUTES  
RESOLVED (unanimous)  
GG/CS**

That the minutes of the Representational Committee meeting held on Wednesday 11<sup>th</sup> January 2017 be approved as a correct record and signed by the Chairman.

**R/601 ITEMS TO ACTION**

The Chairman thanked staff for completing the items to action.

**RESOLVED (unanimous)  
GG/DL**

To note the items to action

**R/602 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)  
RESOLVED (unanimous)  
GG/CS**

To note the minutes of Wednesday 11<sup>th</sup> January 2017.

**R/603 NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL  
SHROPSHIRE COUNCIL DECISIONS  
RESOLVED (unanimous)  
GG/PD**

That the decisions be noted

ITEM	ACTION
14/02846/OUT	PENDING
16/02163/FUL	PENDING
16/03798/FUL	PENDING
16/04716/VAR	PENDING
16/04545/VAR	PENDING



16/03798/FUL	PENDING
16/03798/FUL	PENDING
16/05672/FUL	PENDING
16/05857/TCA	PENDING
16/05853/TCA	PENDING
16/05781/LBC	PENDING

**R/604** **SHROPSHIRE COUNCIL DECISIONS**  
**RESOLVED** (unanimous)  
**GG/CS**

That the decisions be noted.

<u>ITEM</u>		<u>STATUS</u>
16/05559/FUL	St. Laurence Primary School Ludlow SY8 1TP	GRANTED
16/05403/FUL	23 Townsend Close Ludlow SY8 1UN	GRANTED
16/02941/FUL	2 New Dwellings at M W knight & Sons Ltd Workshop Buildings Bromfield Road Ludlow	GRANTED
16/05213/FUL	Bringewood Burway Lane Ludlow SY8 1DT	GRANTED
16/03026/VAR	Proposed dwelling to the North of Brand Lane Ludlow	GRANTED
16/04482/FUL	Sloping Weir off Linney Ludlow	GRANTED

**R/605** **DISCHARGE OF CONDITIONS APPLICATIONS**  
**RESOLVED** (unanimous)  
**GG/PD**

That the applications be noted.

<u>Item</u>	<u>Address</u>
17/00102/DIS	33-79 Sandpits Road Ludlow SY8 1HH
17/00170/DIS	Laurence House 4 Mill Street Ludlow SY8 1AZ
17/00128/DIS	Land at Foldgate Lane Ludlow
16/05166/DIS	Melverley Burway Lane Ludlow SY8 1DT
17/00349/DIS	Stone House Corve Street Ludlow SY8 1DG

**PLANNING APPLICATIONS**

**R/606** **17/00104/FUL Tarka 40 Sandpits Road Ludlow SY8 1HW**  
**RESOLVED** (unanimous)  
**GG/PD**

No objection

**R/607**     **16/05279/FUL Telecommunications Installation off Fishmore Road Ludlow**  
**RESOLVED (6:1:0)**  
**GG/JS**

To object

The application did not provide sufficiently detailed information regarding the health implications of the proposed telecommunications installation

**R/608**     **17/00211/LBC 67 Broad Street Ludlow SY8 1NG**  
**RESOLVED (unanimous)**  
**GG/PD**

To object

The amended plans have not addressed the concerns raised by Ludlow Town Council, reiterated below:

Members reiterated previous comments made on 11<sup>th</sup> January 2017

- *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.*

Councillor Gill entered the meeting at 7.09pm

**R/609**     **17/00270/TCA Haldon 6 Corve Street Ludlow SY8 1DA**  
**RESOLVED (unanimous)**  
**JS/MC**

No objection

**R/610**     **17/00191/TCA 22 Julian Road Ludlow SY8 1HA**  
**RESOLVED (unanimous)**  
**GG/JS**

No objection

**R/611**     **17/00178/FUL Walford New Road Ludlow SY8 2LS**  
**RESOLVED (unanimous)**  
**JS/TG**

No objection



**R/612**     **16/05602/FUL Proposed Residential Development Land West of Friars Walk  
Ludlow**  
**RESOLVED** (unanimous)  
**GG/JS**

To object

The site is not suitable for any form of development.

Members objected to the development of this site due to:

- The proposed site is an open space and development would be to the detriment of the visual amenity of the area and constitute overdevelopment of an inaccessible area within the conservation area.

Nation Planning Policy Framework, section 73

*Existing open space, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.*

- Over development in an area that is inaccessible and could create a hazardous environment within close proximity to a school

Nation Planning Policy Framework, section 39

*Developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies;*

- No provision for parking has been allocated. It is unrealistic to suppose that a prospective purchaser would not be a car owner.

Nation Planning Policy Framework, section 35:

*If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; local car ownership levels;*

**R/613**     **16/05880/FUL Land adjacent to Granville Garage Bromfield Road Ludlow  
SY8 1DW**  
**RESOLVED** (unanimous)  
**PD/CS**

No objection

Subject to

- i) Compliance with the comments made by Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications.
- ii) The proposed development/site complies to the SUDs report

**R/614**     **17/00230/FUL Linney House Linney Ludlow SY8 1EE**  
**RESOLVED** (unanimous)  
 GG/PD

To object

Members support Unitary Cllr Boddington's request to call-in the application. Fresh scrutiny is required in the light of changes to planning legislation has changed since the previous application in 2012.

Members object to the development on the following points:

- The site is outside of the SAMDev boundary
- The site is within the flood zone  
 Nation Planning Policy Framework, section 103  
*When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that: within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.*
- Access visibility is restricted onto a very narrow walled single file lane.
- the site has a historic boundary wall, which should remain unaltered and intact

**R/615**     **17/00312/ADV 5 High Street Ludlow SY8 1BS**  
**RESOLVED** (unanimous)  
 GG/PJ

To object

Members objected on the following points;

- The use of illuminate signage
- The property is within the conservation area and the Conservation Officer had not been consulted prior to the works
- Listed Building consent has not been submitted

Members requested that the Town Clerk write to Shropshire Council to lodge a complaint regarding the incidence of retrospective planning applications on commercial properties within the conservation area because retrospective



planning applications mean that irreparable / irretrievable damage may have already been done to the fabric of the building.

**R/616**     **17/00283/CPL 3 Chapel Mews Ludlow SY8 2PY**  
**RESOLVED** (unanimous)  
**GG/RJ**

Members noted the application for a certificate of permitted development.

**R/617**     **17/00525/DIS Spicers House 101 Corve Street Ludlow SY8 1EB**  
**17/00404/DIS Forget Me Not Sheet Road Ludlow SY8 1LN**  
**RESOLVED** (unanimous)  
**GG/JS**

Members noted the Discharge of Conditions applications

**R/618**     **17/00492/LBC Victory House Mill Street Ludlow SY8 1AZ**  
**RESOLVED** (7:1:0)  
**GG/RJ**

No objection

**R/619**     **17/00408/FUL Rock Crossing Cottage Rock Lane Ludlow SY8 1SD**  
**RESOLVED** (unanimous)  
**GG/PD**

No objection

**R/620**     **ROAD CLOSURES**  
**RESOLVED** (unanimous)  
**GG/JS**

Members noted the road closures

- i) Temporary Road Closure – Camp Lane 23<sup>rd</sup> & 24<sup>th</sup> March 2017
- ii) Road Closure – Common Wealth Day Procession –  
Monday 13<sup>th</sup> March 2017
- iii) Road Closure – Storm the Castle – Sunday 23<sup>rd</sup> April 2017

Councillor Ginger left the meeting at 7.31pm

Councillor Ginger returned to the meeting at 7.33pm

**R/621**     **SHROPSHIRE LOCAL PLAN REVIEW**

The chair informed members that the Shropshire Council Consultation - Issues and Strategic Options – Shropshire Local Plan Review will be completed in two parts over the next two Representational Committee meetings.

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

Member's initial comments on questions 1 -11 will be drafted and brought back to the next meeting for further consideration.

Further detailed information regarding Rural Clusters is requested for the next meeting.

The committee's response will be formally submitted after the next meeting.

**R/622**      **WOODLANDS SOUTH OF BAKER CLOSE LUDLOW 16/04922/TPO**  
**RESOLVED (unanimous)**  
**GG/RJ**

Members requested that the Town Clerk write to Shropshire Council's Tree Officer to seek clarification of the reference numbers as these are incorrect and to ask for a reason why the application 14/0312/TPO (incorrect reference) was granted and the application 16/04922/TPO was refused as the two applications are in different areas on the bund in Baker Close.

**R/623**      **LUDLOW HOSPITAL**

The Chair thanked Councillor Sheward for bringing this matter to the committee's attention.

Councillor Sheward explained that he had had spoken with staff at the hospital who had raised concerns over the state of the wall. Councillor Sheward wrote to the Conservation Officer and the Primary Care Trust to report these concerns which are now being investigated he concluded that the matter was important because the quality of repairs could determine the future use of the building.

The Town Clerk informed members that as the Conservation Officer was unable to attend the committee meeting therefore an update was not available.

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

The Chair requested that the Town Clerk write to the Conservation Officer to request that he attends the Representational Committee as his expertise and advice is invaluable.

Meeting closed at 7.56pm

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Chairman

Date

NB: No Closed Session minutes will be issued