



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 8th MARCH 2017** at **7pm**.

R/624 **PRESENT**

- Chair: Councillor Ginger
- Councillors: Clarke (7.16pm) Gill, Lyle, Sheward and Smithers
- Officers: Gina Wilding, Town Clerk
Stephanie Williams, Admin Assistant
- Also attending Julia Brion Development Manager South Shropshire Housing Group

R/625 **HEALTH & SAFETY**

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

R/626 **APOLOGIES**

Apologies were received from Councillors Draper, Kemp and Jones.

R/627 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr	Item	Reason
Lyle	16	Cllr Lyle is a volunteer for SSHG and has also applied for funding from SSHG for the Small Gardens.

Personal Interest

Cllr	Item	Reason
Lyle	10	Ward councillor and resident in the area of Charlton Rise/Sidney Road.

R/628 PUBLIC OPEN SESSION (15 minutes)

There were six members of the public present

Ms S Price resident in Broad Street expressed her concerns over the lack of disabled parking in the mid - section of Broad Street as there are currently five disabled residents in Broad Street and the disabled parking provisions are currently situated at the top and the bottom of Broad Street.

Mr J Boundford Property Steward of the Methodist Church in Broad Street. Mr D Harlington, Mr H Morris, Mr G Edwardson, representing the Methodist Church, Broad Street all supported Ms Price's concerns and informed members that the current situation with disabled parking provision is a great concern to visitors to the church. The proposed disabled bay would be most beneficial as a drop off/pick up point for disabled users.

R/629 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

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

Unitary Councillor Parry, Ludlow South

Disabled Parking Bay in Broad Street

Councillor Parry supported the residents of Broad Street in their request for a disabled drop off/pick up point in the mid-section of Broad Street.

Garage Review Lacy Road

Councillor Parry has received some objections to the proposed dwellings at Lacy Road, on the site of the existing garages, from residents regarding the loss of natural light should these dwellings be granted.

Traffic Order changes on Market Square

Councillor Parry is in support of the proposed yellow lines as this will keep the access clear into Quality Square and around the market area for deliveries to the surrounding businesses.

Unitary Councillor Boddington, Ludlow North

Disabled Parking Bay Broad Street

Councillor Boddington appreciated that parking is always a controversial topic in Ludlow and to lose two parking spaces in Broad Street will affect residents but there is a clear need for a disabled drop off/pick up point in this section of Broad Street. This has been in discussion for too long and needs to be concluded.

Councillor Clarke entered the meeting at 7.16pm

Green Area Charlton Rise/Sidney Road Ludlow

Councillor Boddington urged that the Open Space Order process should be to be completed as soon as possible.

Local Plan Review

Councillor Boddington acknowledged Shropshire Council's Local Plan Review as an item on the agenda to be discussed by members. He appreciated that it was a poorly drawn up document, and the review did not give Town and Parish Councils the option to decide how their towns should move forward for the benefit of the community.

Large developments have had outline planning permission granted recently on the outskirts of Ludlow but he stated that it was unlikely that these would be completed within the next three years. He lamented the shift in planning from 'place shaping' to 'planning by permission'.

He said it was problematic that the planning process was financially rewarding the participants at each stage of the process, which encouraged planning application, but not necessarily building once the application had been approved. He stated that development should be slowed down in Ludlow because Shropshire Council have met the target level for new housing set by the Government, and a slower pace would enable the community to decide on the future of Ludlow.

With regard to CIL, smaller developments of ten dwellings or less do not have to provide a percentage of affordable housing, this makes smaller development more profitable to developers but will cause a shortage of affordable housing.

R/630

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

That the minutes of the Representational Committee meeting held on Wednesday 8th February 2017 be approved as a correct record and signed by the Chairman.

R/631

ITEMS TO ACTION

The Chairman thanked staff for completing the items to action.

RESOLVED (unanimous)**CS/DL**

To note the items to action

R/632

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

To note the minutes of Wednesday 8th February 2017.

R/633 SUSPEND STANDING ORDERS

The Chair asked members to suspend standing orders for the 'Garage Review at Lacy Road' to be moved forward on the agenda

RESOLVED (unanimous)
GG/CS

To suspend Standing Order

R/634 GARAGE REVIEW AT LACY ROAD

Julia Brion Develop Manager South Shropshire Housing Group presented to members the reports made by SSHG in response to the Governments Policy regarding Unutilised Assets and Green Spaces.

There are currently 4 sites in Ludlow that have been reviewed with regard to garages owned by SSHG which are at the end of their life, often empty or used for storage, which are past repair.

Housman Crescent

The site at the bottom of the Housman Crescent Cul de Sac currently has 21 garages of which only 3 are occupied locally. The proposal would be to demolish the garages and build 4 (2) bedroomed bungalows and 8 parking spaces with gardens to the front and rear.

Poyner Road

There is an open green space at the end of Poyner Close with 4 garages of which only 2 are occupied locally. SSHG proposal is to replace the garages with 2 bungalows, 1NO one bedroom; and 1 NO (2) bedroomed) with parking.

Lacy Road

There are currently has 21 garages of which only 4 are occupied by locally. SSHG proposal is to replace the 21 garages and build 2NO two bedroom dwellings on the site.

A consultation has been undertaken by SSHG with local residents.

Green Area Charlton Rise/Sidney Road

The proposal is to build 7 bungalows and 11 parking spaces.

Consultation is planned, but has not been undertaken with local residents yet.

The Chair thanked Julia Brion for the information and for attending the meeting to offer Ludlow Town Council the opportunity to make their comments at the early stages of the proposals.

The Chair open questions up to members regarding the proposals the following points were raised;

- i) There is a shortage of garages in Ludlow, why are the empty ones not rented out?
- ii) Why do SSHG need to provide 2 bedroomed bungalows
- iii) Where would residents park when the parking areas are taken away?

Response from Julia Brion Development Manager SSHG:

- i) SSHG is a housing provider and not a letting agent for garages.
- ii) The proposed 2 bedroomed dwellings will consist of a double sized bed room and a single sized bedroom, as carers may be needed overnight or equipment may be needed in a room.
- iii) SSHG appreciate the need for parking in certain areas and where there are wide grass verges these could be converted into parking bays for residents but will be at a cost to SSHG and those costs will need to be recovered by a possible service charge to residents.

RESOLVED (unanimous)
GG/MC

- i) That members felt that the narrow road ways in Lacy Road area would not be able to absorb the displaced parking caused by removal of the garages, and building additional housing without first considering workable solutions regarding the parking, would be to the detriment of the area.
- ii) To ask Julia to provide housing need figures for Ludlow
- iii) To consider the Sidney Road proposal separately at another Representational Committee meeting

R/635 **REINSTATE STANDING ORDERS**
RESOLVED (unanimous)
GG/CS

To reinstate standing orders

R/636 **NOTICES OF PLANNING DECISIONS FROM SHROPSHIRE COUNCIL**
SHROPSHIRE COUNCIL DECISIONS
RESOLVED (unanimous)
GG/JS

That the decisions be noted

ITEM	ACTION
14/02846/OUT	PENDING
16/03798/FUL	PENDING
16/04716/VAR	PENDING
16/04545/VAR	PENDING
16/03798/FUL	PENDING
16/03798/FUL	PENDING
16/05857/TCA	PENDING
16/05853/TCA	PENDING

16/05279/FUL	PENDING
17/00270/TCA	PENDING
17/00178/FUL	PENDING
16/05602/FUL	PENDING
16/05880/FUL	PENDING
17/00230/FUL	PENDING
17/00312/ADV	PENDING
17/00283/CPL	PENDING

R/637 **SHROPSHIRE COUNCIL DECISIONS**
RESOLVED (unanimous)
GG/JS

That the decisions be noted.

<u>ITEM</u>		<u>STATUS</u>
16/05781/LBC	17 King Street Ludlow SY8 1AQ	GRANTED
16/02163/FUL	Public Conveniences New Road Ludlow SY8 1RY	REFUSED
17/00059/TCA	Ailsa Craig St. Julians Avenue Ludlow SY8 1ET	NO OBJECTION
14/02846/OUT	Coach Depot Fishmore Road Ludlow SY8 2LU	GRANTED
16/05853/TCA	The Croft Julian Road Ludlow SY8 1EU	NO OBJECTION
16/05857/TCA	52 Lower Broad Street Ludlow SY8 1PH	NO OBJECTION
17/00191/TCA	22 Julian Road Ludlow SY8 1HA	NO OBJECTION
17/00211/LBC	67 Broad Street Ludlow SY8 1NG	GRANTED
16/05672/FUL	67 Broad Street Ludlow SY8 1NG	GRANTED
17/00104/FUL	Tarka Sandpits Road Ludlow SY8	GRANTED
16/05196/FUL	Brook Cottage Fishmore Road Ludlow SY8 3PD	GRANTED
17/02270/TCA	Haldon 6 Corve Street Ludlow SY8 1AD	GRANTED

R/638 **DISCHARGE OF CONDITIONS APPLICATIONS**
RESOLVED (unanimous)
GG/CS

That the applications be noted.

<u>ITEM</u>	<u>ADDRESS</u>
17/00676/DIS	Victory House Club 8 Mill Street Ludlow SY8 1AZ
17/00675/DIS	Victory House Club 8 Mill Street Ludlow SY8 1AZ
17/00668/DIS	Dyke Ruscoe and Hayes 110 Corve Street Ludlow SY8 1DJ
17/00622/DIS	Land at the rear of 18 The Bullring Ludlow SY8 1AD
17/00913/DIS	18 Broad Street Ludlow SY8 1NG
17/00829/DIS	Brian Mears Bricks Ltd Bromfield Road Ludlow SY8 1DN
17/01115/DIS	Meadow House 4A Starstile Meadow Ludlow SY8 1QA

PLANNING APPLICATIONS

R/639 **17/00424/FUL 31 Poyner Road Ludlow SY8 1QT**
RESOLVED (unanimous)
GG/DL

No objection

R/640 **17/00917/TCA Spicers House 101 Corve Street Ludlow SY8 1EB**
RESOLVED (unanimous)
GG/DL

No objection

R/641 **17/00859/FUL Public Conveniences New Road Ludlow SY8 1RY**
RESOLVED (unanimous)
GG/JS

No objection

Subject to the condition that the office cannot be converted into a residential flat without a full planning application being submitted.

R/642 **17/00650/FUL 12 Kershaw Close Ludlow SY8 1UA**
RESOLVED (unanimous)
GG/DL

No objection

R/643 **17/00650/FUL 12 Kershaw Close Ludlow SY8 1UA**
RESOLVED (unanimous)
GG/DL

No objection

R/644 **ROAD CLOSURES / TRAFFIC MANAGEMENT**
RESOLVED (unanimous)
GG/MC

Members noted the road traffic management proposals for;

- i) Western Power Works – Broad Street: 27th March – 31st March 2017
- ii) Gas Mains Replacement – Old Street Ludlow: commencing 13th March 2017 for estimated duration of 3 weeks

Members noted that Temeside will not be closed as previously notified in error and 3- way traffic control will be put in place.

R/645 **SHROPSHIRE LOCAL PLAN REVIEW**

The chair informed members that the Shropshire Council Consultation - Issues and Strategic Options – Shropshire Local Plan Review questions 10 – 22 will be answered at this meeting.

The Chair stated that without the definition of hubs and clusters by Shropshire Council the review questionnaire was very difficult to comment without more detailed information, given that each area is completely different and Ludlow is so divorced from other towns.

RESOLVED (unanimous)
GG/DL

Member's had no additional comments to add to draft answers for questions 1 – 9; and to provide answers as agreed at the meeting to questions 10 – 22 in the questionnaire attached to the minutes.

R/646 **PRE – APPLICATION ENQUIRY LAND SOUTH OF BAKER CLOSE**

RESOLVED (unanimous)
GG/JS

That they were unable to comment without the context that would be provided by a planning application and associated documents and neighborhood comments.

R/647 **DISABLED PARKING BAY IN BROAD STREET**

RESOLVED (unanimous)
TG/CS

To object

Members are not opposed to the provision of a disabled parking bay in principle.

Members objected to the proposal in drawing number 1064535-E-04-100 because of safety concerns relating to the proximity to the sloping bank of cobbles preventing passengers from alighting on the kerb side and the gradient and uneven surface of the cobbles preventing passengers from gaining access to the pavement within a reasonable distance of the parking space.

Members reiterated previous decision made on 1 July 2015 as stated below; and a copy of the referenced plan is attached to these minutes.

Members agreed to support the amended plan and request that Glyn Shaw progress drawings which would be considered at a future meeting.

R/648 **TRAFFIC ORDER CHANGES ON MARKET SQUARE**

RESOLVED (unanimous)
GG/DL

To approve the proposal for removal and reinstatement of the double yellow lines with a slight amendment to arc the north east corner of the new yellow lines to enable larger delivery vehicles to successfully navigate the roadway without endangering market traders pitched on the approved market area.

R/649 **LICENSE APPLICATIONS**

RESOLVED (unanimous)
GG/JS

No objection

Meeting closed at 8.32pm

Chairman

NB: No Closed Session minutes will be issued

Date