



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 5th APRIL 2017** at 7pm.

R/650 PRESENT

Chair: Councillor Ginger

Councillors: Clarke (7.07pm) Draper, Gill, Jones, Lyle and Sheward

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

R/651 HEALTH & SAFETY

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

R/652 APOLOGIES

Apologies were received from Councillors Kemp and Smithers.

R/653 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr	Item	Reason
Ginger	17	Visitor to the Linneyside Park

Personal Interest

Cllr	Item	Reason
Clarke	15 17/01168/COU	Knows the applicant The Angel Broad Street Ludlow SY8 1EE
Draper	16/05215/FUL	Neighbouring business
Gill	15 17/01168/COU	Knows the applicant The Angel Broad Street Ludlow SY8 1EE
Lyle	15 17/01168/COU	Knows the applicant The Angel Broad Street Ludlow SY8 1EE

Sheward	17/01056/FUL 17/01057/LBC	Knows the applicant
---------	------------------------------	---------------------

R/654 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/655 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There were no Unitary Councillors present.

**R/656 MINUTES
RESOLVED (5:0:1)
GG/RS**

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

R/657 ITEMS TO ACTION

The Chairman thanked staff for completing the items to action and informed members that the pending item (minute number R/493 item i) Housing Association Land at Charlton Rise Ludlow SY8 1ND Tree Preservation Order had now been completed with Shropshire Council.

RESOLVED (unanimous)
GG/RJ

To note the items to action

R/658 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)

RESOLVED (unanimous)
GG/CS

To note the minutes of Wednesday 8th March 2017.

R/659 SHROPSHIRE COUNCIL DECISIONS

17/00312/ADV 5 High Street Ludlow SY8 1BS

RESOLVED (unanimous)
GG/DL

To write to Shropshire Council to seek clarification on point 1.3 of the Development Management Report from Shropshire Council.

1.3 The Case Officer has been chasing the applicant for progress on the completion of the S106, but it would appear in the meantime that the applicant has gone ahead and started to convert the first and second floors

without the benefit of planning permission. This was confirmed by a site inspection on 17th January where the occupiers of the ground floor 'Cobb Amos' Estate Agents advised the case officer that they had been trading from the ground floor since last March. The Estate Agents were advised that the change to the position of the hanging sign needed Advertisement Consent and this is the subject of this current application.

Councillor Clarke entered the meeting at 7.07pm

R/660 SHROPSHIRE COUNCIL DECISIONS

RESOLVED (unanimous)

GG/TG

That the decisions be noted.

R/661 DISCHARGE OF CONDITIONS APPLICATIONS

RESOLVED (unanimous)

GG/CS

That 17/01189/DIS be noted.

PLANNING APPLICATIONS

R/662 17/01193/FUL 8 Stanton Close Ludlow SY8 2LP

RESOLVED (unanimous)

GG/DL

No objection

R/663 17/00701/ADV Stone House Corve Street Ludlow SY8 1DG

RESOLVED (unanimous)

GG/DL

To Object

Members objected to the application for the proposed four signs to advertise 'Churchill Retirement Living, two signs would be sufficient which should be fixed to free standing posts avoiding any obstruction to motorists and pedestrians.

Signage should not be fixed to the fabric of the stone wall in the conservation area.

**R/664 17/01056/FUL 18 Riverside 18 Temeside Ludlow SY8 1PD
17/01057/LBC 18 Riverside 18 Temeside Ludlow SY8 1PD**

RESOLVED (unanimous)

GG/DL

To Object

Members objected on the following points:

- Traffic congestion due to commercial deliveries in a residential area.
- Poor visibility for access and egress of vehicles.
- Inadequate parking area for customers and commercial delivery vehicles operated by the business.
- Detrimental impact on the public amenity value of the view from the river.
- The conservatory is out of keeping with the existing listed building.

R/665 17/01525/TCA The Orchard House Livesey Road Ludlow SY8 1EX

RESOLVED (unanimous)
GG/DL

No objection

R/666 17/01168/COU The Angel Broad Street Ludlow SY8 1LT

RESOLVED (unanimous)
GG/PD

No objection

Subject to the fire assessment being submitted by Shropshire Fire and Rescue Service

R/667 17/00203/FUL Land Adjoining Linney House Ludlow SY8 1EE

Members felt that their previous objections made on 8th February 2017 were still valid

RESOLVED (unanimous)
GG/RJ

To object on the following points:

- The site is outside of the SAMDev boundary
- The site is within the flood zone
With reference to: 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.

- Visibility is restricted at the access onto a very narrow walled single width lane.
- The site has a historic boundary wall, which should remain unaltered and intact.

R/668 **17/01333/FUL Proposed Development Land South of Poyner Road Ludlow**

RESOLVED (unanimous)
GG/MC

No objection

R/669 **17/01442/DIS Stone House Corve Street Ludlow SY8 1DG**

RESOLVED (unanimous)
GG/RJ

To note the application

R/670 **ROAD CLOSURES / TRAFFIC MANAGEMENT**

RESOLVED (unanimous)
GG/RJ

To note the road closures

- i) May Fair – 26th April – 2nd May
- ii) Camp Lane – 27th & 28th March 2017
- iii) Silk Mill Lane – 29th & 30th March 2017
- iv) Temeside – 1st & 2nd June 2017
- v) Ludlow 10K Run – 8th July 2017

R/671 **NEIGHBOURHOOD PLANNING NOTES**

RESOLVED (unanimous)
GG/CS

- a) To receive the Notes on Neighbourhood Planning
- b) That from Ludlow's perspective the 'Fixing Our Broken Housing Market Consultation' questions 3 and 4 were significant, specifically:

Question 3

Members supported the statement to:

a) amend national policy so that local planning authorities are expected to have clear policies for addressing the housing requirements of groups with particular needs, such as older and disabled people

b) from early 2018, use a standardised approach to assessing housing requirements as the baseline for five year housing supply calculations and monitoring housing delivery, in the absence of an up-to-date plan

Question 4

Members agreed with the proposals to amend the presumption in favour of sustainable development so that:

a) authorities are expected to have a clear strategy for maximising the use of suitable land in their areas.

b) it makes clear that identified development needs should be accommodated unless there are strong reasons for not doing so set out in the NPPF

R/672 LICENSE APPLICATION THE ANGEL BROAD STREET LUDLOW SY8 1LT

RESOLVED (unanimous)
GG/TG

No objection

R/673 WOODLANDS AT BAKER CLOSE LUDLOW

RESOLVED (unanimous)
GG/CS

Members requested that the Town Clerk write to Dougald Purce Shropshire Council's Tree and Amenity Protection Officer to thank him for the information.

R/674 SEVERN TRENT WATER

RESOLVED (unanimous)
GG/DL

To write to Severn Trent to request:

- i) That the proposed works are carried out at low season to avoid considerable disturbance to a highly valued public amenity area. The most convenient time to carry out the works to cause the least disruption would be January - March 2018.
- ii) To inform them that the disturbance and inconvenience caused by the proposed works will have a detrimental financial impact for the Town Council by as stated below:
 - Works vehicles and operatives will require space in the car park, which will prevent visitors using the car park. There will be a financial impact on Ludlow Town Council due to loss of parking revenue.
 - The Riverside Park will have to be closed or access significantly limited during the works. There will be a financial impact on Ludlow Town Council due to loss of parking revenue.
 - The town council currently permits parking of oversized market trader vehicles at the Linney because regular town centre parking bays are

not large enough to accommodate these vehicles. If these traders are unable to have access to parking at the Linney, the Town Council may lose market revenue during the works, or there will be a cost attached to sourcing alternative parking for market traders.

Meeting closed at 7.29pm

Chairman

NB: No Closed Session minutes will be issued

Date
