



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 28<sup>th</sup> JUNE 2017** at **7pm**.

### R/29 **PRESENT**

Chair: Councillor Ginger

Vice Chair Councillor Sheward  
Councillors: Councillors Clarke, Gill, Jones, Lyle and Pote

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

Also attending Unitary Councillor Andy Boddington Ludlow North  
Unitary Councillor Tracey Huffer Ludlow East

### R/30 **HEALTH & SAFETY**

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

### R/31 **APOLOGIES**

Apologies were received from Councillors

### R/32 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr	Item	Reason
Cllr Lyle	17/01387/FUL	Resident of Sidney Road Ludlow

Personal Interest

Cllr	Item	Reason
All Cllrs	14	Residents of Ludlow/business owners in Ludlow Town Centre
Cllr Sheward	12	Has been in discussion with applicant
Cllr Lyle	16	Connections with grant applicant
Cllr Pote	13	Attended a meeting (representing LTC) with engineers and Cllr Boddington

**R/33 PUBLIC OPEN SESSION (15 minutes)**

There were 9 members of the public present.

Mrs Linda Downey, resident of Poyner Road Ludlow, has received notification from Shropshire Council of the amendments to the planning application 17/01372/FUL. The amendments from the original plan are extensive. Shropshire Housing Group have amended the planning application to one bungalow to be sold on the open market which will leave part of the area vacant for future development.

Poyner Road currently suffers parking issues on a narrow road with limited areas for vehicles to pass. Mrs Downey provided photographic evidence of emergency vehicles negotiating Poyner Road. (photos attached)

The official register of title on the land prevents further development, lopping or felling of trees, any actions that will depreciate the value of the area and noise pollution. (title register attached)

Residents have had issues with sewage and water drainage in the road and these will be exasperated with further development.

**R/34 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There were 2 Unitary Councillors present.

Councillor Huffer, Unitary Councillor Ludlow East

Councillor Huffer supports Mrs Downey concerns regarding the Poyner Road application 17/01372/FUL and agreed that the application should be submitted as a completely new application. Councillor Huffer has called for the application to be called into the Planning Committee at Shropshire Council and requested that LTC support this with their objections.

Councillor Huffer has called for the 3 applications from Shropshire Housing Group to be called into the Shropshire Council Planning Committee. Sidney Road, Poyner Road and Rock Lane/Housman Ludlow

Councillor Boddington, Unitary Councillor Ludlow North

Councillor Boddington agreed that the Shropshire Housing Group planning applications need to be called into Shropshire Council Planning Committee.

Castle Grange, Linney, Ludlow 14/01328/FUL.

Councillor Boddington supports Shropshire Council's decision to refuse the planning application.

Land to the West of Friars Walk 16/05602/FUL

Councillor Boddington informed members that the construction Management Plan submitted has completely ignored the pedestrian access and entrance

to St. Laurence's Primary School and the residents of Friars Walk and Friars Gardens.

10K- Ludlow

Councillor Boddington was in support of the revised arrangements with road closures and the route. He proposed that for future events more early discussion needs to take place to establish a route which would cause the least disruption to the town and residents as local knowledge is essential. Most residents were in support of new events in Ludlow as the town cannot rely on festivals to bring in tourism.

Closure of the level crossing and A49 at Onibury.

Councillor Boddington informed members that new signage had been put in place which includes matrix signals at Wooferton advising of the diversion route and that Ludlow is open for Business as usual. Diversion routes for buses/coaches are currently being negotiated with Shropshire Council.

Councillor Ginger informed Councillor Boddington that he had been compiling a tally of coaches that have used Corve Street to alit passengers over the past 3 weeks is currently at 48 different companies, this is actually considerably higher as he has not been able to monitor all of the time.

Councillor Boddington requested a copy of the list.

Galeford Road Resurfacing

Councillor Boddington informed members that following a site visit with Shropshire Council and Councillor Pote the proposed resurfacing works scheduled for 1<sup>st</sup> August 2017 are currently in discussion to be rescheduled for later in the year, written confirmation of the dates has not yet been received.

Councillor Lyle asked the Unitary Councillors if members of the Representational Committee were to make representation at the Shropshire Council Planning Committee to uphold objections to the Shropshire Housing Group application would this help.

Councillor Huffer stated that if the applications go to committee then support from LTC would certainly help.

Councillor Sheward advised the Unitary Councillor of residents of Cold Weston Roads concerns regarding the disruption they have suffered during the construction of the site at the west of Clee View School. There has been no service agreement with Severn Trent Water. He asked if there was a procedure in place to inform Shropshire Council of the issues residents have incurred.

Councillor Huffer and Councillor Boddington informed members that they have been in contact with residents at Cold Weston Road and that Planning Enforcement is currently in process and requested that LTC supports residents by writing to Shropshire Council.

**R/35**     **MINUTES**  
**RESOLVED (unanimous)**  
**GG/CS**

That the minutes of the Representational Committee meeting held on Wednesday 31<sup>st</sup> May 2017 be approved as a correct record and signed by the Chairman.

**R/36**     **ITEMS TO ACTION**

The Chairman thanked staff for completing the items to action.

**RESOLVED (unanimous)**  
**GG/MC**

To note the items to action

**R/37**     **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**

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

To note the agenda of the meeting held on 28<sup>th</sup> June and the minutes of Wednesday 31<sup>st</sup> May 2017.

**R/38**     **SHROPSHIRE COUNCIL DECISIONS**

That the decisions be noted

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

**R/39**     **SUSPEND STANDING ORDERS**

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

To suspend standing orders

**R/40**     **PRESENTATION - LUDLOW 10K – SATURDAY 8<sup>TH</sup> JULY 2017**

Mr Dermott Hayes and Mr Matt Morris of 'Be Endurance', organisers of Ludlow 10k on Saturday 8<sup>th</sup> July 2017 advised members of the revised timings and route of the 10k run in Ludlow, which is the first year this has been held in the town. There are currently 300 runners taking place 30% of which are from Ludlow. This will bring in spectators to watch the event who will then be staying in the town and use the local pubs and restaurants and possibly revisit at a later date.

The revised timings and route are as follows;

Fri 7<sup>th</sup> July

Signs will be erected at entrance to Castle St car park notifying of entry/exit restrictions during the race

SAT 8<sup>th</sup> JULY

Until 6.00pm - Egress of market traders from Castle Square and Castle Street Car park

6.00pm - COMMENCE LOCK DOWN OF CASTLE SQ, ENTERTAINMENT SQ AND HIGH ST

Mill Street and Dinham to remain open, but no vehicular access to Castle Square, to allow for set up of Start/Finish area.

Corve Street and King Street to remain open - traffic entering King Street to egress via Broad Street. This should provide the drop-off opportunity for Choral Society and patrons outside St Laurences.

A crowd barriered run route will be erected during this time, stretching from Entertainment Sq to the Buttercross, but still allowing access to Broad St. Further barriers to be stacked in loading bay opposite Barclays and opposite Bull Ring Tavern, ready to be set out once full road closure is in place.

7.20pm - FULL ROAD CLOSURE OF RACE ROUTE

Includes closure of King Street, High Street, Mill Street, Camp Lane, Dinham, The Linney, Corve Street and Coronation Avenue.

Crowd barriered run route to be erected, starting at entrance to King Street and will join up with the barriers already erected at the Buttercross, thus creating a continuous barriered channel for runners from top of Corve Street to the finish Entertainment Square.

Any parking areas containing vehicles along and Corve Street and Coronation Avenue to be cordoned off while road closure is in effect, to deter motorists from returning to their vehicles and driving onto the run route while race is in progress.

7.45pm - RACE START

Start/Finish gantry will be on the paved crossing between the Market and Entertainment Square.

7.55pm - MILL STREET REOPENED

Stewards to barrier off top of Mill Street to prevent traffic from entering Castle Square but Mill Street itself is fully operational.

Approx 8.05pm - FIRST RUNNERS COMPLETE LAP 1 - ROUTE CHANGE

For their second lap, all runners will go through Castle Square and along Dinham, descending to Dinham Bridge and continue on planned route, thus eliminating the need to use Mill Street. Runners will be spread out by this point, so the steep descent poses much less risk.

Approx 8.25pm - FIRST RUNNERS FINISH

Approx 9.25pm - LAST RUNNERS FINISH

Approx 9.30pm - ALL ROADS REOPENED

We will have a sweeper following the slowest runner. This will allow us to reopen roads as quickly as possible once we know all runners have passed.

There will be 40 stewards assisting along the route as part of the professional Management Team, there is also a Professional Medical Team. A race aid station will be situated at the bottom of Corve Street providing drinks for the runners, there will be bins provided and litter teams to monitor this any runners found to be littering will be instantly disqualified from the race.

The Chair thanked them for coming to the meeting and addressing concerns that had been brought to LTC by residents of the town centre. He asked if the possibility had been consideration that there will be visitors in the town that have parked early on in the day and maybe visiting a restaurant and will want to leave the town whilst the race is running? Mr Hayes advised members that Castle Street Car Park will have signage displayed from early Friday evening advising users of the road closure times and durations. The traffic Management Team will be in the town to help motorists with diversions and to direct to Galeford Car Park which is open throughout the event and is not affected by the road closures.

Councillor Clarke advised Matt and Dermott of 'Death by Signage' which can often happen at events, where the general public will overlook the road closure signs and advised that the more pro- active stewards are during the day the better, to inform members of the public especially visitors, of the event and the diversions. Councillor Clarke advised the organisers that stewards need to be active in town from 12 noon on Saturday until the race commences to advise motorists that roads will be closed for the event.

Councillor Pote stated that with advanced discussion a lot of the issues would not have arisen.

The Chair wished the organisers every success and would like to see the event become annual as Ludlow needs more events to boost the town.

**RESOLVED (unanimous)**  
**GG/RS**

- Members expressed their reservations regarding controlling traffic movement during the race.
- Having an early presence in the day of stewards advising motorists of the road closures and timings.

Councillor Jones left the room 7.47pm

**R/41      REINSTATE STANDING ORDERS**

**RESOLVED (unanimous)  
GG/TG**

Members reinstated standing orders

Councillor Clarke left the room 7.48pm

**R/42      SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED (unanimous)  
GG/CS**

To note the decisions.

Councillor Jones returned 7.49pm

**R/43      DISCHARGE OF CONDITIONS APPLICATIONS**

**RESOLVED (unanimous)  
GG/CS**

To note the applications

**PLANNING APPLICATIONS**

Councillor Clarke returned 7.50pm

**R/44      17/01387/FUL Housing Development Site Sidney Road Ludlow**

**RESOLVED (unanimous)  
GG/CS**

Object

Members reiterate previous comments made on 3<sup>rd</sup> May 2017;

*To strongly object on the following grounds:*

- i) The amenity value of the land is significant to the residents, who have enjoyed the use of the land for over twenty years*
- ii) The development would be detrimental to the visual amenity of the area*
- iii) the existing footpath and the bridleway are on the definitive map;*
- iv) there are Tree Protection Orders on all 3 trees on the site there is precedent in case law established by the Sunningwell case in Oxfordshire, and others, where the development was refused on the grounds that the space had been used as an amenity area for over 20 years.*

Members object to the proposed parking leading off Sidney Road, this is already a very busy road which is single width due to parked cars, the bus stops

at the end of Sidney Road where the proposed entrance has been planned, the area is obscured and dangerous.

Members requested that the Town Clerk write to Shropshire Council to call the application to the Shropshire Council Planning Committee.

**R/45**     **17/02643/TCA 7 Upper Linney Ludlow SY8 1EF**

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

No objection

**R/46**     **17/01994/AMP Smithfield House Lower Galeford Ludlow SY8 1RT**

**RESOLVED (unanimous)**  
**GG/RJ**

No objection

**R/47**     **17/02629/FUL Henwick House Gravel Hill Ludlow SY8 1QU**

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

No objection

**R/48**     **17/02696/TPO Torfels Livesey Road Ludlow**

Members requested that the Town Clerk write to Shropshire Council and ask why LTC are requested to make comment when the application has already been agreed by Shropshire Council's Tree Officer.

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

Object

Members supported Ludlow Tree Officer's comments that the oak should be left as a 'soaring oak'

**R/49**     **17/02700/LBC 5 Brand Lane Ludlow**

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

No objection

Members have no objection in principle to the division of the dwelling into two flats however some concerns were raised regarding the emergency access from the kitchen area and requested that a risk assessment is carried out by the Fire and Rescue Service.



**R/50**      **17/02727/LBC 1 Bell Lane Ludlow SY8 1BN**

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

No objection

Members have no objection subject to the Conservation Officer being consulted over the type of bricks to be used to infill the doorway as there will be insufficient bricks from the alterations proposed.

**R/51**      **17/02897/AMP 13 The Bullring Ludlow SY8 1AD**

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

No objection

**R/52**      **17/01372/FUL Poyner Road Ludlow SY8 2RQ**

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

Object

Members made the following comments;

- the amendments submitted on 19<sup>th</sup> June to Shropshire Council have a limited consultation period of 14 days for comments to be submitted
- the original plans submitted clearly show a red outline to the plot
- the amendments submitted only indicate half of the original plot now being developed with no indication of future development within this boundary.
- LTC support the Unitary Councillors Huffer and Boddington's request that the application is called into Shropshire Council's Planning Committee.
- The original objections submitted by LTC on 9<sup>th</sup> May 2017 have not been addressed.

Members reiterate previous comments made on 9<sup>th</sup> May 2017;

*To Object for the following reasons:*

- i) The proposal is unachievable and unsustainable.*
- ii) access for emergency vehicles, refuse collections would be impeded*
- iii) there would be inadequate parking provision*
- iv) Drainage may be problematic.*

**R/53**      **17/02808/LBC 18 Lower Broad Street Ludlow SY8 1PQ**

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

No objection

**R/54 16/05602/FUL Land West of Friars Walk Ludlow**

Members agree that the application is inappropriate for the area and the proposed access into the site as stated in the 'Construction Management Plan' (CMP) is totally unworkable. Friars Gardens is a residential area with a hammer head end to the cul-de-sac which has been adopted by Shropshire Council Highways, the Chair is currently waiting for confirmation on the ownership of the path leading from Friars Gardens to Friars Walk as this has not been adopted by Highways, it is this path that the developers intend to use to transport materials on to the site.

The CMP states main site access and the hours of delivery for materials;

*The main site access to the development will be by way of Upper and/or Lower Galdeford and Friars Gardens to the hammerhead at the end of Friars Gardens adjacent to the site and then down the public footpath ramp to Friars Walk. The roads in Friars Gardens are in excess of 3.0m which gives more than enough room for the construction vehicles to travel along them. Materials will be delivered in small loads and offloaded in Friars Gardens making use of the parking bays (See Access Ariel View Attachment 4). Materials will then be transported either by hand or small machine down the ramp to the site. The proposed secondary access will be by way of Friars Walk off Old Street. To address the issue that the public will continue to use the roads and footpaths and enable small construction vehicles to negotiate the 180° corner at the meeting of the ramp from Friars Gardens and Friars Walk, there will be at least two banksman on hand at all times when any construction vehicles are manoeuvring in the hammerhead or traversing either of these pathways to protect the public and to provide assistance to the vehicle when negotiating the tight corner and narrower areas of these paths.*

*Delivery Programme The times for deliveries and collection are still to be finalised as part of the CTMP and will be amended if required. Our aim is to smooth the delivery process to avoid disruption to the local community. The preferred delivery timings would be: Morning deliveries; major a. 0700 – 0830 Morning deliveries; minor b 10.30-1200 Afternoon deliveries; minor c. 1430 – 1600 Evening deliveries; major d. 1800 – 2000 Monday to Saturday, with certain items delivered on a Sunday by arrangement, if the Site Agent considers it necessary to take advantage of quiet periods when the footpaths are little used. These timing would result in the main bulk materials being delivered to site in the early morning or late afternoon avoiding the peak traffic periods and causing the least disruption to the local community.*

**RESOLVED (unanimous)**

**GG/CS**

Object

Members strongly object to the application for the following reasons;

- The Construction Management Plan is unworkable
- No consideration or consultation has been given to the residents of Friars Walk and Friars Gardens
- The main pedestrian access to the Primary School has not been considered, delivery times stated include times when children and parents will be using Friars Walk to take children to school and collect.

- In- fill sites are not suitable for development due to location and access.

**R/55 ROAD RESURFACING – GALEFORD - LUDLOW**

**RESOLVED (unanimous)  
GG/MC**

To defer the item due to a proposed change of date from 1<sup>st</sup> August 2017 to a later time in the year to avoid disruption during the summer.

**R/56 PLANNING ENFORCEMENT- COLD WESTON ROAD LUDLOW**

Councillor Sheward addressed the committee has he had been in discussion with residents at Cold Weston Road regarding the concerns that have been raised over the gabions placed along the edge of the site by the developers. These are a health and safety risk due to the size and instability, they were not part of the planning application.

The concerns from residents has been reported to Shropshire Council and planning enforcement has commenced. Councillor Sheward asked that Shropshire Council have a process put in place for residents to report issues.

Residents are also concerned over sewage and drainage issues. Also there are concerns over the height of the trees and that they will become an issue at a later date.

There is a small section of land adjacent to the footpath which runs along the site on the south side and ownership as Western Power need to excavate to insert power lines.

Construction traffic is also an issue, one resident has had significant damage caused to a car.

Councillor Sheward asked that members support the planning enforcement action.

**RESOLVED (unanimous)  
GG/CS**

The chair thanked Councillor Sheward and requested that the Town Clerk write to Shropshire Council to

- Support the planning enforcement
- Request information regarding the installation of the gabions and who authorised this.
- Seek advice on the sustainability of the trees on the site

**R/57 SUSPEND STANDING ORDERS**

**RESOLVED (unanimous)  
GG/CS**

To suspend standing orders

**R/58 PUBLIC OPEN SESSION**

Mrs Moore Cold Weston Road informed members that the footpath running from Cleview to Downton View has been excavated in parts and back-filled with soil which has caused instability and erosion, although the path is not a public right of way it is greatly used by local residents.

**R/59 REINSTATE STANDING ORDERS**

**RESOLVED (unanimous)  
GG/TG**

Members reinstated standing orders

**R/60 GRANT APPLICATION – LUDLOW GREEN FESTIVAL**

**RESOLVED (unanimous)  
GG/RJ**

To defer the grant application due to financial information being submitted late.

Meeting closed at 8.33pm

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Chairman

NB: No Closed Session minutes will be issued

Date