

LUDLOW TOWN COUNCIL

A G E N D A

REPRESENTATIONAL COMMITTEE

To: All Councillors, Unitary Councillors, Press
Contact: Gina Wilding
Ludlow Town Council, The Guildhall, Mill Street, Ludlow, SY8 1AZ
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Despatch date: 13th July 2017

You are summoned to attend a meeting of the Representational Committee to be held at The Guildhall, Mill Street, Ludlow on **Wednesday 19th July 2017 at 7pm**



Gina Wilding
Town Clerk

Key Agenda Items:

- NOTICES OF DECISIONS
- PLANNING APPLICATIONS
- GRANTS, PLANNING, TRANSPORT, PARKING AND PATHS

The public may speak at this meeting

In Public Open Session (15 minutes) – Members of the public are invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern

1. **HEALTH AND SAFETY** (Chairman please read)

Councillors and members of the public are to note that the fire exits can be found to the rear of the building, left outside the Council Chamber and via the front door. The fire assembly point is on the pavement opposite the Guildhall. For fire safety purposes all Councillors should sign the attendance book and members of the public should sign the attendance sheet.

2. **APOLOGIES**

3. **DECLARATIONS OF INTERESTS**

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

- a) Disclosable Pecuniary Interest
- b) Declaration of conflicts of Interest
- c) Declarations of personal interest

4. **PUBLIC OPEN SESSION (15 minutes)** – Members of the public are invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern.

5. **LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWERS SESSION**
Ludlow's Unitary Councillors are invited to address comments to the committee.

6. **MINUTES**

To approve as a correct record and sign the minutes of the **Representational Committee** meeting held on **28th June 2017**

7. **ITEMS TO ACTION**

To note the items to action sheet from the previous **Representational Committee** Meeting held on **28th June 2017**

8. **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**

To note the LCAAC agenda of the meeting to be held on 19th July 2017 and the minutes of the meeting held on 28th June 2017.

9. **CLAREMONT PLANNING CONSULTANCY – LAND AT ROCKS GREEN – LUDLOW**

To receive a presentation from Claremont Planning Consultancy

10. **SHROPSHIRE COUNCIL DECISIONS**

To note decision pending

Full details of planning decisions in Ludlow are available by following the link.

<http://planningpa.shropshire.gov.uk/onlineapplications/search.do;jsessionid=F36ECF10D7B32BB388E976D4FA9303E5?action=weeklyList>

ITEM	STATUS
14/02846/OUT	PENDING
16/03798/FUL	PENDING

16/04716/VAR	PENDING
16/03798/FUL	PENDING
16/05857/TCA	PENDING
16/05853/TCA	PENDING
16/05279/FUL	PENDING
17/00270/TCA	PENDING
16/05602/FUL	PENDING
17/00283/CPL	PENDING
17/00424/FUL	PENDING
17/00917/TCA	PENDING
17/00650/FUL	PENDING
17/01193/FUL	PENDING
17/00701/ADV	PENDING
17/01056/FUL	PENDING
17/01057/LBC	PENDING
17/01387/FUL	PENDING
17/01372/FUL	PENDING
17/01199/FUL	PENDING
17/01327/FUL	PENDING
17/01039/ADV	PENDING
17/01540/FUL	PENDING
17/01759/FUL	PENDING
17/01781/LBC	PENDING
17/01445/COU	PENDING

11. SHROPSHIRE COUNCIL DECISIONS

To consider the decisions

17/02384/TCA	33 Corve Street Ludlow SY8 1DL https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQ3ZH7TDLUC00	NO OBJECTION
17/02592/TCA	The Lodge 17 Brand Lane Ludlow SY8 1NN https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQRPO7TD06Z00	NO OBJECTION
17/00701/ADV	Land R/O Stone House Ludlow SY8 1DG https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OLDOV7TDJTU00	GRANTED

17/02061/TCA	Cliffdene Dinham Ludlow SY8 2JE https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPDPSATD01P00	
17/02643/TCA	7 Upper Linney https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQTZBITD01P00	NO OBJECTION

12. DISCHARGE OF CONDITIONS APPLICATIONS

None to consider

13. PLANNING APPLICATIONS

To be commented upon by Ludlow Town Council as consultees.

For full details of newly released applications, please follow the links below

ITEM	ADDRESS
17/01387/FUL	Housing Development Site Sidney Road Ludlow https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ON8D2HTDKMH00
17/02991/FUL	25 Steventon New Road Ludlow https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ORUYC7TDMJ400
17/03016/LBC	18 Bullring Ludlow https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ORWT1PTDMK100
17/03015/FUL	18 Bullring Ludlow https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ORWT11TDMK000
17/03027/LBC	Smithfield House Lower Galeford Ludlow SY8 1RT https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ORYD95TD07V00

17/03026/LBC	1-2 King Street Ludlow https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ORYCTVTD07V00
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14. ROAD CLOSURE-JULIAN ROAD – 25/09/2017 – 29/09/2017

To note the road closure.

15. GRANT APPLICATION

To consider the grant application - Green Festival

16. TREES – CORONATION AVENUE

To consider the proposal from Shropshire Council

17. CORVE STREET BUS STOP

To note the letter from Shropshire Council

To note: no license applications, pavement permits received

Membership

Cllr Ginger (Chairman), Sheward (Vice Chairman) Clarke, Garner, Gill, R Jones, Lyle, Mahalski, Paton and Pote

Notes

The next Representational Committee Meeting will be held on 23rd August 2017

ITEM 6

REPRESENTATIONAL COMMITTEE MINUTES

28TH JUNE 2017



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 28th 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 West

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 Lacy Road 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 enlighten 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 1st 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 31st 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 28th June and the minutes of Wednesday 31st 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 8TH JULY 2017**

Mr Dermott Hayes and Mr Matt Morris of 'Be Endurance', organisers of Ludlow 10k on Saturday 8th 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 7th July

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

SAT 8th 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.

Appox 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 3rd 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 19th 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 9th May 2017 have not been addressed.

Members reiterate previous comments made on 9th 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 1st 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 as he has 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

Chairman

NB: No Closed Session minutes will be issued

Date

ITEM 7

REPRESENTATIONAL COMMITTEE

ITEMS TO ACTION

28TH JUNE 2017

Minute Number	Resolution	Action	Status	Date
R/493	<p><u>Housing Association Land at Charlton Rise Ludlow SY8 1ND</u> <u>RESOLVED (unanimous)</u> GG/PD</p> <p>Members requested that the Town Clerk write to Shropshire Housing Group to express LTC disappointment that there was no consultation with residents in the area or any notification advertised prior to the felling of the sycamore tree.</p> <p>i) To apply for a TPO on the three remaining trees ii) To apply for the green area to be made a Public Green Space iii) To register the footpath across the green area.</p> <p>Cllr R Jones and Cllr Lyle to consult with residents in the vicinity of the green to collate witness statements on the use of the green over the past 20 years</p> <p><u>17/01387/FUL Housing Development Site Sidney Road Ludlow</u></p> <p><u>RESOLVED (unanimous)</u> GG/CS</p> <p>Object</p> <p>Members reiterate previous comments made on 3rd May 2017;</p> <p><i>To strongly object on the following grounds:</i></p> <p>i) <i>The amenity value of the land is significant to the residents, who have enjoyed the use of the land for over twenty years</i></p>	<p>Draft letter to SHG</p> <p>Apply for a TPO</p> <p>Green Open Space Order and to register the footpath.</p> <p>Submit comments to S/C</p>	<p>Completed</p> <p>Complete</p> <p>Ongoing</p> <p>completed</p>	<p>10/11/2016</p> <p>5/04/2017</p> <p>04/07/2017</p>
R/44				

	<p>ii) <i>The development would be detrimental to the visual amenity of the area</i></p> <p>iii) <i>the existing footpath and the bridleway are on the definitive map;</i></p> <p>iv) <i>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.</i></p> <p>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.</p> <p>Members requested that the Town Clerk write to Shropshire Council to call the application to the Shropshire Council Planning Committee.</p>		
R/45	<p><u>17/02643/TCA 7 Upper Linney Ludlow SY8 1EF</u></p> <p><u>RESOLVED (unanimous)</u> GG/CS</p> <p>No objection</p>	Submit comments to SC	Completed 30/06/2017
R/46	<p><u>17/01994/AMP Smithfield House Lower Galeford Ludlow SY8 1RT</u></p> <p><u>RESOLVED (unanimous)</u> GG/RJ</p>	Submit comments to SC	Completed 30/06/2017

	No objection			
R/47	<p><u>17/022629/FUL Henwick House Gravel Hill Ludlow SY8 1QU</u></p> <p><u>RESOLVED</u> (unanimous)</p> <p>GG/DL</p> <p>No objection</p>	Submit comments to SC	Completed	30/06/2017
R/48	<p><u>17/022696/TPO Torfels Livesey Road Ludlow</u></p> <p>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.</p> <p><u>RESOLVED</u> (unanimous)</p> <p>GG/DL</p> <p>Object</p> <p>Members supported Ludlow Tree Officer's comments that the oak should be left as a 'soaring oak'</p>	Submit comments to SC	Completed	04/07/2017

R/49	<p><u>17/02700/LBC 5 Brand Lane Ludlow</u></p> <p><u>RESOLVED (unanimous)</u> GG/CS</p> <p>No objection</p> <p>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.</p>	Submit comments to SC	completed	04/07/2017
R/50	<p><u>17/02727/LBC 1 Bell Lane Ludlow SY8 1BN</u></p> <p><u>RESOLVED (unanimous)</u> GG/CS</p> <p>No objection</p> <p>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.</p>	Submit comments to SC	completed	04/07/2017
R/51	<p><u>17/02897/AMP 13 The Bullring Ludlow SY8 1AD</u></p> <p><u>RESOLVED (unanimous)</u> GG/DL</p>	Submit comments to SC	Completed	04/07/2017

	No objection			
<p>R/52</p>	<p><u>17/01372/FUL Poyner Road Ludlow SY8 2RQ</u></p> <p><u>RESOLVED</u> (unanimous)</p> <p>GG/CS</p> <p>Object</p> <p>Members made the following comments;</p> <ul style="list-style-type: none"> • the amendments submitted on 19th 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 9th May 2017 have not been addressed. <p>Members reiterate previous comments made on 9th May 2017;</p> <p><i>To Object for the following reasons:</i></p> <ul style="list-style-type: none"> i) <i>The proposal is unachievable and unsustainable.</i> ii) <i>access for emergency vehicles, refuse collections would be impeded</i> 	Submit comments to SC	Completed	04/07/2017

R/53	<p><i>iii) there would be inadequate parking provision Drainage may be problematic.</i></p> <p><u>17/02808/LBC 18 Lower Broad Street Ludlow SY8 1PQ</u> <u>RESOLVED (unanimous)</u> <u>GG/CS</u></p>	Submit comments to SC	Completed	30/06/2017
R/54	<p><u>16/05602/FUL Land West of Friars Walk Ludlow</u></p> <p>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.</p> <p>The CMP states main site access and the hours of delivery for materials;</p> <p><i>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</i></p>	Submit comments to SC	Completed	04/07/2017

	<p>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.</p> <p><i>Delivery Programme</i> 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.</p> <p><u>RESOLVED (unanimous)</u> GG/CS</p> <p>Object</p> <p>Members strongly object to the application for the following reasons;</p> <ul style="list-style-type: none"> • 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. 			
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<p>R/56</p>	<p><u>PLANNING ENFORCEMENT- COLD WESTON ROAD LUDLOW</u></p> <p>Councillor Sheward addressed the committee has he has 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Construction traffic is also an issue, one resident has had significant damage caused to a car.</p> <p>Councillor Sheward asked that members support the planning enforcement action.</p> <p><u>RESOLVED (unanimous)</u> <u>GG/CS</u></p> <p>The chair thanked Councillor Sheward and requested that the Town Clerk write to Shropshire Council to;</p>	<p>Draft letters to SC Planning Enforcement to support the action and request who authorised gabions. Write to Dougald Purce regarding sustainability of trees on the development site.</p>	<p>Pending</p>
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	<ul style="list-style-type: none"> • 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 			
<p>R/60</p>	<p><u>GRANT APPLICATION – LUDLOW GREEN FESTIVAL</u></p> <p><u>RESOLVED</u>(unanimous)</p> <p>GG/RJ</p> <p>To defer the grant application due to financial information being submitted late.</p>	<p>Defer to next meeting</p>	<p>Agenda item at next REP</p>	<p>19/07/2017</p>

ITEM 8

**LUDLOW CONSERVATION AREA ADVISORY
COMMITTEE**

AGENDA – 19TH JULY 2017

MINUTES – 28TH JUNE 2017



To: Members of the Ludlow Conservation Area
Advisory Committee



Development Services
Historic Environment
Shropshire Council
Shirehall, Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

Date: 12 July 2017
Our Ref: LCAAC/BM
Your Ref:

Dear Member,

A meeting of the Ludlow Conservation Area Advisory Committee will be held on
Wednesday 19th July 2017 at 4.30pm at The Guildhall, Mill Street, Ludlow

AGENDA

1. Appoint Minute Secretary
2. Apologies for Absence –
3. Members' Interests
4. Minutes of the Meeting held on Wednesday 28th June 2017
5. Matters Arising from the Minutes
6. Applications for Planning Permission and Listed Building Consent
7. Pre-application advice
8. Buildings at Risk
9. Any other Business
10. Dates of future meeting
23rd August 2017, 5pm
20th September, 4pm

Yours faithfully

Berwyn Murray

Berwyn Murray
Historic Environment Technician

Applications to be reviewed:

Ref. number:	Address:	Description of proposals:
17/03026/LBC	1 - 2 King Street Ludlow Shropshire SY8 1AQ	Works to paint shop front affecting a Grade II Listed Building

Ref. number:	Address:	Description of proposals:
17/03027/LBC	Smithfield House, Lower Galdeford, Ludlow	Installation of 10No. Replacement windows affecting a grade II listed building.

Ref. number:	Address:	Description of proposals:
17/03016/LBC 17/03015/FUL	Proposed Dwellings Rear Of 18 Bull Ring Ludlow Shropshire	Erection of 2No dwellings

Ref. number:	Address:	Description of proposals:
17/03176/FUL	Steventon House Steventon Road Ludlow SY8 4BN	Erection of a single storey rear extension

Use the link below to search online for application documents:

<http://planningpa.shropshire.gov.uk/online-applications/>

Then type in reference number and select search. Select 'Documents' to view plans

Preapp

None.

LUDLOW CONSERVATION AREA ADVISORY COMMITTEE

MINUTES

- Meeting** Wednesday 28 June 2017
- Present** James Caird, Neil Condliffe, Glen Ginger, John Nash, Colin Sheward, Valerie Thomas, Jonathan Wood
- Attending** Andy Boddington, Ben Williscroft
- Apologies** Bill Lloyd-Kitchen, Imogen Liddle, Phil Maile, Michael Page, Graham Willson-Lloyd
- Minutes** Approved subject to amendment of the meeting schedule to 'every 4th Wednesday'.

Interests

Matters arising from the minutes

- Number** 14/04328/FUL
- Address** Land Adjoining Castle Grange, Linney
- Proposal** Erection of 2 no. detached dwellings and detached garages; formation of vehicular access
- Comment** **31/05/17 - revised plans:**

It was acknowledged that an attempt had been made to overcome previous townscape objections but the Committee maintained its objection to the proposal. Building should not take place in the flood plain. The submitted townscape sequence is welcome but it does not deal with the most important views across the site which are from the gate of St Leonard's churchyard and down the arm of the Linney in between this and the site. In townscape terms it is an important aspect of the character of the conservation area that the views of Whitcliffe and Bringewood from this angle are uninterrupted by development. The fact that the proposal is now set back to the right only partially deals with this aspect and does nothing in terms of the domestication (hard paving, parked vehicles etc.) that would occupy the central aspect of the view.

Refused. Outside Development Plan boundary. No material considerations to outweigh presumption against. Urbanization of views contrary to policy.

Number 15/02634/VAR
Address Old Stables, Lower Barns Road
Proposal Removal of Condition No.4 (holiday let use) attached to previous permission SS/1/06/18437/F to allow for permanent residential use
Comment Yet to be determined.

Number 15/04137/FUL
Address 5 High Street
Proposal New shop window and Change of Use of upper floors to residential.
Comment Yet to be determined.

Number 16/03096/OUT
Address East of Fishmore Road
Proposal Residential development
Comment No objection.
Yet to be determined.

Number 16/04716/VAR
Address Bromfield Road
Proposal Underground tanks
Comment Opinion varied. Some members of the Committee were concerned that any leakage of fuels from an underground tank might go undetected. Others were reassured by the technical evidence and thought the visual improvement to the scheme was to its benefit.
Yet to be determined.

Number 16/05602/FUL
Address West of Friars Walk
Proposal 2 dwellings
Comment No objection in principle. However we do not think the design is suitable. It neither reflects architecture with a Ludlow character nor is it cutting edge design for the 21st century. The deep house shells create a very large side elevation which is out of character with the area. Viewed from Friars Garden, and therefore from a higher viewpoint, the very long roof slopes will unnecessarily dominate the street scene. The external staircases on the rear are a very odd feature and will look very odd in long views of the site from the south. These seem, in any event, to be unnecessary as they are duplicated

with internal ones.

Yet to be determined.

Number 17/01056/FUL & 17/01057/LBC
Address 18 Temeside
Proposal Part change of use to cafe and erection of conservatory.
Comment No objection.

Yet to be determined.

Number 17/00701/ADV
Address Stone House, Corve Street
Proposal 'Stackboard' advertisement
Comment Ludlow Conservation Area Advisory Committee: The proposed signs would be detrimental to the character and appearance of the conservation area. The short-term need for signage during the development period should not be taken as necessitating signage in the long term. In particular, the wall-mounted sign on the Corve Street boundary wall is particularly damaging to the character and amenity of the area. The Committee suggests that any sign on the street frontage should be limited to the name of the development and should be carefully designed in terms of its size, colour and graphics to conform to local character.

Yet to be determined.

Number 17/01327/FUL
Address Ludlow Brewery
Proposal Lean-to extension
Comment No objection.

Permitted. Matching materials. Delivery hours.

Number 17/01759/FUL
Address Meran, Linney
Proposal Single storey extension
Comment No objection.

Permitted. Conditions: Materials, archaeology, tree protection.

Number 17/01445/COU
Address 17 Broad Street
Proposal CoU to residential
Comment No objection. There had been an enquiry from Ben Williscroft about the plasterwork of a ground floor ceiling. The provenance was uncertain. No information was available from those present but it was suggested that a possible source might be the former owner, John Cave.

Permitted.

Number 17/01763/FUL & 17/01764/LBC
Address 30 Mill Street
Proposal Extension
Comment No objection in principle. However the thickness of the principal rear wall shown on the plan might indicate ancient fabric and we would not wish to see this removed without proper evaluation.

Permitted. Conditions: archaeology, joinery details, roof window details, materials generally, repointing specification.

Number 17/01916/FUL & 17/01917/LBC
Address 4 College Street
Proposal Replacement garage
Comment No objection.

Permitted. No decision notice yet

Number 17/01963/FUL
Address Spring Cottage, Steventon Road
Proposal Entrance porch and extension
Comment The Committee was unable to discern any difference between the proposal and the previously approved scheme.

Yet to be determined.

Number 17/01808/FUL & 17/01809/LBC
Address Kennet House, Sheet Road
Proposal Conversion of outbuilding and extension.
Comment The Committee had no objection to the proposal in principle. However the submitted drawings were inadequate because they did not seem to correctly depict the layout in reality and because the extent of the works to the parts that connect the

outbuilding to the main house were not shown. This was considered to be important because of the careful design of the original house that was contributory to its listing. The Committee would not wish to see the original architectural concept be undermined by physical or visual separation of the elements.

28/06/17. CS had copies of the original plans of Kennet House. It was clear from these that the basis of the Committee's representation was sound.

Yet to be determined.

Number 17/02221/LBC
Address 13 Raven Lane
Proposal Works to listed building including external repairs.
Comment No objection.
Permitted. Conditions: pointing specification; retention of features.

New Applications

Number 17/02784/DIS
Address Brian Mear Bricks, Bromfield Road
Proposal Discharge of conditions: materials; nest boxes
Comment Noted.

Number 17/02699/FUL & 17/02700/LBC
Address 5 Brand Lane
Proposal Division of house to 2 flats.
Comment No objection; but it was noted that the layout did not seem to conform to best practice for fire safety.

Number 17/02727/LBC
Address 1 Bell Lane
Proposal Block up external door, replace window with French doors, form stud/timber partition at ground floor and associated internal alterations
Comment No objection.

Number 17/02808/LBC
Address 18 Lower Broad Street

Proposal Electrical supply cupboard.
Comment No objection. The Committee commented on the excellence of the plans.

Number 17/02858/LBC & 17/02897/AMP
Address 13 Bull Ring
Proposal Non-material amendment to planning application number 16/03696/FUL
Comment No objection.

Pre-application advice

Address Oriel House, Broad Street
Proposal Restoration.
Comment BW reported that investigations were being made, by the removal of some of the external pebble-dash rendering, to investigate what exterior treatment might be most appropriate. This needed to be quite extensive to achieve a full picture.

Buildings at risk, enforcement and other business

Address 41 Broad Street
Issue Doorcase in disrepair.
Comment BW to investigate. (2016)

Address Bull Hotel, Bull Ring
Issue State of roof
Comment No documents. (2016) Slates still reported missing at **08/03/17**.

Address Town Wall, Upper Linney
Issue Collapse. Still under discussion. (2014)
28/06/17. It was reported that progress towards a start of works was being made.

Address Ludford House
Issue The wall along the main road was reported as being increasingly unstable because of tree growth in the Park. (2016)

Address 51 Broad Street
Issue Repairs to steps of listed building which are not like-for-like (no rounded edges). (2016)

Address Broadgate Cottage
Issue Deteriorating condition. (2016)

03/05/17 Reported that a new roof finish had been completed.

Address 40 Broad Street
Issue Grid over cellar opening and sack-drop cover. BW to investigate. Further information to be submitted. The requirement for cast iron rainwater goods has been given to the owners. (2014)

08/03/17 IL to send information to SC enforcement section.

Address 5 Raven Lane
Issue BW has spoken to the owner about the condition of the exterior. (2016)

Address 15 Dinham
Issue The installed door furniture appears to be chrome rather than brass. BW to investigate. (2016)

Address Poyners, Broad Street
Issue Windows in deteriorating condition. (22/02/17)

Future meetings

Next 28 June 2017
Subsequent every 4th Wednesday: **19 July at 4:30pm**; 23 August; 20 September; 18 October; 15 November; 13 December; 17 January; 14 February; 14 March; 11 April; 16 May; 13 June; all meetings at 5:00pm

Meeting closed at 5:45pm

10/07/17

ITEM 9

**CLAREMONT PLANNING CONSULTANCY
PRESENTATION
ROCKS GREEN LUDLOW**



27 JUN 2017

CLAREMONT

PLANNING CONSULTANCY

Gina Wilding
Town Clerk
Ludlow Town Council
The guildhall
Mill Street
Ludlow
SY8 1AZ

26 June 2017

Dear Ms Wilding

LAND AT ROCKS GREEN, LUDLOW, SHROPSHIRE

Claremont Planning Consultancy Ltd has been instructed by Pickstock Homes Ltd to prepare and submit a hybrid planning application for 200 dwellings on the allocated Rocks Green site identified by the enclosed plan. The proposals will include residential development, with associated access, infrastructure, landscaping and public open space.

As you may be aware, the site is allocated within the Shropshire SAMdev DPD for 200 new homes. To ensure the delivery of the strategic site, it is proposed that the application will take the form of a hybrid planning submission whereby the whole site is identified through a Masterplan and indicative details but that detailed plans and elevation are provided for the first phase of the development that fronts onto Rocks green. Therefore, full design details will be submitted for the first phase for circa 60 dwellings and the remaining phases illustrated indicatively by way of a wider masterplan. will be addressed as per an outline application. A concept masterplan has been initially drafted, a copy of which is enclosed, whilst details of the dwelling designs in the first phase of the development are still being refined.

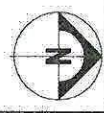
The purpose of this letter is to inform The Town Council of the intention to submit an application proposing the allocated 200 dwellings on this site, and to advise of the draft proposals so that the Town Council's feedback can be obtained before the scheme is finalised. We would be delighted to meet with the Town Council to discuss these proposals in more detail and are available to respond should you have any queries.

We have also written to all of the Local Councillors and local residents along Rocks Green and in the nearby vicinity of the site informing them of the proposals and seeking their feedback.

Please do not hesitate to contact me should you have any queries.

Yours Faithfully

Katherine Else MRTPI Bsc Hons PG Dip
Managing Director
0121 2313610
Enc.



NOTES
 This document is for the use of the client only. It is not to be used for any other purpose without the written consent of the client.
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 The information contained herein is for the use of the client only. It is not to be used for any other purpose without the written consent of the client.

Client	John	John	John
Address	1110,000 A3	21,000 A7	21,000 A7
Scale	1:10,000	1:10,000	1:10,000
Date	21.06.17	21.06.17	21.06.17
Author	J.E.	J.E.	J.E.
Checker			
Project	1227_P_9A_04		

J.ROSS
 J.ROSS CONSULTANTS LTD
 11, The Quadrant, Ludlow, Shropshire, SY8 1JH
 Tel: 01584 810000 Fax: 01584 810001
 Email: info@jross.co.uk www.jross.co.uk

Project: residential development
 Site: Rods Green, Ludlow, Shropshire

Client: J.ROSS CONSULTANTS LTD
 Contact: John

NOTES
 1. All dimensions are in metres unless otherwise stated.
 2. All dimensions are to the centre of the line unless otherwise stated.
 3. All dimensions are to the face of the wall unless otherwise stated.
 4. All dimensions are to the face of the slab unless otherwise stated.
 5. All dimensions are to the face of the floor unless otherwise stated.
 6. All dimensions are to the face of the ceiling unless otherwise stated.
 7. All dimensions are to the face of the roof unless otherwise stated.
 8. All dimensions are to the face of the ground unless otherwise stated.
 9. All dimensions are to the face of the sky unless otherwise stated.

scale road lined
with green network

green network -
new & existing
trees and hedges

green footpath

site boundary
12.21 ha

200 dwellings

POS approx 1.5 Ha

CLAREMONT

PLANNING CONSULTANCY

JROSS
 CONSULTANTS
 1227 P. SA. 08

PROPOSED RESIDENTIAL DEVELOPMENT
 FOCUS: GREEN, LUDLOW, STONEDALE

DATE: 21.04.17

SCALE: 1:500

PROJECT NO: 1227 P. SA. 08

DESIGNER: JJE

CHECKER: A



proposed landscape buffer along
new north-eastern boundary of
native trees and hedge - design
to produce variable heights and
alignments

possible future
expansion

four pumping st.

Ludlow Junior School

Rock Farm

CLAREMONT PLANNING CONSULTANCY
 205 Second Road, 2 Snow Hill, Snow Hill, Queensland, Brisbane
 Tel: 011 61 7 31 6610 info@claremontplanning.com

ITEMS 10,11,12

ITEM 10 SHROPSHIRE COUNCIL DECISIONS

NO PAPERS

ITEM 11 SHROPSHIRE COUNCIL DECISIONS

FOLLOW LIVE LINKS ON AGENDA

ITEM 12 DISCHARGE OF CONDITIONS

NONE TO CONSIDER

ITEM 13

PLANNING APPLICATIONS

FOLLOW LIVE LINKS ON AGENDA

ITEM 14

ROAD CLOSURE/TRAFFIC MANAGEMENT

JULIAN ROAD – LUDLOW

25/09/2017 – 29/09/2017

Road to be closed: Section of St Julians Road, Ludlow

Date: 25/9/2017 to 29/09/2017

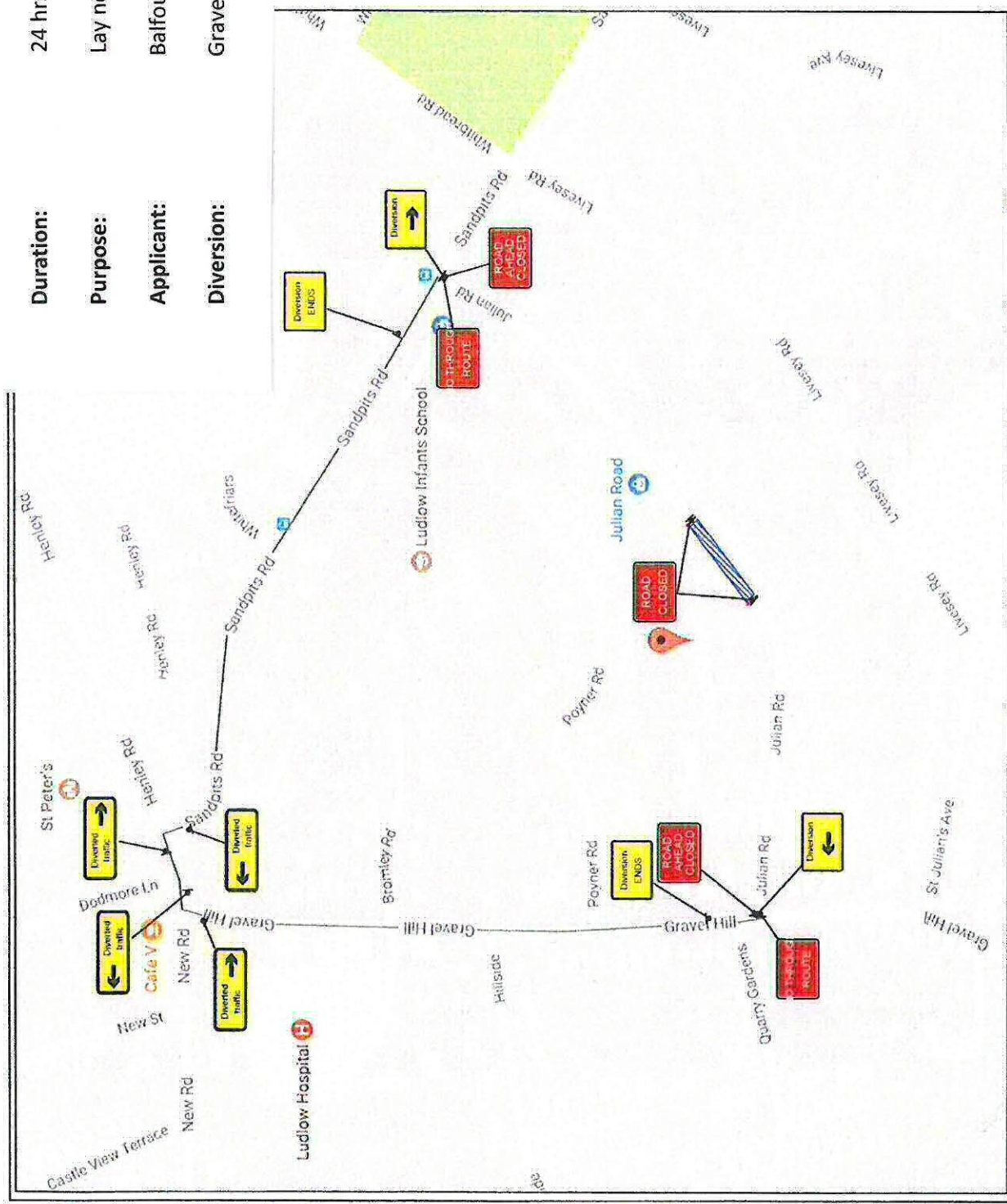
Duration: 24 hrs

Purpose: Lay new domestic gas service

Applicant: Balfour Beatty

Diversion: Gravel Hill – Henley Road- Sandpits Road and vice versa

LOG 280



APPROX. WORKING SPACE

ONE PARKING SPACES
THE FOLLOWING MUST BE ADHERED TO AT ALL TIMES.
FOR THE WORKERS AND EQUIPMENT TO BE KEPT OUT OF THE FORWARD TRAVEL LANE AND TO BE KEPT OUT OF THE FORWARD TRAVEL LANE.

NOTES:

- During operations, warning lights (WFL) (2300/2000) should be displayed in 150m intervals, warning lights (WFL) (2300/2000) should be displayed in 250m intervals, warning lights (WFL) (2300/2000) should be displayed in 250m intervals, warning lights (WFL) (2300/2000) should be displayed in 250m intervals.
- On the main road, the contractor must ensure that the road is kept clear of any obstructions and that the road is kept clear of any obstructions.
- Standard signs and works, to which instructions must be applied, for both road works and for laying out a lane change.

DEFLECT:

Method C1

Method C2

NOTES:

- During operations, warning lights (WFL) (2300/2000) should be displayed in 150m intervals, warning lights (WFL) (2300/2000) should be displayed in 250m intervals, warning lights (WFL) (2300/2000) should be displayed in 250m intervals, warning lights (WFL) (2300/2000) should be displayed in 250m intervals.
- On the main road, the contractor must ensure that the road is kept clear of any obstructions and that the road is kept clear of any obstructions.
- Standard signs and works, to which instructions must be applied, for both road works and for laying out a lane change.

Balfour Beatty
ZERO HARM

SUPER PROJECT: Julian Road, Ludlow
CDDP YEARS 5 - 17/18

POSTAL CODE: WY7

LOCATION: Road Closure on Julian Road, Ludlow

TRAFFIC MANAGEMENT DRAWING

THIS DRAWING MUST BE PRINTED IN COLOUR

Drawn By: C.P. Date: 20-09-2017
Approved By: I.C. Date: 20-09-2017

OS Ref: x Survey request No. TMA

MTS 0/AN DWG NO. 32385391 / 01

AMENDMENTS

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ITEM 15

**GRANT APPLICATION
LUDLOW GREEN FESTIVAL**

CONTACT DETAILS

Name of Group/Organisation

Ludlow Green Festival / Ludlow 21

Address

c/o 24 CASTLEVIEW TERRACE
LUDLOW

Post Code: SY8 2NG

Email: TISH.DOCKERTY@TDKY.CO.UK

Fax:

Tel No: 0779 6687 134

Contact Person

Title: Ms

First Name: Tish

Surname: Dockerty
and Chair of Ludlow 21

Position held in Group: Volunteer Ludlow Green Festival,

AIMS AND PURPOSE OF YOUR COMMUNITY GROUP

Charity Registration Number

L21 is a not for profit company

If you are not a registered charity you must enclose a copy of your constitution

What does your community group/organisation do and how are you financed?

Ludlow Green Festival is now in its 13th year. Run by Ludlow 21 (a local voluntary group promoting sustainable choices), this year it will cover 1 day – Sunday 9th July. Taking place in the town centre Castle Square, Ludlow Green Festival aims to promote ideas in a fun and accessible way to help people make choices for more sustainable living.

Ludlow Green Festival is financed through grants, sponsorship, stallholders (Green Fair) fees.

How many people are in your group/organisation

Ludlow Green Festival is managed by a voluntary Committee. It is supported by about 50 volunteers.

ABOUT YOUR PROJECT

Project Title

Ludlow Green Festival – Children's Activities

Briefly describe your project to enable the Town Council to understand how its grant will be used:

Sunday 9th July will be Green Fair in Castle Square of around 60 stalls plus demonstrations and activities for children.

Many of the groups associated with Ludlow 21 will be offering children's activities throughout the day to help engage local people with issues associated with climate change. Ludlow 21 are committed to working with partners more directly than ever before. There will be educational activities associated with the Rockspring Centre, Ludlow Youth Centre and Ludlow Junior and Infants in advance of the day and then also some also during the day itself.

These activities are an important addition to the Green Fair, helping to get young people involved, lend an air of festivity and activity to the day, which will be complemented by live music and demonstrations.

How many people will benefit from this project? **Details of the number of members of your group that are from Ludlow and the numbers of people from Ludlow that will directly benefit from your project would be most helpful.**

Ludlow Green Festival is a free event that attracts around 3000 people, with about a third coming from Ludlow.

Estimated cost of project £2232

Desired grant from Ludlow Town Council £200

FINANCIAL DETAILS

You must include an up to date statement of your group's financial position (a copy of the latest accounts or a treasurer's report). If you are holding substantial reserves you must provide an explanation as to why this project cannot be supported from your own funds

DECLARATION

If a grant is awarded, please state who the cheque should be made payable to:

Ludlow 21

We are authorised to submit this application on behalf of the Group and certify that the information enclosed is correct. We understand that there is no appeal procedure should this application be rejected. If Ludlow Town Council gives a grant, we agreed to use it only for the purpose given and according to any conditions specified. We understand that within six months after payment of a grant, we are expected to provide Ludlow Town Council with a report on the progress of this project and how the money has been spent.



Signature 1
(Person submitting form)

Date: 19/6/17

Signature 2
(Chairperson or senior representative of the Management Committee)

Date:

CHECKLIST

It is essential that you fill in every question and send the appropriate supporting documentation. Complete the following checklist to show what you have done. If you do not include all the information requested, your application will be incomplete and will take longer to assess or be ineligible. Please do not send any documentation other than that requested.

I have: (Please tick)	<input type="checkbox"/> Answered every question <input type="checkbox"/> Enclosed a copy of our constitution (if you are not a registered charity) <input type="checkbox"/> Enclosed a copy of our latest accounts and/or treasurer's statement
-------------------------------------	--

ALL APPLICATIONS FOR FINANCIAL ASSISTANCE ARE CONSIDERED ON THEIR INDIVIDUAL MERITS. APPLICATIONS MUST BE SUBMITTED WELL IN ADVANCE OF YOUR PROJECT TAKING PLACE IN ORDER TO BE CONSIDERED AT THE APPROPRIATE MEETING

Completed Application Forms should be returned to:
Ludlow Town Council, Guildhall, Mill Street, Ludlow, Shropshire, SY8 1AZ
Tel: 01584 871 970 Email: admin@ludlow.gov.uk

**Report of the Directors and
Unaudited Financial Statements for the Year Ended 31 March 2017
for
Ludlow 21**

**Contents of the Financial Statements
for the Year Ended 31 March 2017**

	Page
Company Information	1
Report of the Directors	2
Income Statement	3
Balance Sheet	4
Notes to the Financial Statements	5
Report of the Accountants	7
Detailed Income and Expenditure Account	8

Ludlow 21

**Company Information
for the Year Ended 31 March 2017**

DIRECTORS:

K Holroyd
Revd Dr J Daniels
Mrs L A Dockerty
I D Urry

SECRETARY:

Ms M Blackmore

REGISTERED OFFICE:

Renaissance Centre
7 - 8 Tower Street
Ludlow
Shropshire
SY8 1RL

REGISTERED NUMBER:

05903170 (England and Wales)

ACCOUNTANTS:

dhjh Tenbury Wells LLP
Chartered Certified Accountants
81 Teme Street
Tenbury Wells
Worcestershire
WR15 8AE

Ludlow 21 (Registered Number: 05903170)

**Report of the Directors
for the Year Ended 31 March 2017**

The directors present their report with the financial statements of the company for the year ended 31 March 2017.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2016 to the date of this report.

K Holroyd
Revd Dr J Daniels
Mrs L A Dockerty

Other changes in directors holding office are as follows:

Mrs E T Taylor - resigned 19 July 2016
S A Stewart - resigned 19 June 2016
Dr D Thompson - resigned 19 July 2016
I D Urry - appointed 19 July 2016
Ms D L Lyle - resigned 2 June 2016

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

Ms M Blackmore - Secretary

22 June 2017

Ludlow 21 (Registered Number: 05903170)

**Income Statement
for the Year Ended 31 March 2017**

	Notes	2017 £	£	2016 £	£
TURNOVER			15,855		23,660
Cost of sales			<u>20,373</u>		<u>27,072</u>
GROSS DEFICIT			(4,518)		(3,412)
Administrative expenses			<u>582</u>		<u>1,242</u>
OPERATING DEFICIT			(5,100)		(4,654)
Income from fixed asset investments		15		15	
Interest receivable and similar income		<u>1</u>		<u>2</u>	
			<u>16</u>		<u>17</u>
DEFICIT BEFORE TAXATION			(5,084)		(4,637)
Tax on deficit			<u>-</u>		<u>-</u>
DEFICIT FOR THE FINANCIAL YEAR			<u>(5,084)</u>		<u>(4,637)</u>

The notes form part of these financial statements

Ludlow 21 (Registered number: 05903170)

Balance Sheet
31 March 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Intangible assets	3		-		3,000
Investments	4		<u>1,550</u>		<u>1,550</u>
			1,550		4,550
CURRENT ASSETS					
Stocks		-		136	
Debtors	5	750		1,037	
Cash at bank		<u>3,108</u>		<u>5,619</u>	
		3,858		6,792	
CREDITORS					
Amounts falling due within one year	6	<u>300</u>		<u>1,150</u>	
NET CURRENT ASSETS			<u>3,558</u>		<u>5,642</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>5,108</u>		<u>10,192</u>
RESERVES					
Contingency reserve account	7		5,000		5,000
Development reserve account	7		108		5,192
			<u>5,108</u>		<u>10,192</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 22 June 2017 and were signed on its behalf by:

Mrs L A Dockerty - Director

Revd Dr J Daniels - Director

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 31 March 2017**

1. **STATUTORY INFORMATION**

Ludlow 21 is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover

Turnover represents the Income and grants received from all the organised events during the year. The Company is not VAT registered and therefore there are no VAT implications on turnover.

Intangible assets - trademark

The Trademark "Local to Ludlow" was donated to Easy Peasy Cookery CIC at its cost value.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. **INTANGIBLE FIXED ASSETS**

	Other intangible assets £
COST	
At 1 April 2016	3,000
Disposals	<u>(3,000)</u>
At 31 March 2017	—
NET BOOK VALUE	
At 31 March 2017	<u>—</u>
At 31 March 2016	<u>3,000</u>

Ludlow 21 (Registered Number: 05903170)

Notes to the Financial Statements - continued
for the Year Ended 31 March 2017

4. **FIXED ASSET INVESTMENTS**

	2017 £	2016 £
Shares in Café Direct	500	500
Shares in Fordhall Farm	50	50
Shares in Ludlow Hydro Scheme	500	500
Shares in Leominster Solar Cooperative	250	250
Shares in Neen Sollars Community Hydro Cooperative	250	250
	<u>1,550</u>	<u>1,550</u>

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2017 £	2016 £
Trade debtors	750	-
Tax	-	113
Prepayments	-	924
	<u>750</u>	<u>1,037</u>

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2017 £	2016 £
Trade creditors	-	790
Accrued expenses	300	360
	<u>300</u>	<u>1,150</u>

7. **RESERVES**

	Development Reserve Account £	Contingency Reserve Account £	Totals £
At 1 April 2016	5,192	5,000	10,192
Deficit for the year	(5,084)	-	(5,084)
At 31 March 2017	<u>108</u>	<u>5,000</u>	<u>5,108</u>

Ludlow 21 (Registered Number: 05903170)

**Report of the Accountants to the Directors of
Ludlow 21**

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the year ended 31 March 2017 set out on pages three to six and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

dhjh Tenbury Wells LLP
Chartered Certified Accountants
81 Teme Street
Tenbury Wells
Worcestershire
WR15 8AE

26 June 2017

Ludlow 21 (Registered Number: 05903170)**Detailed Income and Expenditure Account
for the Year Ended 31 March 2017**

	2017		2016	
	£	£	£	£
Turnover				
Green Festival Income	3,613		4,201	
Bag Sales and other promotions	1,550		1,154	
Local Produce Markets	9,878		17,398	
Administrative Income	694		639	
Hire of Cooking Trailer	120		245	
Grow, Cook Share Grants	<u>-</u>		<u>23</u>	
		15,855		23,660
Cost of sales				
Green Festival Costs	4,742		4,621	
Bag Sales and Other Promotions	1,150		594	
Local Produce Markets				
- Running Costs	8,781		21,131	
Other Events Expenses	-		726	
Donation to Easy Peasy				
Cookery CIC	<u>5,700</u>		<u>-</u>	
		<u>20,373</u>		<u>27,072</u>
GROSS DEFICIT		(4,518)		(3,412)
Other income				
Other fixed asset invest - FII	15		15	
Deposit account interest	<u>1</u>		<u>2</u>	
		<u>16</u>		<u>17</u>
		(4,502)		(3,395)
Expenditure				
Administration Costs	264		858	
Annual Overheads	18		24	
Accountancy	<u>300</u>		<u>360</u>	
		<u>582</u>		<u>1,242</u>
NET DEFICIT		<u>(5,084)</u>		<u>(4,637)</u>

ITEM 16

TREES – CORONATION AVENUE

From: Gina Wilding
Sent: 12 Jul 2017 09:06:45 +0100
To: 'Stephanie'
Subject: FW: Trees on Coronation Avenue, Ludlow

Is this being considered at Rep?

Naomi

Ludlow Town Council
01584 871 970

www.ludlow.gov.uk



From: Siobhan Reedy [mailto:siobhan.reedy@shropshire.gov.uk]
Sent: 11 July 2017 16:35
To: Richard Bennett <richard.bennett@shropshire.gov.uk>; townclerk@ludlow.gov.uk
Cc: Zoe Hinton (zoe.hinton@yahoo.co.uk) <zoe.hinton@yahoo.co.uk>; Dougal Purce <dougal.purce@shropshire.gov.uk>
Subject: Trees on Coronation Avenue, Ludlow

Dear all,

I am contacting you to inform you about a recent inspection of the trees situated in the roadside verge behind the cycle path on Coronation Avenue and a possible replacement planting scheme.

After concerns were raised about the condition of some of the trees by a member of the public I inspected them and found that five in the group are completely dead, several more are dying and the majority of the others have a life expectancy of between 10 and 20 years maximum.

There are a number of gaps in the line of trees where presumably trees have previously died and been removed but have not been replaced. The removal of the dead and dying trees I have identified will create more gaps and unless there is replacement planting the line of trees will become more fragmented and the coherence of the group greatly diminished.

If just the dead and dying trees are replaced with new trees this will result in about half of the existing line being replaced, with the new trees being planted in between the older crab apple, silver birch and cypress trees.

My preferred option would be to remove the entire row of what I think is a very tired and motley group of trees and replace it with a single variety of tree which will be much more attractive and has a long life expectancy. Fastigate oaks which have scarlet autumn colour could be one possibility.

I would like to know what you think of this idea before I proceed any further with it.

If responses are positive I would like to carry out the work this coming winter and place an order for the new trees within the next few months.

I look forward to hearing your views.

Regards

Siobhan Reedy
Arboricultural Officer
Natural & Historic Environment
Shropshire Council
01743 254642

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ITEM 19

**CORVE STREET BUS STOP PROPOSAL
SHROPSHIRE COUNCIL**

Subject: FW: Pavement
Attachments: 20170714103428465.pdf

Attached Message

From Andrew Keyland <andrew.keyland@shropshire.gov.uk>
To Gina Wilding (townclerk@ludlow.gov.uk) <townclerk@ludlow.gov.uk>
CC 'Andy Boddington' (andy@andybodderson.co.uk) <andy@andybodderson.co.uk>
Subject Corve Street Bus Stop Footpath build out.
Date Thu, 13 Jul 2017 15:52:22 +0000

Hi Gina,

I believe this Footway in question is an item for discussion on the agenda for the forth coming planning meeting.

Having done some more detailed work and measuring of the site it is apparent that the build out is not feasible as there will be only 5.2m of clearance to enable HGV and bus traffic to pass should coaches be parked in both bus stops. Regulation is that to enable two way traffic on a road with HGV or coach traffic there is a requirement for an absolute minimum of 6m for such vehicles to safely pass each other. As this cannot be achieved no widening of the footpath can be implemented. The knock on effect to this is that there is also not sufficient footway width to install a bus shelter at this location either.

I will send you a copy of a scale drawing to explain further but felt that the Town Council should be made aware of the situation as soon as possible. I have copied in Cllr Boddington for information.

Kind regards,

Andy

Andrew Keyland
Highways Manager (Southwest Shropshire)
Shropshire Council
Andrew.keyland@shropshire.gov.uk