



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 23rd AUGUST 2017** at **7pm**.

R/83 PRESENT

Chair: Councillor Ginger

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

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

R/84 HEALTH & SAFETY

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

R/85 APOLOGIES

No apologies were received.

R/86 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr	Item	Reason
Lyle	17/02696/TPO	Has assisted the applicant on a parking matter
Pote	17/03595/LBC	Personal reasons

Personal Interest

Cllr	Item	Reason
Lyle	17/03379/COU 17/03922/LBC 17/03747/LBC 17/03384/COU Item 15	Knows the applicant Knows the applicant Knows the architect Knows the applicant Knows the organisers

	17/04119/TCA	Knows the applicant
Malhalski	17/03379/COU 17/03961/TCA 17/03922/LBC 17/03384/COU	Knows the applicant Knows the applicant Knows the applicant Knows the applicant
Pote	17/03379/COU 17/03961/TCA 17/03922/LBC 17/03384/COU 17/04119/TCA	Knows the applicant Knows the applicant Knows the applicant Knows the applicant Knows the applicant

R/87 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/88 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There were no Unitary Councillors present.

R/89 MINUTES**RESOLVED (unanimous)
GG/RJ**

That the minutes of the Representational Committee meeting held on Wednesday 19th July 2017 be approved as a correct record and signed by the Chairman.

Councillor Gill entered the meeting at 7:05pm

R/90 SUSPEND STANDING ORDERS**RESOLVED (unanimous)
GG/MC**

To suspend standing orders

R/91 DECLARATIONS OF INTEREST

The chair requested that Councillor Gill declare any interests.

Cllr	Item	Reason
Gill	17/03922/LBC 17/03384/COU	Knows the applicant Knows the applicant

R/92 REINSTATE STANDING ORDERS

RESOLVED (unanimous)
GG/RP

Members reinstated standing orders

R/93 ITEMS TO ACTION

The Chairman thanked staff for completing the items to action.

RESOLVED (unanimous)
GG/CS

To note the items to action

R/94 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)

RESOLVED (unanimous)
CS/GG

To note the agenda of the meeting held on 23rd August 2017 and the minutes of the meeting held on 19th July 2017.

R/95 SHROPSHIRE COUNCIL DECISIONS

RESOLVED (unanimous)
GG/CS

To note the decisions.

Members requested that the Town Clerk write to Shropshire Council regarding the recent application by Shropshire Housing Group (Housing Development Site Sidney Road Ludlow SY8 1SQ) to extinguish part of Foot Path 17 on the east side of Ludlow Town. Members are concerned that this will lead to an application being re-submitted for the housing development.

Ludlow Town Council will continue to gather historical evidence of the area being used as an open space and will apply to have the area registered.

Councillor Clark suggested that if historical photographic evidence could be obtained from members of the public capturing events that have taken place on the green area at Sidney Road/Charlton Rise this would support the application to register the area as an open space.

R/96 DISCHARGE OF CONDITIONS

RESOLVED (unanimous)
RJ/GG

To note the Discharge of Conditions

R/97 17/03466/FUL 6 Temeside Estate Steventon Crescent Ludlow SY8 1JR

**RESOLVED (unanimous)
GG/DL**

No objection

R/98 17/03384/FUL 13 High Street Ludlow SY8 1BS

Members supported the empty premises being opened as a business in the High Street and understand that many buildings in the High Street have only one means of exit but with the third floor proposal of residential use above a licenced premises an emergency escape route is a health and safety requirement.

**RESOLVED (7:1:2)
GG/DL**

To Object

Members made the following comments;

- The site is unsuitable for the suspected public use
- There has been a disregard for emergency escape routes
- Over development of the building

R/99 17/03062/FUL The Cottage 37 Mill Street Ludlow SY8 1BG

**RESOLVED (unanimous)
CS/GG**

Object

Members would withdraw their objections if Listed Building Consent is applied for.

R/100 17/03379/COU 3 Quality Square Ludlow SY8 1AR

**RESOLVED (unanimous)
GG/CS**

No objection

Councillor Clarke left the meeting at 7:32pm

R/101 17/03747/LBC 49 Broad Street Ludlow SY8 1NH

Members were pleased to see that a significant local building, until recently potentially under threat of becoming derelict, was going to be refurbished.

RESOLVED (unanimous)

GG/TG

To object

The information supplied by the applicant was incomplete and the committee objected to making a decision because information relating to the interior works has been omitted.

However in principle, members would support the proposed external works if resubmitted as part of a complete application.

Councillor Clarke returned to the meeting 7:37pm

R/102 17/03961/TCA 41 Mill Street Ludlow SY8 1BG

RESOLVED (unanimous)

GG/TM

No objection

R/103 17/03595/LBC 67 Broad Street SY8 1NH

RESOLVED (7:0:1)

GG/CS

Object

Members reiterated previous comments submitted to Shropshire Council on 11th January 2017.

Members objected on the following points and request that the Conservation Officer address these points:

- *The roofline of the building has been significantly raised which would interrupt the stepped progression of the roofline in the street and have a detrimental visual impact on the historic street scene.*
- *The roofline has been raised to create space in the attic but this is over development of the building.*
- *Members believe there has been a breach of Fire regulations because cooking facilities have been placed by the second storey fire exit.*
- *The development does not include sufficient amenity space.*

R/104 **17/04005/TCA Holmlands 26 Dinham Ludlow SY8 1GF****RESOLVED (unanimous)**
GG/TG

Members supported Peter Norman, Ludlow Town Council Tree Officer's advice to refer the application to the County Tree Officer for the recommendation of a Tree Preservation Order;

This wide-spreading apple tree, possibly a Bramley, is in full maturity and, despite the applicant's statement that it now crops poorly, has a healthy crop of apples in what has generally been a poor harvest year. Some of the lower main branches have been cut back in the past but the crown still overhangs the front garden wall and gate, making a prominent feature for passers-by on Dinham and therefore providing public amenity (see photos).

One stated reason for felling this tree is to reduce shading of the garden; however the site is largely open to the south and shade has already been reduced by substantial crown reduction of a large laburnum near the house which was subject of the previous application. The second stated reason is that the tree is "out of proportion to the garden" - an aesthetic judgment about which individuals may reasonably disagree.

If this tree in this location were a rarer species and the public highway adjacent to it were not a little-used backwater there could, in my opinion, be a case for a TPO to retain public amenity. It is not clear to me whether in the actual circumstances the *imposition of a TPO would successfully withstand an appeal*. Conclusion - recommend a TPO if the County Tree Officer considers it would succeed.

R/105 **17/04119/TCA Rhosymedre Linney Ludlow SY8 1EE****RESOLVED (unanimous)**
GG/CS

No objection

Members supported Peter Norman, Ludlow Town Council Tree Officer's comments:

This multi-stemmed birch is in early maturity. It stands in surroundings containing many other trees and shrubs in a thickly planted garden. The tree can be seen by the general public from the corner of the Linney where it meets Upper Linney; although it is not prominent as a specimen tree the profile of the crown does contribute to the view from the Linney by breaking up the hard roofline of adjacent buildings. In this respect it contributes some public amenity and could, in principle, be considered for TPO procedure.

However, neither the species nor the form of the tree are unusual; there are plenty of other trees in the immediate environs and they are somewhat overcrowded; several are young trees which can grow to fulfil a similar softening effect from the public highway in the medium term; standing tight against the south side of the neighbour's fence the birch undoubtedly has a

significant shading effect on their garden. Taking these factors into account the tree is unlikely to warrant a TPO.

R/106 **17/03953/ADV 46 Bullring Ludlow SY8 1AB**

RESOLVED (unanimous)
GG/CS

Object

Members objected to the projecting signage on the property. The existing signage casing is the original wrought iron fitting from 'Keysells Counting House' and should be retained.

R/107 **LISTED BUILDING CONSENT- REPLACEMENT WINDOWS AT 18 BULLRING LUDLOW.**

The Chair referred members to the Historic England Traditional Windows information. Windows are an historical fabric of buildings and should be replaced 'like for like' which the replacement windows at 18 Bullring are not as this is a Georgian property and the replacement windows are a Victorian design.

As Ludlow Town Council are planning consultees to Shropshire Council and also are advised on Listed Buildings by the Ludlow Conservation Area Advisory Committee together we need to make a stand on preserving listed buildings properties in the Conservation Area.

RESOLVED (unanimous)
GG/RJ

Members requested that the Town Clerk write to Shropshire Council to express their concerns regarding the replacing of the windows at 18 Bullring Ludlow and to request further notice of any proposed applications on Listed buildings within the Conservation Area. Members would like the following information from Shropshire Council:

- What advice was given to the property owner on the removal of the historic fabric of the prominent building by Shropshire Council's Conservation Officer?
- In Compliance with Historic England Traditional Windows guidelines why were the windows not replaced like for like?

R/108 **PAVEMENT PERMITS Taste at Number One High Street Ludlow**

RESOLVED (unanimous)
GG/MC

Members requested that the Town Clerk write to Shropshire Council to inform the Pavement Permit Officers that the designated area of 2 sqm is impeding into the Ludlow Town Council's licenced Street Trading pitch outside Bensons and obstructing the pedestrian access from Church Street.

to High Street. The public bench situated outside Bensons is also being obstructed by 'Taste at Number One.'

R/109 PAVEMENT PERMITS CARVELLS HIGH STREET LUDLOW

**RESOLVED (unanimous)
GG/MC**

The designated area permitted for tables and chairs in Fish Street is 6m x 0.7m running along one side of the building to allow pedestrian access to Pepper Lane and Valentines Walk. The owner of Carvells has been placing tables and chairs on both sides of the very narrow street (Fish Street) which has severely restricted access for pedestrians to reach businesses in Pepper Lane and Valentines Walk.

Members requested that the Town Clerk write to Shropshire Council to enquire whether Fish Street is still a registered highway.

**R/109 STREET TRADING BROAD STREET - LUDLOW FOOD FESTIVAL
9TH-10TH SEPTEMBER 2017**

**RESOLVED (unanimous)
GG/RJ**

The Town Clerk and the Chair will attend the meeting with Ludlow Food Festival on Friday 25th August to discuss the arrangements and plans the Festival Organisers have put in place to provide 'street trading pitches' in Broad Street and will inform members.

R/110 ROAD CLOSURES/TRAFFIC MANAGEMENT BROAD STREET LUDLOW

**RESOLVED (unanimous)
GG/DL**

16 (i) to note the road closure 9th-10th September 2017 subject to information and plans from the Food Festival.

**R/111 ROAD CLOSURES/TRAFFIC MANAGEMENT UPPER GALEFORD
LUDLOW**

**RESOLVED (unanimous)
GG/DL**

16 (ii) to note the road closure of Upper Galeford Ludlow 6th – 16th November 2017.

R/112 LICENCE APPLICATION 13 HIGH STREET LUDLOW

RESOLVED (unanimous)
GG/RJ

Members do not support the license application as the overall scheme is unsuitable for a licensed premises should the plans be revised then members would review the license application.

R/113 LICENCE APPLICATION THE FISH HOUSE BULLRING LUDLOW

RESOLVED (unanimous)
GG/RJ

Members supported the variation to extend the current licensed opening hours 10:00-23:00hrs Tuesday – Sunday.

Meeting closed at 8.52pm

Chairman

NB: No Closed Session minutes will be issued

Date