



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 17th JANUARY 2018** at **7pm**.

R/201 PRESENT

Chair: Councillor Ginger

Vice Chair Councillor Sheward

Councillors: Clarke, Garner, Gill, Lyle, Mahalski and Pote

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

R/202 HEALTH & SAFETY

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

R/203 APOLOGIES

Apologies were received from Councillor Paton

R/204 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

| Cllr | Item | Reason |
|---------|------------------------------|----------------------------------|
| Sheward | 17/05925/LBC 17/05924/FUL | Attends meetings at the property |

Personal Interest

| Cllr | Item | Reason |
|--------|--|--|
| Lyle | 18/00069/TCA 17/05925/LBC 17/05924/FUL 17/06125/VAR | Knows the applicant Knows the speaker Knows the speaker Knows a member of staff at the school |
| Gill | 17/05925/LBC 17/05924/FUL | Knows the speaker |
| Garner | 17/05925/LBC 17/05924/FUL | Knows the speaker |
| Pote | 17/05925/LBC | Knows the speaker |

| | | |
|--|------------------------------|--|
| | 17/05924/FUL 17/05883/FUL | Member of the Swift Group that will be carrying out a survey on the site |
|--|------------------------------|--|

R/205 PUBLIC OPEN SESSION (15 minutes)

There were five members of the public present.

Mrs Deborah Fox St. Mary's Lane, Ludlow.

The applications do not make it clear that I am sandwiched between the Quaker Meeting House on the north and what the application refers to as the annexe to the west. These buildings share two party walls with me, they are wrapped around two sides. The annexe's party wall covers the whole length and most of the height of my living space.

The applications makes much of light and silence. However, the annexe will include a children's area, will have toilets and a stair lift right behind the party wall, generating a significant amount of noise during the day and evening which will severely affect my quality of life. Although there is mention of acoustic insulation to the annexe floor void, for the consideration of users within their building, there is no sound proofing of the party wall mentioned, giving any consideration to my peace and silence.

The main entrance of the meeting house itself is currently nine feet away from the north party wall. The plans would bring this right up against this wall again this will cause a lot of disturbance both during the daytime and evenings and again no mention of sound proofing.

In addition, the raising of this party wall will require the removal of wood cladding in my wall. The planning permission for my house in 2011, stated to be sympathetic to the existing character of the building to make significant contribution to the historical part of the Ludlow Conservation Area and not be out of character with St. Mary's Lane, the original roof shingles had to be replaced. The raised height, seemed zinc roof and the solid brick front façade of the new meeting house will not as it says in the proposal blend in with the context of the surrounding area, but rather will have a massive negative impact on the residential area and one of the remaining ancient lanes in Ludlow.

The proposals will inevitably increase usage due to the increased capacity of the buildings and proposed renting to groups. This will lead to more road traffic. It is not realistic to suppose that users will use public transport or walk, despite the Quakers encouragement to do so. St. Mary's Lane already suffers an out of proportionate amount of traffic for a quiet residential area and for a very narrow lane. This includes illegal and inconsiderate parking, my car has been damaged whilst parked in a designated parking space.

Health and Safety is a concern for residents and users of the lane at the moment and this will adversely be affected by the increase of traffic due to the increase of usage of the meeting house.

I urge Ludlow Town Council to take my comments into consideration when reviewing this application. I hope the voice of one resident will not be overshadowed by the power and moral stance of the Quakers.

Mr Jamie Wrench Co-Clerk of Ludlow Quaker Meeting.

Mr Wrench addressed members regarding the proposed development The Quaker Meeting House, St. Mary's Lane, Ludlow. The meetings have taken place here for forty years, having converted the barn in 1976. We have seen much more development around the immediate area in that time, most has been an improvement and there is no desire to anything but protect, maintain and enhance the area.

The proposed development will create a sustainable building and garden that will be usable by both the Quaker Meeting and the local community.

The Quaker meeting homes are designed to be simple, practical, robust and usable in different ways. We are involved in social concerns such as the 'Ludlow Under Pressure' movement and the Ludlow Food Bank. We are often frustrated by a lack of space for confidential and private conversations.

The current building is also less than satisfactory for our own needs as a worshipping community. Quaker meetings are based on silence and held in the round. The current meeting space is long and narrow, the entrance lobby dark and low. The two existing toilets can only be accessed from the outside of the building and do not conform to the requirements of the Disability Discrimination Act.

The roof of the current building is nearing the end of its life and the building itself is poorly insulated, Quakers have a commitment to sustainability and our intention is to reduce the carbon footprint of the whole building.

Previous attempts to re-design the meeting house to address these issues were frustrated by the lack of space on the site and the need for compromise, until we were able to acquire the neighbouring garden and workshop. We now have the opportunity to preserve a green space in the heart of this conservation area and make it available to the wider community as a place of peace and reflection. At the same time we can extend and develop the facilities available to enhance our social witness in the community by providing simple but flexible spaces for activities such as classes, meetings or individual counselling.

We have consulted widely and often over these proposals and the design and access statement covers the detail. We would stress that the overall enlargement of the existing meeting house footprint will be very modest and will replace what are at present rather unsightly additions to the original barn. The whole building will only be 12.5 sq.m bigger. We do not expect there to be a significant changes to the numbers using the building as a result of the proposals.

R/206 **LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There were no Unitary Councillors present.

R/207 **MINUTES**

RESOLVED (6:0:1)
GG/CS

That the minutes of the Representational Committee meeting held on Wednesday 13TH December 2017 be approved as a correct record and signed by the Chairman.

R/208 **ITEMS TO ACTION**

The Chairman thanked the Town Clerk and staff for completing the items to action.

RESOLVED (unanimous)
GG/CS

To note the items to action

R/209 **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**

RESOLVED (unanimous)
CS/GG

To note the agenda of the meeting held on 16th January 2018 and the minutes of the meeting held on 13th December 2017.

R/210 **SHROPSHIRE COUNCIL DECISIONS - PENDING**

RESOLVED (unanimous)
GG/MC

To note the pending decisions from Shropshire Council

R/211 **SHROPSHIRE COUNCIL DECISIONS - GRANTED**

RESOLVED (unanimous)
GG/DL

To note the granted decisions from Shropshire Council

PLANNING APPLICATIONS

R/212 18/00069/TCA Friars Tilt Linney Ludlow SY8 1EE

RESOLVED (unanimous)

GG/DL

No objection

R/213 18/00101/TCA 46 Gravel Hill Ludlow SY8 1QR

RESOLVED (unanimous)

GG/DL

No objection

R/214 17/05925/LBC 17/05924/FUL The Quaker Meeting House St. Mary's Lane Ludlow SY8 1DZ

Councillor Sheward informed members that he was contacted by Mr Wrench Co-Clerk of Ludlow Quakers and his understanding is that there had been a consultation with residents in the area in 2017, the architect considered the concerns raised by residents. The issues of parking will always be difficult to resolve as the lane is very narrow, the Quaker Meeting were not anticipating an great increase in numbers.

Councillor Sheward left the meeting at 7.20pm

RESOLVED (6:1:0)

GG/RP

To Object

Members did not object to the design of the proposal in principle, but there are a number of unresolved issues that members felt required resolution before the proposal could be approved.

- The proposal makes no mention of insulation or sound proofing for the wall adjoining the neighbouring property. The neighbour clearly states that the changes to the internal arrangements such as the repositioning of the entrance, the location of the toilets will increase the noise that is likely to travel into her property. This matter needs resolving with adequate environmentally friendly insulation and soundproofing material.
- The neighbour also stated that she believed that the cladding on her building would need to be removed during the works, but no permission had been given. Members did not find this situation satisfactory and request that further discussion is held between the neighbour and the meeting to resolve this matter to their mutual satisfaction. Permission

from the adjoining property regarding the removal of the cladding must be sort.

Councillor Sheward returned to the meeting 7.30pm

R/215 17/05883/FUL The Old China Shop Pepper Lane Ludlow SY8 1PX

**RESOLVED (unanimous)
GG/DL**

No objection

Members noted that this was a significant area for swifts and asked that provision for swift conservation measures should be considered.

R/216 17/06091/FUL Lansdowne 11A Beech Close Ludlow SY8 2PD

**RESOLVED (7:0:1)
GG/DL**

No objection

R/217 17/06125/VAR Ludlow County Infant School Sandpits Road Ludlow SY 1HG

**RESOLVED (unanimous)
TG/RP**

No objection

R/218 17/03586/OUT Unit 4 Temeside Ludlow SY8 1PA

**RESOLVED (5:0:2)
GG/TG**

No objection

R/219 17/06139/FUL Rose Haven Steventon New Road Ludlow SY8 1LE

**RESOLVED (5:0:2)
GG/CS**

No objection

R/220 17/06155/FUL Drawbridge House Linney Ludlow SY8 1EE

**RESOLVED (unanimous)
GG/CS**

No objection

R/221 17/05754/FUL Burfield Burway Lane Ludlow

RESOLVED (unanimous)
GG/TG

No objection

R/196 ROAD CLOSURES/TRAFFIC

- i) New Street Ludlow: 19th February – 21st February 2018
- ii) Ludlow 10K Run – 14th July 2018

RESOLVED (unanimous)
GG/TG

Members noted the road closures

Meeting closed at 7:52pm

Chairman

Date

NB: Closed Session minutes will not be issued