

Personal Interest

None declared

R/225 **PUBLIC OPEN SESSION (15 minutes)**

There were 10 members of the public were present

Resident of Broad Street made the following representation on the proposed EVCP installation:

Aware that the proposal is for 8 EVCP but would like to have more clarification on the regulations on usage. They should also be more widely spread around the Town. Best place would be in the car parks. Unfair for permit holders who pay £100 per annum to park in the Red zone. How was the location selected ?

Resident of Broad Street made the following representation on the proposed EVCP installation:

Residents have already raised their concerns over the negative impact. from 23rd January 2023

Resident of Stanton Road made the following representation on the Scaffolding behind the Buttercross .

Residents at the Almshouses are curious as to why there has been no notice from Shropshire Council for a road closure at the site which is a public highway.

R/226 **LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Unitary Councillor Parry advised that the scaffolding behind the Buttercorss is on a public highway, it is not on a pavement as first thought by Shropshire Council. There has been no communication from Shropshire Council to residents.

R/227 **MINUTES**

RESOLVED GG/BW (unanimous)

To approve the minutes of 10th January 2023 as a correct record for the Chairman to sign.

R/228 **ITEMS TO ACTION**

RESOLVED GG/DT (unanimous)

To note the items to action of 10th January 2023.

R/229 **SUSPEND STANDING ORDERS**

RESOLVED GG/SW (unanimous)

To suspend standing orders to receive a planning presentation at this point in the agenda.

22/05682/FUL Erection of retail unit with associated works to include access, car park including 8No electric vehicle charging bays, cycle rack, service yard, and landscaping

The Retail Unit to The South Of Sheet Road Ludlow Shropshire is in the parish of Ludford, and near an entry point to Ludlow.

Representatives Ian Kilby Head of Development and Projects at Berrys, Lynn Scott M & S, Paul Turner Architects & Phill Thomas Developer made the following representation/ verbal presentation to the Committee.

Ian Kilby Planning Agent

The process is at the pre-application discussion stage and under consideration. A stakeholder event was held recently at LAR and website asked for public comments.

The comments have been very helpful to the design team and raised a number of issues:

- Sustainability of design,
- Design language impact on the wider landscape,
- Access and Location- should be in town centre,
- Impact on Park & Ride

Lynn Scott M & S representative

M & S want to deliver a 20,000sqft with 135 parking spaces. Other sites have been looked at but would not work for customers so an open dialogue now is important. The design of the store can have added environmental features.

Paul Turner Architects

The standard model of the typical M&S store has been redesigned to use timber from a sustainable source for the façade as the original design was not contextual and didn't fit in with the surrounding countryside. The design is in its very early stages and should emulate the other building surrounding it. The view of the store from Clee Hill will not be a white box. In AONB timber and darker coloured buildings tend to sit better with the landscape.

R/230 **REINSTATE STANDING ORDERS**

RESOLVED GG/DL (unanimous)

To reinstate standing orders.

8:00pm Cllr R Jones left the meeting

R/231 SHROPSHIRE COUNCIL DECISIONS PENDING

RESOLVED GG/DL (unanimous)

That the decisions pending by Shropshire Council be noted.

R/232 SHROPSHIRE COUNCIL DECISIONS

RESOLVED GG/RP (unanimous)

That the decisions by Shropshire Council be noted.

R/233 PLANNING APPLICATIONS

23/00002/FUL 46 Charlton Rise, Ludlow, Shropshire, SY8 1ND

Infill extension to front garage - Single story

RESOLVED GG/DL (unanimous)

No objection

R/234 23/00102/OUT Proposed Dwelling Opposite 120, Stanton Road, Ludlow, Shropshire

Outline application for the erection of 1No dwelling to include access

RESOLVED GG/DT (unanimous)

No Objection to the outline proposal.

The committee asks that the reserved matters adequately address the insulation of the building, sustainable materials for the windows and door.

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050. The build clever and build efficiently criteria as set out in clause 6.1.4 of [PAS2080](#) promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption. These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

Action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while

paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

R/235 **23/00115/ADV Castle Lodge , Castle Square, Ludlow, Shropshire, SY8 1AY**

Erection of one tourist information board at N.E Corner, Castle Lodge. Castle Square, Ludlow SY81AY

RESOLVED VP/PA (7:3:0)

To Object for the following reasons:

- i) The location is unsuitable for the content of the sign and it should be moved to a more suitable location near to the front of Ludlow Assembly Rooms

R/236 **23/00124/FUL 1 Glencoe Terrace, Ludlow, Shropshire, SY8 1PY**

Demolition and re-build with increased size of rear single storey parts of the dwelling and internal alterations

RESOLVED DL/DT (6:0:4)

To object for the following reasons

- i) The planning application does not address sustainability. There is no mention of reusing the building materials, or the impact of the demolition on the neighboring properties.

R/237 **23/00244/TCA 1 The Vineyard, Lower Broad Street, Ludlow, Shropshire, SY8 1PH**

Fell 1no Conifer within Ludlow Conservation Area

RESOLVED GG/DL (9:0:1)

No objection

R/238 **22/05682/FUL Erection of retail unit with associated works to include access, car park including 8No electric vehicle charging bays, cycle rack, service yard, and landscaping**

RESOLVED GG/TG (unanimous)

To note the pre-app information and await the submission of the planning application.

R/239 **ROAD CLOSURES/ TRAFFIC MANAGEMENT**

RESOLVED GG/BW (unanimous)

To note the road closures and traffic management

R/240 **BUILDINGS, BUILDING LAND AND TREES**

RESOLVED GG/TG (unanimous)

To note the spreadsheet information

R/241

LUDLOW 10K

RESOLVED GG/BW (unanimous)

That whilst the council supports the concept of Ludlow 10k in principle, it cannot, at this time, give permission for the use of Events Square because the organisers have made no effort to accommodate the council's concerns:

- That the route road closures shut down the town centre in the evening, and there has been no submission of an alternative route that takes the runners behind the castle rather than through the town centre.
- To reduce the noise nuisance from PA system.

R/242

LUDLOW CIVIC SOCIETY

RESOLVED GG/TG (unanimous)

That the Town Council expressed their sincere appreciation to former Chairman of Ludlow Conservation Area Advisory Committee James Caird and the members of the committee for their work in support of Ludlow.

That with the understanding that the Town Council is an independent organisation that will maintain its own views on planning applications the Town Council thanks the Civic Society for their offer of consideration of listed buildings in the conservation area, and agrees to provide the list of planning applications to be considered by Representational Committee for the information of the Civic Society.

R/243

LUDLOW RUGBY CLUB LICENSING APPLICATION

RESOLVED GG/DL (9:1:0)

- i) To note Ludlow Town Council's submission for the original license application as follows:

Ludlow Town Council objects to the current form of the licence application with reference to:

The licensing objectives:

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

Ludlow Town Council feels the duration of the licensing hours and number of days in week featured in the current application are unreasonable and extremely likely to cause nuisance to the nearby residents.

Occasional events at the weekend during the daytime or that finish at a reasonable hour before midnight could be acceptable, but numerous weekday or weekend events would not be acceptable because of the noise and nuisance to residents.

The site is next door to an open-air children's play area so there should be no overspill of events or guests into the play area in the interests of protecting children from harm.

The venue is located on a very narrow road and the mix of traffic and pedestrians would need to be managed well for events that end at a fixed time and have large numbers of people or vehicles all leaving at the same time. These type of events should be discouraged unless they are a very occasional occurrence because of risks of disorder, nuisance and public safety posed by high volume of traffic and pedestrians in a narrow, difficult to navigate lane – potentially also in the dark. If there is an option to restrict the premises licence to a few specified events a year then this may be an acceptable option.

- ii) To note the Town Council's subsequent submission to the amended license application as follows:

The reduced footprint of the licensed area, and the police, environmental protection, trading standards, public protection conditions plus the extra condition offered by the club adequately address the concerns of Ludlow Town Council, and if they are all implemented, the town council has no objections to the license being granted.

R/244

EV CHARGING POINTS

RESOLVED GG/RP (unanimous)

To note the submissions received since the last meeting.

To note that no Councillors or Officers from Shropshire Council were available to attend this meeting. Unitary Cllr Ian Nellins, Portfolio holder for Climate Action and Transport has been invited to attend Representational Committee meeting on 7th March 2023.

Meeting closed at 8:16pm.

Chairman

Date