

# **LUDLOW TOWN COUNCIL**

## **A G E N D A**

### **REPRESENTATIONAL COMMITTEE**

To: All Members of the Council, Unitary Councillors; Press

**Contact: Gina Wilding, Town Clerk**  
**Ludlow Town Council, The Guildhall**  
**Mill Street, Ludlow, SY8 1AZ**  
01584 871970  
[townclerk@ludlow.gov.uk](mailto:townclerk@ludlow.gov.uk)

**Dispatch date: Thursday 12<sup>th</sup> June 2025**

You are summoned to attend a meeting of  
Representational Committee at  
The Guildhall, Mill Street, Ludlow SY8 1RZ  
on Tuesday 17<sup>th</sup> June 2025 at 7pm

*Gina Wilding*

Gina Wilding  
Town Clerk

### **Key Agenda Items:**

- **PLANNING APPLICATIONS**
- **TRAFFIC MANAGEMENT & ROAD CLOSURES**
- **PLANNING CONSULTATIONS**
- **CONSULTATION ON MEASURES TO TACKLE ANTI-SOCIAL DRIVING**

**Public Open Session (15 minutes in total)** – Members of the public are invited to make representations to the Committee on any matters relating to the work of the Committee. The maximum time allotted per person is three minutes.

**1. HEALTH AND SAFETY**

Councillors and members of the public are to note that the fire exits can be found to the rear of the building 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. RECORDING OF MEETINGS**

Under the Openness of Local Government Regulations 2014, recording and broadcasting, including blogging, tweeting and other social media is permitted during public session of Council meetings. The act of recording and broadcasting must not interfere with the meeting.

**3. APOLOGIES**

To receive apologies from committee members.

**4. DECLARATIONS OF INTERESTS**

To receive members' declarations of interests for:

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

*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.*

**5. PUBLIC OPEN SESSION (15 minutes)**

Members of the public are invited to make representations to the Committee on any matters relating to the work of the Committee. The maximum time allotted per person is three minutes. The maximum time for this session if there are multiple speakers is 15 minutes. The public may not speak during the rest of the meeting.

**6. LUDLOW UNITARY COUNCILLORS SESSION**

Ludlow's Unitary Councillors are invited to provide a short update on Shropshire Council matters relating to Ludlow.

**7. MINUTES**

To approve as a correct record and sign the minutes of the Representational Committee meeting held on 20<sup>th</sup> May 2025.

**8. ITEMS TO ACTION**

To note the items to action of the Representational Committee on 20<sup>th</sup> May 2025.

**9. SHROPSHIRE COUNCIL DECISIONS PENDING**

To note the following pending decisions

<b>25/01145/LBC</b>	<b><u>Linney House , Linney, Ludlow, Shropshire, SY8 1EE.</u></b> Replacement of 8No. front facing sash windows with new sash windows of same appearance.
<b>25/01742/TCA</b>	<b><u>8 Station Drive, Ludlow, Shropshire, SY8 2PQ</u></b> Re-pollard by 2m to previous points 1no Corkscrew Willow and 1no Willow & fell 1no Leylandii within Ludlow Conservation Area

<b>24/04716/FUL</b>	<b><u>Junction Off A49, Ludlow</u></b> Installation of a new roundabout on the A49 junction North of Ludlow
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## 10. SHROPSHIRE COUNCIL DECISIONS

To note the following decisions.

<b>25/00860/TCA</b>	<b><u>St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u></b> Proposal: Remove limb from 1no. Cypress (T1) and crown lift 3no. Yews (T3 and T4) (as per schedule) within Ludlow Conservation Area	<b>Consent By Right - Trees</b>
<b>25/01241/TCA</b>	<b><u>Stanton House, 41 Gravel Hill, Ludlow, SY8 1QR</u></b> Pollard to previous points at 1.5m 2no Sycamores within Ludlow (Gravel Hill) Conservation Area	<b>Consent By Right - Trees</b>
<b>25/00347/FUL</b>	<b><u>Proposed Dwelling To The North Of, Steventon New Road, Ludlow,</u></b> Erection of dwelling	<b>GRANTED</b>
<b>25/01085/FUL</b>	<b><u>Unicorn Inn, 66 Corve Street, Ludlow, Shropshire, SY8 1DU</u></b> Internal and external alterations and refurbishment of grade II listed public house	<b>GRANTED</b>
<b><u>25/01232/LBC</u></b>	<b><u>Unicorn Inn, 66 Corve Street, Ludlow, Shropshire, SY8 1DU</u></b> Internal and external alterations to grade II listed public house	<b>GRANTED</b>
<b>25/01175/LBC</b>	<b><u>50 Old Street, Ludlow, Shropshire, SY8 1NS</u></b> Replacement roof and window frames to existing Conservatory	<b>GRANTED</b>
<b>25/01277/LBC</b>	<b><u>11 High Street, Ludlow, Shropshire, SY8 1BS</u></b> To fit secondary glazing to first and second floor windows to front elevation	<b>GRANTED</b>
<b>25/01405/TPO</b>	<b><u>Bishop Mascall Centre Foundation, Ludlow Conference Centre, Lower Galdeford, Ludlow, Shropshire, SY8 1RZ</u></b> Various works to 1no. Horse Chestnut (Tree A) protected by The Council of South Shropshire district Council (Bishop Mascall Centre Galdeford Ludlow.)	<b>GRANTED</b>
<b>25/01528/FUL</b>	<b><u>2 Linney Fields , Linney, Ludlow, Shropshire, SY8 1EE</u></b> Erection of detached garage following demolition of existing, to include removal of four trees	<b>GRANTED</b>

## 11. PLANNING APPLICATIONS

To consider and comment on all validated planning applications.

For full details of validated applications, please follow the link below and search Ludlow Town Council <https://pa.shropshire.gov.uk/online-applications/search.do?action=weeklyList&searchType=Application>

<b>25/01779/LBC</b>	<b><u>26 Bell Lane, Ludlow, Shropshire, SY8 1BN</u></b> Creation of new window on rear elevation <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SW5Z">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SW5Z</a>
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	<a href="#">MPTDHVI00</a>
25/01869/TCA	<p><b>The Croft , St Julians Avenue, Ludlow, Shropshire, SY8 1EU</b></p> <p>Reduce by 50% new growth of 1no. Poplar (T1) and crown reduce by 30% to last pruning points 3no. Ginkgo Biloba (T2-4) within Ludlow (Gravel Hill) Conservation Area</p> <p><a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWITCATDI1D00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWITCATDI1D00</a></p>
25/01910/FUL	<p><b>9 Camp Lane, Ludlow, Shropshire, SY8 1EQ</b></p> <p>Proposed replacement of existing conservatory with a new orangery and a small single storey rear extension, replacement of existing roughcast render with traditional lime render to external walls</p> <p><a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWOCWCTDI4100">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWOCWCTDI4100</a></p>
25/02090/TCA	<p><b>Mill House, 23 Mill Street, Ludlow, Shropshire, SY8 1BG</b></p> <p>Fell 1no Snake Bark Maple within Ludlow Conservation Area</p> <p><a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXFWQ7TD0GI00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXFWQ7TD0GI00</a></p>
25/02091/TCA	<p><b>Belvedere, 9 Julian Road, Ludlow, Shropshire, SY8 1HA</b></p> <p>Fell 1no Thuja &amp; reduce by 20% 1no Magnolia within Ludlow (Gravel Hill) Conservation Area</p> <p><a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXFXRITD0GI00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXFXRITD0GI00</a></p>
25/02092/TCA	<p><b>54 Corve Street, Ludlow, Shropshire, SY8 1DU</b></p> <p>Remove one branch of 1no Eucalyptus within Ludlow Conservation Area</p> <p><a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXG0GITD0GI00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXG0GITD0GI00</a></p>
25/01889/FUL	<p><b>3 - 4 Market Street, Ludlow, Shropshire, SY8 1BP</b></p> <p>Conversion and two storey extension to create 11 No. apartments</p> <p><a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWMI3QTDI2R00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWMI3QTDI2R00</a></p>
25/01890/LBC	<p><b>3 - 4 Market Street, Ludlow, Shropshire, SY8 1BP</b></p> <p>Works to facilitate the conversion and two storey extension to create 11No apartments</p> <p><a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWMI40TDI2T00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SWMI40TDI2T00</a></p>

## 12. ROAD CLOSURE/TRAFFIC MANAGEMENT

To consider the road closures and traffic management listed below and online.

Road closures can be viewed at: <https://roadworks.org/> or <https://one.network/>

Date	Location	Traffic Management	Company	Work Description
8th July 2025 -	Linney Ludlow	Road Closure	Cadent	Lay 6m new gas service of which 6m is in public to the

10th July 2025				main located in the far side footway.
16 Jul – 20 Jul	Within The Walls Ludlow Castle Concerts 2025	Road Closure	Ludlow Castle	Four concerts at Ludlow Castle over four days. Avoid all activities in the area
26th August 2025 - 29th August 2025 09.00 -16.00	Footpath Closure Between Mary Elizabeth Road, Sheet Road and Temeside, Ludlow	Road Closure Footpath Closure Connecting Temeside and Sheet Road	Shropshire Council	pattern for Footpath Closure connecting Temeside and Sheet Road.

**13. BUILDINGS, BUILDING LAND AND TREES**

To consider recent updates and / or provide information.

**14. THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND**

To consider the proposed reforms.

**15. GOVERNMENT TO CONSULT ON REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) LATER THIS YEAR**

To note the consultation

**16. GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES**

To consider and responds to the consultation.

**17. GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL**

To consider and responds to the consultation.

**18. WILD-JUSTICE-LOST-NATURE-SUMMARY**

To consider the best way to support the five proposals.

**19. 20 MPH SCHOOL SPEED LIMIT**

To welcome the 20mph speed limit, and to consider restating Ludlow Town Council's support for a zebra crossing on Sandpits Road.

**20. FISHMORE ROAD – PARKING PROBLEMS**

To consider an issue raised by a resident.

**Membership**

Councillors Addis, Cowell, Gill, Ginger, Harris (Chair), Hepworth, Lyle, Owen, Parry, Scott Bell (Vice-Chair), and Tapley.

The next meeting of members of the Representational Committee will be held on Tuesday 15<sup>th</sup> July 2025

**Item 7**

**MINUTES**

## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall Mill Street Ludlow on **TUESDAY 20<sup>th</sup> MAY 2025** at 7pm.

### **R/001 PRESENT**

Chair: Councillor Harris.

Councillors: Councillors Addis, Scott- Bell, Cowell, Gill, Ginger, Lyle, and Owen.

Officers: Gina Wilding, Town Clerk  
Charlotte Ambrazas Committee Officer

### **R/002 ABSENCES**

Councillors Hepworth, Parry and Tapley were absent.

### **R/003 HEALTH AND SAFETY**

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

### **R/004 ELECTION OF VICE CHAIR**

Councillor Lyle nominated Councillor Ginger, who declined the nomination.

Councillor Addis nominated Councillor Scott Bell  
Councillor Owen seconded the nomination

Councillor Harris nominated Councillor Gill  
Councillor Ginger seconded the nomination

### **RESOLVED PA/RO (5:3:0)**

Cllr Ian Scott Bell is elected vice chair of Representational Committee

**R/005 RECORDING OF MEETINGS**

The Chairman notified those present that under the Openness of Local Government Regulations 2014, recording and broadcasting is permitted during public session of Council Meetings.

**R/006 APOLOGIES**

Apologies were received from Councillor Hepworth (work commitments)

**R/007 DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of Interest

None

Personal Interest

Cllr Cowell	Item 17	Responded to resident via email
Cllr Ginger	25/01241/TCA Item 17	Knows the applicant Responded to resident via email
Cllr Lyle	25/01145/LBC	Knows the applicant and heritage impact statement
Cllr Lyle	Item 16	Knows Shropshire Council Lead on the project

**R/008 PUBLIC OPEN SESSION (15 minutes)**

There were 7 members of the public present and one member of the press

A representative of the Ludlow Regeneration Focus group addressed the Committee, looking forward to working with Ludlow Town Council to make Ludlow thrive again. Regenerate disused buildings including the former costa coffee building on King Street. Ludlow looks uncared for at the moment.

Super Sundays is a group of volunteers/ residents who meet at Castle to litter pick and generally tidy up before the concerts in the Castle, the next session is 17<sup>th</sup> July 2025, and everyone is welcome.

A resident of Lower Corve Street addressed the Committee with concerns about the use of the road as a local cut through and the persistent small scale (but expensive) damage caused to cars, and the hazards caused by speeding cars that could lead to someone being hurt.

**R/009 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Unitary Councillor Waite updated the committee with details of upcoming road closures and diversions on Henley Road, Gravel Hill (from 9:30 – 4pm on 5<sup>th</sup> to 20<sup>th</sup> June) and Coronation Avenue (24hr closure from 28<sup>th</sup> July to 2<sup>nd</sup> September).

She also informed the committee that Shropshire Council would be electing their Committee Chairs and membership on Thursday 22<sup>nd</sup> May, and they were likely to include members of the other parties as well as Liberal Democrat Councillors.

**R/010 MINUTES**

**RESOLVED GG/TG (3:0:4)**

To approve the minutes of 8<sup>th</sup> April 2025 as a correct record for the Chairman to sign.

**R/011 ITEMS TO ACTION**

**RESOLVED SH/GG (unanimous)**

To note the items to action of 8<sup>th</sup> April 2025

**R/012 SHROPSHIRE COUNCIL DECISIONS PENDING**

**RESOLVED SH/GG (unanimous)**

That the decisions pending by Shropshire Council be noted.

**R/013 SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED SH/TG (unanimous)**

That the decisions by Shropshire Council be noted.

**R/014 PLANNING APPLICATIONS**

**25/01145/LBC Linney House, Linney, Ludlow, Shropshire, SY8 1EE.**

**RESOLVED SH/GG (6:0:1)**

To object to the replacement of 8 No. front facing sash windows with new sash windows of same appearance, for the following reasons:

- i) That the windows should be repaired to maintain the historic fabric of the building as recommended by Historic England. This action is

supported by information in a report in the document bundle that accepted it would be possible to repair the windows.

**R/015    25/01528/FUL 2 Linney Fields Linney, Ludlow, Shropshire, SY8 1EE**

**RESOLVED TG/DL (unanimous)**

To approve the removal of four trees subject to them being replaced with four indigenous trees.

That there was no objection to the erection of detached garage following demolition of existing.

**R/016    25/01742/TCA 8 Station Drive, Ludlow, Shropshire, SY8 2PQ**

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

To approve the re-pollarding to the previous pollard points of the Willows trees, and to approve the felling of the Leylandii subject to the planting of a replacement indigenous tree.

**R/017    ROAD CLOSURE/ TRAFFIC MANAGEMENT**

**RESOLVED TG/DL (unanimous)**

That the road closures and traffic management are noted.

**R/018    BUILDINGS, BUILDING LAND AND TREES**

**RESOLVED TG/RO (unanimous)**

To update the spreadsheet with the following:

The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.

**R/019    BRIDGES AND STRUCTURE WORKS - B6305 CORVE CULVERT**

**RESOLVED TG/RO (unanimous)**

To note that Shropshire Council are planning to undertake concrete repairs to the soffits and deck of the culvert, construct new concrete slab over culvert with a waterproofing layer, resurfacing of carriageway at the Corve Culvert in 2025/26.

**R/020     INCINERATION PLANT LUDLOW**

**RESOLVED   TG/GG (unanimous)**

To restate the objections previously stated by the council as they remain unresolved, namely:

- i)     The site is not suitable because it is too close to a residential area. it appears that the placement of the site has been decided because it is convenient for Shropshire Council as owners of the site, rather than for a strategic reason.
- ii)    The process is largely untested, and any resultant air pollution will be taken into a residential area by the prevailing wind. This could put the health of residents, or their quality of life at risk.
- iii)   The plant will increase the traffic in the area, and this is considered to be unacceptable in a largely residential area.

**R/021     DANGEROUS TRAFFIC ON LOWER CORVE STREET**

**RESOLVED   GG/KC (unanimous)**

To write to Ludlow Safer Neighborhood Policing Team to stress that this local traffic problem needs to be dealt with through more intensive policing and issuing fines to offenders so that there is a deterrent that will change people's attitudes and actions.

**R/022     EMPTY BUILDINGS**

**RESOLVED   ISB / PA (unanimous)**

To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.

Meeting closed at 8:14 pm

**ITEMS TO ACTION**

**Representational Committee**  
**ITEMS TO ACTION**

**20.05.2025**

<b>REP meeting 20.05.2025</b>	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25/014	<p><b><u>25/01145/LBC Linney House, Linney, Ludlow, SY8 1EE.</u></b></p> <p><b><u>RESOLVED SH/GG (6:0:1)</u></b>            To object to the replacement of 8No. front facing sash windows with new sash windows of same appearance, for the following reasons:            i) That the windows should be repaired to maintain the historic fabric of the building as recommended by Historic England. This action is supported by information in a report in the document bundle that accepted it would be possible to repair the windows.</p>	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/015	<p><b><u>25/01528/FUL 2 Linney Fields Linney, Ludlow, SY8 1EE</u></b></p> <p><b><u>RESOLVED TG/DL (unanimous)</u></b>            To approve the removal of four trees subject to them being replaced with four indigenous trees.             That there was no objection to the erection of detached garage following demolition of existing</p>	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/016	<p><b><u>25/01742/TCA 8 Station Drive, Ludlow, SY8 2PQ</u></b></p> <p><b><u>RESOLVED DL/TG (7:1:0)</u></b>            To approve the re-pollarding to the previous pollard points of the Willows trees, and to approve the felling of the Leylandii subject to the planting of a replacement indigenous tree.</p>	Comments submitted to SC	CA	23.05.2025	Completed

**Representational Committee**  
**ITEMS TO ACTION**

**20.05.2025**

REP/25/018	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED</u></b> TG/RO (unanimous)  To update the spreadsheet with the following:</p> <p>The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.</p>	<p>Updated spreadsheet  Email sent to SC.</p> <p>Response received and added to the spreadsheet.</p>	<p>CA</p> <p>GW</p>	22.05.2025	Complete
REP/25/020	<p><b><u>INCINERATION PLANT LUDLOW</u></b></p> <p><b><u>RESOLVED</u></b> TG/GG (unanimous)  To restate the objections previously stated by the council as they remain unresolved, namely:</p> <p>i) The site is not suitable because it is too close to a residential area. it appears that the placement of the site has been decided because it is convenient for Shropshire Council as owners of the site, rather than for a strategic reason.</p> <p>ii) The process is largely untested, and any resultant air pollution will be taken into a residential area by the prevailing wind. This could put the health of residents, or their quality of life at risk.</p> <p>iii) The plant will increase the traffic in the area, and this is considered to be unacceptable in a largely residential area.</p>	<p>Response emailed to Shropshire Council</p>	GW	02.06.25	Complete
REP/25/021	<p><b><u>DANGEROUS TRAFFIC ON LOWER CORVE STREET</u></b></p> <p><b><u>RESOLVED</u></b> GG/KC (unanimous)  To write to Ludlow Safer Neighborhood Policing Team to stress that this local traffic problem needs</p>	<p>Email sent to police inspector and response communicated to Councillors and residents.</p>	GW	23.05.25	Complete

**Representational Committee**  
**ITEMS TO ACTION**

**20.05.2025**

	to be dealt with through more intensive policing and issuing fines to offenders so that there is a deterrent that will change people's attitudes and actions.				
REP/25/022	<p><b><u>EMPTY BUILDINGS</u></b></p> <p><b><u>RESOLVED</u> ISB / PA (unanimous)</b></p> <p>To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.</p>	<p>Email to SC Becky Jones</p> <p>Received confirmation that Owen Gore is the officer managing the case. The Council's concerns have been restated to OG.</p> <p>Unitary Cllrs asked to support LTC's call for action.</p>	CA GW	23/05/2025	Complete
REP meeting 08.04.2025	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25	<p><b><u>25/00860/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u></b></p> <p><b><u>RESOLVED</u> GG/SH (unanimous)</b> No objection to the removal limb from 1no. Cypress (T1) and crown lift 3no. Yews (T3 and T4) (as per schedule) within Ludlow Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00991/TCA 19 Broad Street, Ludlow, SY8 1NG</u></b></p> <p><b><u>RESOLVED</u> GG/AT (unanimous)</b> No objection to the felling 1no Katsura tree and replant with a native species within Ludlow Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed

**Representational Committee**  
**ITEMS TO ACTION**

**20.05.2025**

REP/25	<p><b><u>25/00554/FUL New Prospect , Julian Road, Ludlow, SY8 1HD.</u></b></p> <p><b><u>RESOLVED AD/DT (unanimous)</u></b></p> <p>No objection to replacing garage door with bay window, erection of brick piered fence within garden boundary, garden shed, change windows into French doors (north/south elevations)</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01010/TCA The Bridge Inn , Corve Street, Ludlow, SY8 1DX</u></b></p> <p><b><u>RESOLVED DT/RJ (unanimous)</u></b></p> <p>No objection to crown reduction by up to 50% 1no. Sycamore (T1) within Ludlow Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00878/FUL 4 Brand Lane, Ludlow, SY8 1NN</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b></p> <p>No Objection to Fenestration alterations, ground level reduction to rear garden area and installation of york stone hard surfacing</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00879/LBC 4 Brand Lane, Ludlow, SY8 1NN</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b></p> <p>No objection to Rear fenestration and doors alterations, ground level reduction to rear garden area and installation of york stone hard surfacing, internal layout alterations including removal of the existing brick fireplace and installation of a new stove and surround to the dining room, removal of partition walls and ceiling adjustments including installation of roof insulation</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00884/LBC Feathers Hotel , Bull Ring, Ludlow, SY8 1AA.</u></b></p> <p><b><u>RESOLVED GG/AT (unanimous)</u></b></p> <p>No objection to Installation of additional fire</p>	Comments submitted to SC	CA	09.04.2025	Completed

**Representational Committee**  
**ITEMS TO ACTION**

**20.05.2025**

	compartmentalization into the existing building				
REP/25	<p><b><u>25/01054/TPO39 The Cliff Park , Halton Lane, Ludlow, SY8 2JF.</u></b></p> <p><b><u>RESOLVED GG/DT (unanimous)</u></b>            No Objection to reduce elongated southern limbs by 1.5m of 1no. Douglas Fir (T25) protected by The Council of the South Shropshire District Council (Cliffe Caravan Park, Dinham, Ludlow) TPO 2001 (SS/00058/01)</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00966/FUL Spencer Manufacturing Co Ltd, Orleton Road, Ludlow, SY8 1XF.</u></b></p> <p><b><u>RESOLVED GG/BW (unanimous)</u></b>            No objection to the proposed mixed use of Spencer Manufacturing unit as storage and distribution, retail, offices and complementary uses by St Michael's Hospice (Class B8 and E)</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00934/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow</u></b></p> <p><b><u>RESOLVED GG/AT (6:0:1)</u></b>            No objection to the Proposed ATM and signage removal on a listed building</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01015/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow,</u></b></p> <p><b><u>RESOLVED GG/SW (unanimous)</u></b>            No objection to internal door repairs/upgrades with certain doors replaced with new designs</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01074/FUL Holdgate , St Johns Lane, Ludlow, SY8 1PF</u></b></p> <p><b><u>RESOLVED GG/SH (unanimous)</u></b>            No objection to new dormer and rooflight, chimney alterations and amendment of ground floor window to a</p>	Comments submitted to SC	CA	09.04.2025	Completed

**Representational Committee**  
**ITEMS TO ACTION**

**20.05.2025**

	door				
REP/25	<p><b><u>25/01241/TCA Stanton House, 41 Gravel Hill, Ludlow, SY8 1QR</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b></p> <p>No objection to pollard to previous points at 1.5m 2no Sycamores within Ludlow (Gravel Hill) Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01188/FUL Ludlow Rugby Football Club, Ludlow Rugby Club, Linney Ludlow SY8 1EE</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b></p> <p>To object for the following reason:  i)The proposal will detrimentally increase the volume of traffic on a very narrow lane for functions, and commercial events on non-match days.</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01175/LBC 50 Old Street, Ludlow, SY8 1NS</u></b></p> <p><b><u>RESOLVED RJ/SH (unanimous)</u></b></p> <p>To object for the following reasons:  i) There are conflicting statements regarding the type of materials to be used. It is described as like for like (wooden),and also described as UPVC and cast aluminium.  ii) The committee was also concerned that the written proposal does not reflect the plans.  ii) The committee would like the material used for the replacements to be wood.</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED GG/SW (unanimous)</u></b></p> <p>To update the spreadsheet with the following:  To report to Connexus that the right had free-standing wall (when travelling downhill) between the library to Tesco has collapsed.</p>	Updated	CA	09.04.2025	Completed

**Representational Committee**  
**ITEMS TO ACTION**

**20.05.2025**

REP/25	<p><b><u>PAVEMENT LICENCE CONSULTATION - HARP LANE DELI.</u></b></p> <p>The following objection was sent to Shropshire Council licensing under delegated authority prior to the meeting due to the deadline of 12 noon on 8<sup>th</sup> April.</p> <p>Dear Sirs,</p> <p>Ludlow Town Council Objects to the proposed area 2 of the application from Harp Lane Deli.</p> <p>Reasons for the objection:</p> <ul style="list-style-type: none"> <li>• Church Street is a pedestrian thoroughfare that is 3.5m wide. Aragon's café already has an approved seating area of 1 m wide opposite, so in a street that is 3.5m wide, two pavement permits of 1 m each only leaves 1.5 m width for pedestrians. It is therefore not workable to suggest that the responsibility for both Aragon's and Harp Lane Deli is that they must ensure a 2m distance between both sets of pavement licenses to ensure pedestrian access.</li> <li>• Further to this, and as the attached photograph taken outside Aragon's on Friday shows, the 1m width is not complied with, so it is very likely that the two pavement permits will close off a main commercial thoroughfare, which means that business including the Rose and Crow Public house, The Church Inn, Ludlow Museum at the Buttercross, an art dealer, an antiques shop, the Mouse Trap Cheese shop, a pottery, and other businesses will lose trade because people will not be able to access them from the market area without rudely pushing past people eating their lunch, which would put most reasonable people off walking down Church Street.</li> </ul> <p>Ludlow Town Council has no objection to the proposed area 1, which is already in existence and works well as an enhancement to the town.</p>	Comments submitted to SC	CA	08.04.2025	Completed
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Item 13

**BUILDING BUILDING LAND AND TREES**

Buildings, Building Land and Trees Report				
DATE	Query	Action	Response	Further updates
30/07/2024	ClIr Thompson reported that the trees on Station drive need attention as it is overgrown therefore pedestrians are having to step into the road	31/07/2024	CA reported on SC interactive report it map - await response	
28/08/2024	Wicked Van Hire site on Weeping Cross – does the signage have permission and does the permitted use for the site include storage facilities.	28/08/2024	CA emailed SC await reply receiced 03/09/2024	<p>With regard to your email, the rebuilding of the wall is not a planning issue and I would suggest you contact the owner of the land directly to discuss this matter.</p> <p>The signage may not require planning permission, it would depend on the size and what its is advertising. The regulations regarding advertisements consents can be found via the following link: untitled (publishing.service.gov.uk)</p> <p>The use of the building as storage, it is unclear from your email what is being stored? Again it may be acceptable but without knowing what is being sorted and the timescales I am unable to answer this query.</p> <p>Regards Elizabeth Griffiths Technical Support Supervisor (South Team) Development Management Places Directorate</p>
28/08/2024	Wicked Van Hire site on Temeside – notify that the front wall has fallen down and needs to be rebuilt.	29/08/2024	CA emailed SC reply received 03/09/2024	<p>With regard to your email, the rebuilding of the wall is not a planning issue and I would suggest you contact the owner of the land directly to discuss this matter.</p> <p>The signage may not require planning permission, it would depend on the size and what its is advertising. The regulations regarding advertisements consents can be found via the following link: untitled (publishing.service.gov.uk)</p> <p>The use of the building as storage, it is unclear from your email what is being stored? Again it may be acceptable but without knowing what is being sorted and the timescales I am unable to answer this query.</p> <p>Regards Elizabeth Griffiths Technical Support Supervisor (South Team) Development Management Places Directorate</p>
24/09/2024	Historical momument (well) and TPO on Livesey Road Ludlow	24/09/2024	to write to Shropshire Council log the well is in disrepair and damaged	
17/10/2024	Scaffolding at New Velvet Fern Building 16 King Street	17/10/2024	CA wrote to SC as scaffolding not on one network	<p>reply from SC Good afternoon,</p> <p>Thank you for contacting Shropshire Council, this is a Streetworks issue regarding scaffolding on the public highway.</p> <p>I apologise that this has pinged off the map as I was not able to extend it in time so it disappeared, but it is actually in place until at least November 1st , I will issue the license now, so it re-appears on the map again.</p> <p>It is likely that another extension may be required, however I will not be able to get confirmation (of duration) until sometime next week when the property owner is back in town. It is unfortunate the scaffold is still in place, but the work is related to the building’s structural integrity, so this job will supersede any restrictions that are normally in place during the lead up to Christmas.</p> <p>If you like, I can give you an update once I hear back from the property owner.</p> <p>Kindest Regards,</p> <p>Soulla Maoudis</p>
22.10.2024	From Representational Committee on 22.10.2024 Street lights are out in the area of the Buttercross and on Broad Street	Report to Shropshire Council - not sure if done? KA		
02/01/2025	ClIr B Waite reported Glenholme 21 Gravel Hill having a lot of work done to it, they appear to have taken out the back wall and have damaged a lot of the front glass windows which were old Victorian ones and I cannot find any record of planning permission being asked for or granted!  It is major building works so they should have applied because it is in the conservation area	CA contacted SC spoke to	<p>Hello Charlotte</p> <p>We do not have any planning applications for the property on our system.</p> <p>It obviously depends on what the development is as to if they do require permission, it may be that it falls under their permitted development rights and you can check this on the planning portal website. If you believe there is a breach of planning and wish for it to be investigated then you will need to fill in an enforcement request form which can be found on the Shropshire Council website - Submit a planning enforcement query   Shropshire Council</p> <p>Regards Sandy Stevenson Technical Support Officer (Southern) Planning Services Place Directorate</p> <p>planning.southern@shropshire.gov.uk 01743 258920</p>	<p>Hi Charlie,</p> <p>Changes to windows and doors can be done under permitted development rights, even within the conservation area. In terms of the works you mention to the rear, there are also permitted development rights for single storey rear extensions and other alterations within the conservation area, so it may be that it falls under those limits. If you think the works are outside of the permitted development rights then this would need to be reported formally via the planning enforcement form as Sandy has mentioned.</p> <p>Regards,Becky Rebecca Jones Senior Conservation &amp; Design Officer (South) Historic Environment Team Place Directorate becky.jones@shropshire.gov.uk</p>

CA completed form online alleged brach of planning  
09/01/2025

09/01/2025		CA report to SC	CA completed form online alleged brach of planning		<p>Good afternoon, Thank you for your report which has been passed to the Tree Team.</p> <p>As there are no protected trees (under a TPO) and the site falls outside of any Conservation Area, our permission would not be required for any tree work. Therefore there is no enforcement issue for us to investigate.</p> <p>I am sorry we are unable to assist in this matter but thank you for querying it with us.</p> <p>Kind regards,</p> <p>Lucy Stanley Arboricultural Technician Tree Team, Natural &amp; Historic Environment</p>
14/01/2025	24/03984/FUL]Erection of single storey dwelling - was refused Cllr Ginger visited site and 2 trees have been removed	CA reported to Streetworks and await reply 16/01/2025	<p>Morning Charlie,</p> <p>Becky has shared the below email with the street works team,</p> <p>Item 1 – I will arrange to have the locations inspected to see if any of the reinstatements that fall within a 2 year guarantee period and if they do we will look to serve defects on the relevant Utility.</p> <p>Item 3 – This will be for the local highways team, I have copied in the relevant team but you may wish also to raise via fix my street.</p> <p>Kind regards, Richard.</p> <p>Richard Ealey Network Manager Team : Street Works</p>	<p>CA completed form online alleged brach of planning 09/01/2026 Good morning Charlie,</p> <p>To provide an update, our streetworks inspector has visited the site and we have found no outstanding utility trenches that are incomplete or that we are able to defect. We have noted that there are some areas that have been disturbed, however these need to weather to be able to blend in more.</p> <p>Sorry we cannot be of anymore help on this occasion.</p> <p>Kind regards, Richard.</p> <p>Richard Ealey Network Manager Team : Street Works Directorate : Place</p>	<p>01743 253811 (Direct) 01743 253333 (Tree Team)</p>
14/01/2025	i) That Shropshire Council reinstate the cobbles that have been replaced with concrete, after utility works, on Broad Gate Broad Street and Brand Lane.	CA reported to Becky Jones who will investigate 15/01/2025 await reply	<p>They were concerned about the structural integrity of the building and that it's been left standing for so long – there currently is no works being done it appears the works have come to a standstill Thanks Charlie</p>	<p>Ok, thanks for letting me know.Regards, Becky Rebecca Jones Senior Conservation &amp; Design Officer (South) Historic Environment Team Place Directorate becky.jones@shropshire.gov.uk</p>	<p>Hi Charlie, I have been in contact with building control who are looking into the matter and will carry out a visual site inspection. Regards, Becky Rebecca Jones Senior Conservation &amp; Design Officer (South)</p>
14/01/2025		CA reported to Streetworks and await reply 16/01/2025	<p>Morning Charlie,</p> <p>Becky has shared the below email with the street works team,</p> <p>Item 1 – I will arrange to have the locations inspected to see if any of the reinstatements that fall within a 2 year guarantee period and if they do we will look to serve defects on the relevant Utility.</p> <p>Item 3 – This will be for the local highways team, I have copied in the relevant team but you may wish also to raise via fix my street.</p> <p>Kind regards, Richard.Richard EaleyNetwork ManagerTeam : Street Works</p>	<p>Hi Charlie, I have been in contact with building control who are looking into the matter and will carry out a visual site inspection.</p> <p>Regards, Becky Rebecca Jones Senior Conservation &amp; Design Officer (South)</p>	<p>Good afternoon Charlotte, I can confirm that the potholes on Broad St have been logged, however, I am unable to confirm a date when the repairs will be undertaken. Best wishes, Lesley Keay Administration Officer Highway Maintenance customerfirst@shropshire.gov.uk 0345 678 9006</p>
11/02/2025	iii) That Shropshire Council repair the deteriorating potholes on Broad Street down to Ludford Bridge  Station Drive Parys Lane Dark Lane Parys Road		<p>I reported the issues on Dark Lane , Parys Road and near Station Drive to SC they have said</p> <p>We have looked into this issue and can advise that the work required will be completed in our programme of upcoming routine maintenance</p>		
11/02/2025	Castle street car park roots of tree causing trip hazard		CA emaild SC	<p>I reported the issues on Dark Lane , Parys Road and near Station Drive to SC they have said</p> <p>We have looked into this issue and can advise that the work required will be completed in our programme of upcoming routine maintenance</p>	<p>CA has emailed SC Customer First to get a copy of the programme of upcoming maintenance</p>
					<p>Good morning,</p> <p>It appears that these jobs were closed with the incorrect message as they have been actioned as reactive work and the appropriate job numbers have been linked to them.</p> <p>Best wishes,</p> <p>Highway Maintenance customerfirst@shropshire.gov.uk</p>

11/02/2025	Cllr Gill asked has the Walnut Tree at St Johns got TPO ?			<p>Hello Charlotte,</p> <p>I have visited the housing association scheme and appraised all the trees to see whether they warrant a TPO. Whilst on site I met the scheme warden, who assured me that they had no plans for further tree felling at this time. The black walnut tree had been recently pruned, and in my opinion a decent job has been done.</p> <p>The felled sycamore tree (it might actually have been a Norway maple) was not protected so no notice or permission was required to be submitted or obtained beforehand.</p> <p>I have not yet had opportunity to analyse the findings of my site visit and decide whether a TPO is to be made and if so, on which trees. Our Tree Team Technicians will prepare the necessary documents and plans and relevant parties will be informed as and when a TPO is made.</p> <p>I hope this is sufficient to update your committee for the time-being.</p> <p>Many thanks, Martin</p>	<p>Update received and included TPO in report submitted for 08/04/2025 REP</p> <p>Good morning,</p> <p>I have been advised that the work to the trees on Friars Walk was not undertaken on behalf of the Council. The Council's contractor has been on site yesterday and today to clear the debris from the footpath. They have been unable to access the branches to remove them but as they are not believed to be dangerous they have been left. This job will not be closed as completed.</p> <p>Best wishes,</p> <p>Lesley Keay Administration Officer Highway Maintenance customerfirst@shropshire.gov.uk</p>	<p>Apologies, this email should say that the work will now be closed as completed.</p> <p>Best wishes,</p> <p>Highway Maintenance customerfirst@shropshire.gov.uk 0345 678 9006</p>
11/02/2025	Buzy Bodies Nursery and Friars walk			<p>Friars Walk behind Busy Bodies Nursery trees have been cut and there are loose high level branches left on site, which could dislodge and cause harm, and smaller cuttings have been left on the ground and could become trip hazards</p>		
11/02/2025	8 King Street		Enforcement Officer appointed by SC 20/02/2025	<p>Further to your recent enquiry to the council, officers have investigated the matter and it has been established that the works identified in your enquiry amount to the following: Historic Environment have liaised with the owner and rectified the issue. The Council now consider the matter closed. Thank you for your assistance, if you require further information please contact the Council quoting the case reference and location address in this correspondence. 28/02/25</p>		
07/05/2025	Subject: Street Furniture - Parys Road, Ludlow. Hallo to who it may concern, Your attention is drawn to the sign shown in the attached, which has appeared at the northern end of Parys Road (SY8 1XX, / SO52421 75295) at the entrance to the development on the East side of Ludlow Primary School. The sign is inappropriate since it states that it is "residents access only". There is a public right of way adjacent to No 38 (Plot 10) that was approved and incorporated under Planning Application No 15/00071/FUL. Incidentally this ROW is currently blocked by a bolted wooden gate. None of the other private roads( Cold Weston Drive, St Milborough Close, Loughton Close, Wheathill Close, Bitterley Close and Cangeford Drive) all of which adjoin Parys Road, display such signs and neither do the residents enjoy house/house refuse collection and the luxury of street lighting as is the case with this "private" section of Parys Road. Could this be an updated version of "Passport to Pimlico"? Your help would be appreciated in getting this vulgar eyesore removed. Regards,	send to SC	Hi Charlie,	CA contacted Public rights of way	<p>signage changed</p> <p>inappropriate sign at the junction of Ludlow Public Bridleway 22 and Public Footpath 23 near to the northern end of the publicly maintainable section of Parys Road. I also note that the report stated that a Public Rights of Way (PRoW) was obstructed by a bolted wooden gate. Your report was passed to me as the Rights of Way Officer that covers this area.</p> <p>Please accept my apologies for the delay in responding to you. Thank you for your patience.</p> <p>The report states, 'There is a public right of way adjacent to No 38 (Plot 10) that was approved and incorporated under Planning Application No 15/00071/FUL.' Looking at our digital working copy of the Definitive Map – the legal record of PRoW – there are no PRoW legally recorded as being located adjacent to no. 38 that is located at the northern end of this private road.</p> <p>Regarding the bolted wooden gate. I visited the location yesterday (04.06.25). I walked from where Public Bridleway 22 leaves St Margaret Road at grid reference SO 5229 7519 through to the junction between Ludford Public Footpath 7 and the A4117 in Rocks Green at grid reference SO 5260 7579. I did not come across any bolted wooden gates. Because of this, no further action will be taken regarding this element of the report.</p>	
20/05/2025	The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.	CA raised potholes on Fix My street	no response 23/05/2025	<p>Ludlow Town Council are very concerned that the potholes and resultant cracks in the road surface of Ludford Bridge are permitting water ingress into the ancient structure of Ludford Bridge. The council would like repairs to be undertake as a matter urgent matter to prevent unnecessary deterioration to the ancient the bridge.</p> <p>I appreciate that potholes are a highways matter, but as the bridge is an important ancient structure, I thought that the council's concern should be shared with you.</p> <p>I have copied Highways into this email for completeness, and we will report it on fix my street.</p>	<p>Having reviewed the defects in question, I can confirm that the depth of the defects are not to the extent that any water would ingress into the bridge structure, however, our contractor has programmed these works for repair and will undertake these repairs asap.</p> <p>In future, can I request that you please report any defects or issues on the highway via Fix My Street at the following link <a href="https://shropshire.gov.uk/roads-and-highways/report-a-highways-fault-or-concern/">https://shropshire.gov.uk/roads-and-highways/report-a-highways-fault-or-concern/</a> , or phone our customer service centre to report emergencies.</p> <p>Kind regards,</p> <p>Andrew Keyland Highways Maintenance Manager Shropshire</p>	

20/05/2025	Dear Becky On 20th May Representational Committee meeting, 5 King Street was discussed with the following decision R/022 EMPTY BUILDINGS RESOLVED ISB / PA (unanimous) To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.	CA raised query / update from Becky Jones @ SC	Hi Both,  I have forwarded your correspondence to my colleague Owen Gore who is dealing with this building. I believe a scheme of repairs has been agreed in the short term whilst the owners work up a more detailed scheme for submission as part of their listed building consent and planning application forthcoming.
			Regards,
			Becky
	Please can you keep me updated Kind regards Charlie		Rebecca Jones Senior Conservation & Design Officer (South) Historic Environment Team becky.jones@shropshire.gov.uk
	Charlotte Ambrazas		

01584 871970  
07779121590  
Cemetery Officer Henley Road Cemetery Ludlow,  
Committee Officer Representational Committee,  
Civic Events, Christmas Lights.

Item 14

**THE GOVERNMENT PROPOSES FURTHER**  
**REFORMS OF THE PLANNING**  
**SYSTEM IN ENGLAND**

# The Government Proposes Further Reforms of the Planning System in England

29 May 2025

The government has published a consultation on proposals aimed at reforming site size thresholds in the planning system in England, particularly for housing developments.

In very broad terms, the proposals would create a three tiered structure for the determination of planning applications:

- **Minor** – anything which does not fall within either medium or major definitions (i.e. sites under ten dwellings or less than 0.5ha if no number is known)
- **Medium** – where the number of dwellings to be provided is between ten and 49, and the site is less than 1 hectare (and if there is no known number of dwellings, the site is between 0.5 and 1 hectares)
- **Major** – where the number of dwellings to be provided is 50 or more or the site is more than 1 hectare

In practice, the proposals will have limited impact on major planning applications, which will be treated much the same as present. They would see, however, significant changes to medium and, to a lesser extent, minor planning applications, which will see requirements ‘removed’ and ‘streamlined’.

For medium sized planning applications, this would include simplifying regulations such as Biodiversity Net Gain and Section 106 agreements, and requiring that such applications be delegated to planning officers for a decision. Only in very special circumstances would they be determined by a local authority planning committee.

SLCC intends to respond to the consultation. If you would like to contribute to our response, please send your comments by email to Andrew Towlerton, SLCC National Planning Advisor, at [Andrew.Towlerton@slcc.co.uk](mailto:Andrew.Towlerton@slcc.co.uk) by close of play Monday 4 July 2025.

[Read more information about the consultation here.](#) Please note the consultation closes on 9 July 2025.

## Summary

The UK government's *Planning Reform Working Paper: Reforming Site Thresholds*, published on 28 May 2025, proposes significant changes to the planning system, particularly affecting small developments. The aim is to streamline planning processes, support small and medium-sized enterprises (SMEs) in the construction sector, and accelerate housing delivery.

## Key Proposals for Small Developments

- **Simplification of Planning Requirements:** The paper suggests simplifying planning requirements for the smallest sites, recognizing that current processes may be disproportionately burdensome for small-scale developments.
- **Introduction of a Gradated Approach:** A three-tiered system is proposed, categorizing developments into minor, medium, and major. This approach aims to tailor planning requirements appropriately to the scale of the development, reducing unnecessary hurdles for smaller projects.
- **Support for SME Builders:** By easing planning constraints on small and medium sites, the reforms intend to empower SME builders, facilitating their contribution to meeting housing needs and diversifying the housing market.

## Implications

These reforms are part of the government's broader strategy to deliver 1.5 million homes within the current Parliament. By reducing barriers for small developments, the government seeks to make the planning system more proportionate and responsive to the scale of projects, thereby encouraging more efficient housing delivery.

Stakeholders are invited to provide feedback on these proposals by 9 July 2025, to inform the next steps in policy development.

For more detailed information and to participate in the consultation, please refer to the full working paper:

The UK Government's proposed planning reforms, as outlined in the *Planning Reform Working Paper: Reforming Site Thresholds*, could have significant implications for minor developments in Shropshire.

## Potential Effects on Minor Developments in Shropshire

### 1. Streamlined Planning Process for Small Developments

The reforms propose a gradated approach to planning applications, introducing distinct categories for minor, medium, and major developments. For minor residential developments—defined as fewer than 10 homes or up to 0.5 hectares—the aim is to simplify planning requirements. This could reduce administrative burdens and accelerate approval processes for small-scale projects, benefiting local builders and developers.

### 2. Reduced Local Democratic Oversight

Under the new proposals, applications for minor developments would be decided by professional planning officers, bypassing local councillors. This change aims to increase efficiency and predictability in the planning system. However, it raises concerns about diminished local democratic input, as elected representatives would have less influence over small-scale developments in their communities.

### **3. Shropshire Council's Response**

Shropshire Council has expressed apprehension regarding the potential erosion of democratic decision-making resulting from these reforms. The Council emphasizes the importance of maintaining appropriate democratic scrutiny in planning decisions to ensure that developments align with local needs and character.

### **Summary**

While the proposed planning reforms aim to facilitate small-scale developments by streamlining processes and reducing bureaucratic hurdles, they also pose challenges related to local governance and community involvement. In Shropshire, the impact will depend on how these reforms are implemented and balanced with the need for local oversight and community engagement.

Item 15

**GOVERNMENT TO CONSULT ON REVISED  
NATIONAL PLANNING POLICY FRAMEWORK  
(NPPF) LATER THIS YEAR**

# Government to Consult on Revised National Planning Policy Framework (NPPF) Later This Year

2 June 2025

In the government's recently issued 'Planning Reform Working Paper: Speeding Up Build Out', which forms part of a series of working papers on different aspects of planning reform, it was revealed that they 'welcome views...ahead of further detail on the policy as part of the consultation on National Decision Making Policies and a revised National Planning Policy Framework later this year'.

The NPPF is the key planning document in England as it 'sets out the government's planning policies for England and how these should be applied'. The NPPF was last updated in December 2024.

The government's statement can be found in paragraph 16 of the policy paper which you can access [here](#).

## Summary

The UK government's *Planning Reform Working Paper: Speeding Up Build Out* proposes measures to accelerate housing development across England. For Shropshire, these proposals could have several implications:

### 1. Enhanced Accountability for Developers

The government is considering introducing transparency and accountability measures to ensure that developers build homes promptly after receiving planning permission. This could empower Shropshire Council to monitor development progress more effectively and address delays in housing delivery. [GOV.UK+1Financial Times+1](#)

### 2. Support for Small and Medium-Sized Builders

Proposals include easing regulations for small and medium-sized enterprises (SMEs) in the construction sector, such as exemptions from certain environmental regulations and safety levies. This could encourage more local builders in Shropshire to undertake housing projects, diversifying the housing market and potentially increasing the supply of affordable homes. [Financial Times](#)

### 3. Potential Reduction in Local Oversight

The reforms suggest delegating decisions on smaller development projects to specialized planning officers, potentially bypassing local councillors. While this aims to streamline the planning process, it may reduce local democratic involvement in planning decisions, a concern previously expressed by Shropshire Council. [Financial TimesShropshire Council](#)

#### **4. Increased Focus on Mixed-Tenure Developments**

The working paper proposes policies to support mixed-tenure developments, including setting size thresholds above which sites must deliver a mix of housing types. This could influence the planning and design of larger housing projects in Shropshire, ensuring a diverse range of housing options to meet community needs. [Ceres Property+1LinkedIn+1](#)

#### **5. Resource Implications for Planning Services**

Implementing these reforms may require additional resources for Shropshire Council's planning services, including training for planning officers and adjustments to planning procedures. The Council would need to assess and manage these resource implications to effectively implement the proposed changes.

Overall, while the proposed reforms aim to expedite housing development and support local builders, careful consideration is needed to balance efficiency with local democratic engagement and resource capacity in Shropshire.

Item 16

**GOVERNMENT CONSULTATION ON**  
**REFORMING PLANNING COMMITTEES**

# Government Consultation on Reforming Planning Committees

2 June 2025

The government has announced that it is consulting on proposed changes to modernise local authority planning committees in England. This includes proposals to:

- Introduce a new national delegation scheme – setting out which planning functions should be delegated to planning officers for a decision, and which should go instead to a planning committee or sub committee
- Introduce a statutory maximum size for the number of members on a planning committee – with a maximum of 11 proposed
- Introduce mandatory planning training for councillors of planning committees
- Tighten ‘special measures’ powers available to the government for local planning authorities who they consider have had too many planning applications overturned at appeal

SLCC intends to respond to the consultation. If you would like to contribute to our response, please send your comments by email to Andrew Towlerton, SLCC National Planning Advisor, at [Andrew.Towlerton@slcc.co.uk](mailto:Andrew.Towlerton@slcc.co.uk) by Friday 18 July 2025.

More information about the consultation, including how to respond can be found [here](#).

Meanwhile, the government has announced that it has delayed the date from which biodiversity net gain (BNG) will apply to nationally significant infrastructure projects (NSIPs) in England by six months – more information can be found [here](#).

The UK government's proposed reforms to planning committees, as detailed in the Reform of Planning Committees: Technical Consultation, could have significant implications for Shropshire. These reforms aim to modernize planning committees by introducing a national scheme of delegation, controlling the size and composition of planning committees, and mandating training for committee members.

## Potential Impacts on Shropshire

### 1. Delegation of Planning Functions

The proposal includes granting the Secretary of State the power to specify which planning decisions should be delegated to planning officers and which should be reserved for planning committees. This could lead to more planning decisions being made by officers without committee involvement, potentially expediting the decision-making process. However, it may also reduce the opportunity for local councillors to influence planning decisions, which could be a concern for communities wishing to have a say in local developments.

## 2. Control Over Committee Size and Composition

The reforms propose giving the Secretary of State authority to determine the size and composition of planning committees. This could standardize committee structures across the country but may also limit local authorities' flexibility to organize committees in a way that reflects local needs and circumstances.

## 3. Mandatory Training for Committee Members

Introducing mandatory training and certification for planning committee members aims to ensure that decisions are made by individuals with a clear understanding of planning policies and procedures. While this could enhance the quality of decision-making, it may also place additional demands on councillors, particularly in areas where resources for training are limited.

### Shropshire Council's Perspective

Shropshire Council has expressed concerns regarding these proposed reforms. In its draft response to the consultation, the Council emphasizes the importance of maintaining local democratic oversight in planning decisions. The Council is wary that increased delegation to planning officers and standardized committee structures may undermine the role of elected representatives and reduce community engagement in the planning process.

### Summary

While the proposed reforms aim to streamline planning processes and improve efficiency, they also raise concerns about the potential erosion of local democratic involvement in planning decisions. For Shropshire, the impact will depend on how these reforms are implemented and balanced with the need for local oversight and community participation.

Item 17

**GOVERNMENT CONSULTATION ON**  
**AMENDMENTS TO LEGISLATION ON VEHICLE**  
**REMOVAL, STORAGE AND DISPOSAL**

# Government Consultation on Amendments to Legislation on Vehicle Removal, Storage and Disposal

4 June 2025

The government is consulting on amendments to secondary legislation on the police removal, storage and disposal of vehicles. The government is proposing to amend secondary legislation to reduce the disposal timeframes for seized vehicles, with an objective of allowing the police to ‘quickly dispose of vehicles which are used in an anti-social manner to deliver swift justice and prevent reoffending.’

The consultation is aimed at groups and individuals impacted, or representing the interests of those impacted, by the removal, storage and disposal vehicle recovery charges.

Respond to the consultation [here](#). Please note the consultation closes at **11:59pm on 8 July 2025**.

## Objective

- Reduce disposal timeframes for seized vehicles—particularly those involved in anti-social behaviour—to enable swifter police action and reduce reoffending.
- Review statutory fees for vehicle recovery to ensure cost recovery for police/recovery operators

---

## Key Proposals

### 1. Timeframe Reduction

- Change “working days” to “days” for consistency.
- Reduce disposal window under Section 59 of the Police Reform Act (anti-social use) from **14 days to 48 hours**.
- Harmonise other disposal periods to **7 days** across similar regulations (Police Reform Act, Road Traffic Act 1988, Criminal Justice and Public Order Act 1994)

### 2. Statutory Charges Review

- Adjust fees for vehicle removal, storage, and disposal to reflect rising costs (fuel, wages, equipment).
- Two scenarios considered:
  - **Option A** – No change (status quo)
  - **Option B** – Raise charges in line with inflation since 2008

---

## Consultation Questions

- **Q1:** Agree/disagree with reducing the seizure-to-disposal window (Section 59) from 14 days to 48 hours?
  - **Q2:** Support moving from “working days” to “days”?
  - **Q3:** Agree with harmonising all disposal timeframes to 7 days and the 48-hour rule under Section 59?
  - **Q4:** Which charge option is preferable—do nothing or inflation-linked increase?
- 

## Impacts & Considerations

- **Faster disposal** helps deter repeat misuse but may curtail owners' ability to reclaim vehicles.
  - **Revised charges** aim to cover increased operational costs and ensure recovery contracts remain viable
  - No plans to alter the seizure *powers* themselves—just timeframes and terminology.
- 

## Next Steps

- Consultation closes on **8 July 2025**. Responses can be submitted online or by email to [Vehicle\\_Recovery@homeoffice.gov.uk](mailto:Vehicle_Recovery@homeoffice.gov.uk)
  - Government intends to publish its response within three months and then legislate accordingly.
- 

## Summary of Options

Theme	Option A: No Change	Option B: Change
Disposal Timeframes	Maintain current periods	Shorten to 48 h / 7 days, adopt “days”
Terminology	Mix of working days & days	All switched to “days”
Statutory Charges	Keep current fees	Raise fees to match inflation

Item 18

**WILD-JUSTICE-LOST-NATURE-SUMMARY**

# LOST NATURE



Are **housing developers** delivering their **ecological commitments**?

Commissioned by Wild Justice and written by

Dr Kiera Chapman  
Professor Malcolm Tait  
Sarah Postlethwaite



# Contents



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- 4** Background
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- 13** What role does landscape maintenance play in this picture?
- 14** But won't Biodiversity Net Gain solve this?
- 16** What needs to be done?
- 18** Why mitigation and enhancement matters

# Summary

1

Planning permission for housing is granted by Local Planning Authorities (LPAs).

**When developers are given this permission, it comes with a set of legally-binding conditions, including promises to install a range of ecological enhancements to help nature deal with the change in land use.**

2

**We looked at whether these promises to mitigate harms to nature had been kept:**

- We surveyed **42 developments** across 5 LPAs.
- We surveyed nearly **6,000 houses** and over **291 hectares** of land.
- We searched for **4,654 trees** and **868 bird and bat boxes**.
- We surveyed many **hectares** of what were promised to be wildflower grasslands, ponds, and hedgerows.

3

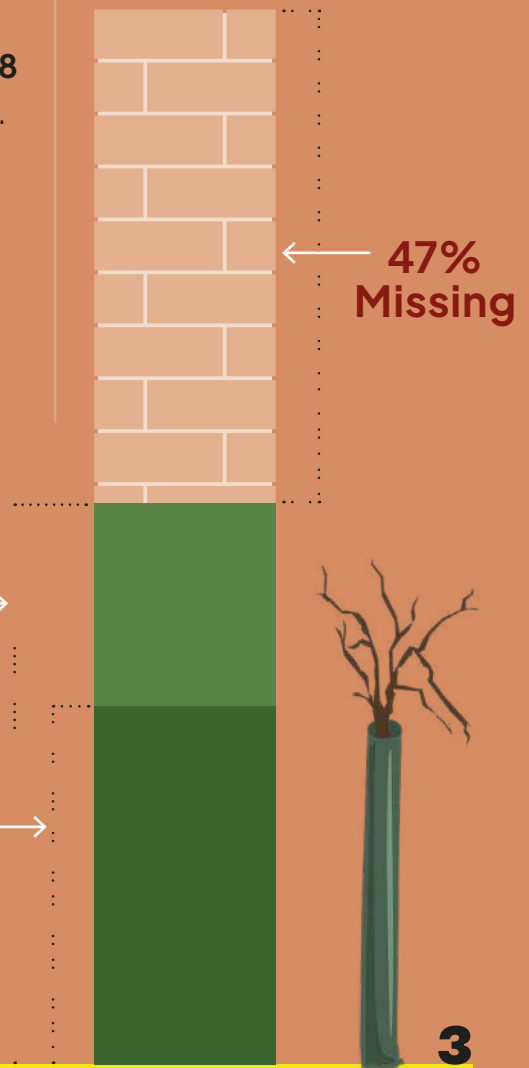
We found that only **half of the ecological enhancements (53%)** that had been promised were there on the ground.

**When we excluded newly planted trees, this fell to a third – just 34%.**



**53%**  
Total **installed** ecological enhancements

**34%**  
**Installed** ecological enhancements (minus new trees)



# Background

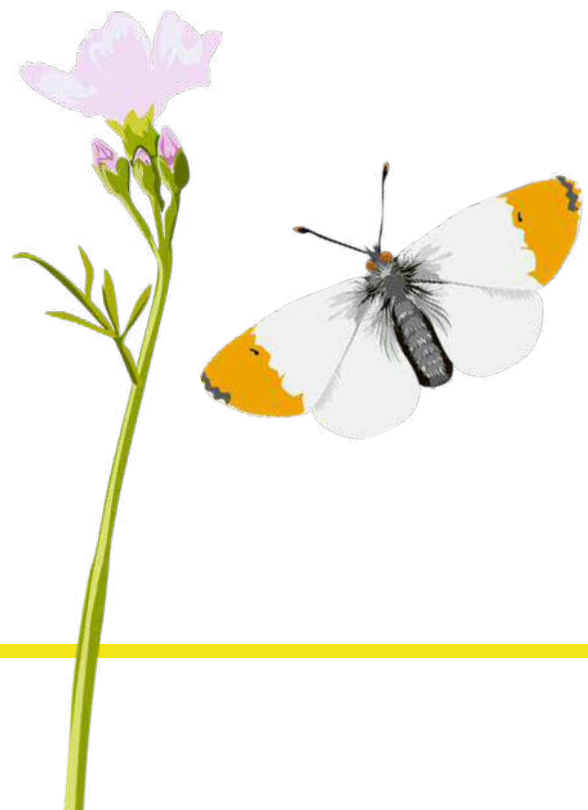
**“Let me tell you all about the planning system!”** is the kind of phrase that sends people running for the hills at parties. However, if you care about nature and ecology, it’s important to pay attention to planning policy.

We are currently in the midst of a global ‘**nature emergency**’, in which the UK now features as one of the most nature-depleted countries in the world. The causes are many and complex, but urban development of the kind that falls under the planning system’s remit is a known driver.

On paper, the planning system looks like it’s doing a good job of mitigating the harms to nature that are caused by development. Over the last 20 years, an ever-growing list of international, national, and local ecological policies have been written to ensure that ecologically sensitive sites are protected. Since 2012, protections for biodiversity have been included in the keystone document of the system, the *National Planning Policy Framework*. This mandates that new developments should produce a net gain for biodiversity by incorporating ecological enhancement measures.

The planning system has theoretically built these commitments into its processes for granting planning permission too. Sites for potential development are surveyed to determine the species and habits that are present.

**When planning permission is granted, it comes with a set of legally-binding planning conditions, which say that the developer must provide specific ecological enhancements.**



**In spring 2024, a new system of Biodiversity Net Gain was introduced to require nearly all residential developments to provide an increase in biodiversity as part of their planning permission.**

This policy is being used to justify increased levels of development, on the grounds that ecological harms can be mitigated. But our findings highlight a worrying gap in the implementation and enforcement of these biodiversity improvements. If the underlying factors are not changed, the 'net gain' will exist only on spreadsheets, with biodiversity loss as the reality on the ground.

Hardly any attention has been paid to whether the actual housing estates that are built on the ground are complying with their planning conditions. In short: **we don't know whether developers are implementing the enhancements for nature that are required.**

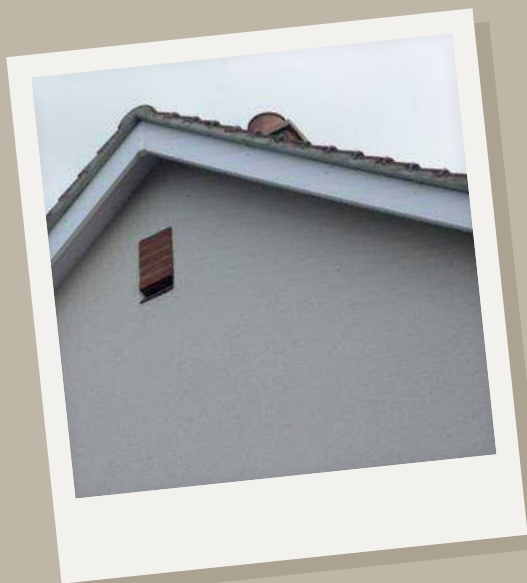


## WILD JUSTICE'S ROLE

**Wild Justice commissioned this report because they are interested in the failure of public bodies to deliver wildlife protection and enhancement. They felt that our findings had quantified a scandal in a way that deserved wider publicity.**

# What we did

Between June and August 2024, we visited 42 new housing estates across five Local Planning Authorities in England. We compared the ecological mitigations and enhancements that developers had agreed with the Local Planning Authority with what was present on the ground.



We looked at **completed major housing developments** (with more than 10 houses) that were granted planning permission **after 2012**, when the National Planning Policy Framework first required construction projects to demonstrate a net gain for biodiversity.

Some of our Local Planning Authorities were very urban, others quite rural, with different ecosystems and habitat designations. We selected examples of work by a range of housebuilders, from small-scale local developers to major national companies.



We downloaded all the data for each site from the public planning portal. We went to each development site at least once, and in the majority of cases we made sure that two people visited. **We walked through every street and across all publicly-accessible areas, checked every tree in public space, and looked at every house for bird and bat boxes.**

We ignored ornamental non-native plantings around houses, and we didn't count anything in private gardens. If we couldn't access an area to assess a mitigation or enhancement, we removed it from our calculations.

**This is the first time anyone has looked at ecological outcomes on the ground over such a large number of housing estates.**



In some cases, we exercised judgement. For example, trees are not always planted in the exact locations specified on plans, so we counted total numbers. The most difficult habitats to assess were wildflower and woodland seed mixes: sometimes it was obvious that these were missing, but in other cases we had to use some botanical skill to compare the species composition we found onsite to the type of seed mix specified.

Our research **measured developer compliance with planning conditions**. This is very different from assessing the ecological value of what is present or absent. Our calculation does not weigh the contribution each type of enhancement makes to the nature-friendliness of a development site: it just assesses whether things are there or not.

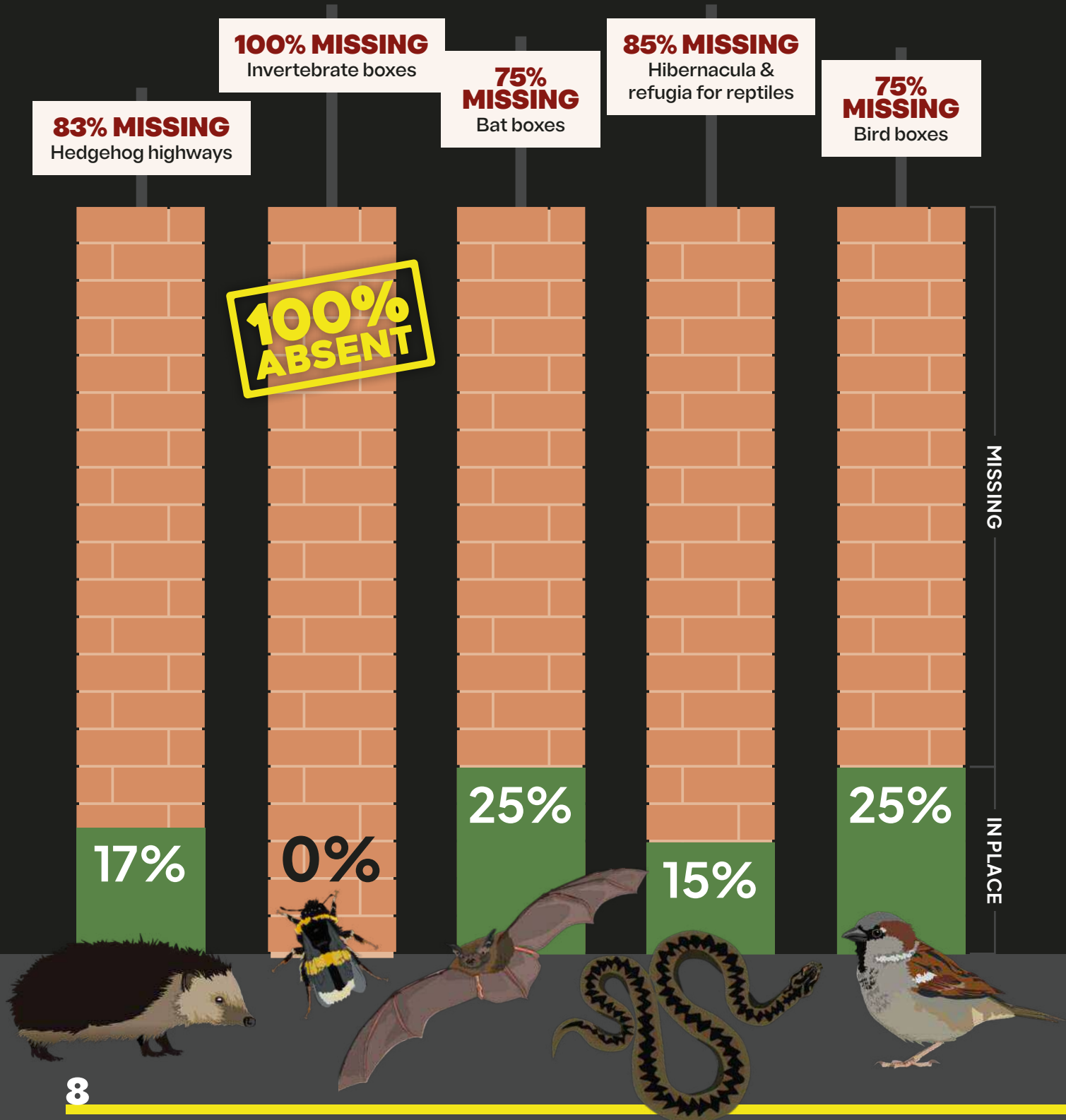


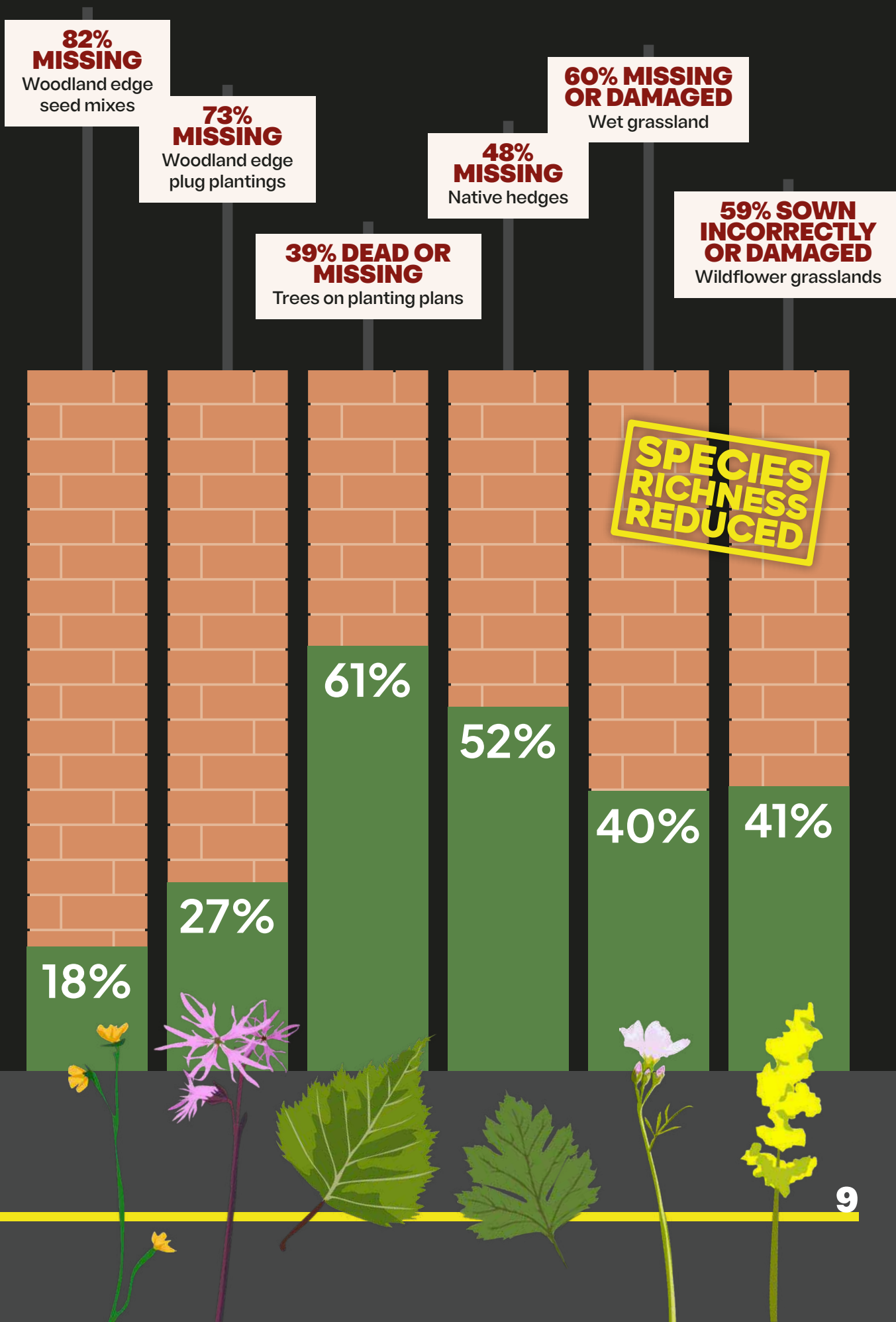
In many cases, developers or their contractors had not put in the ecological features they promised. However, sometimes **poor landscaping and maintenance practices had destroyed an ecological feature**. We include both in our report, since the planning conditions for development cover both.



# What we found

A high percentage of habitat and species enhancements are missing:





# What we found

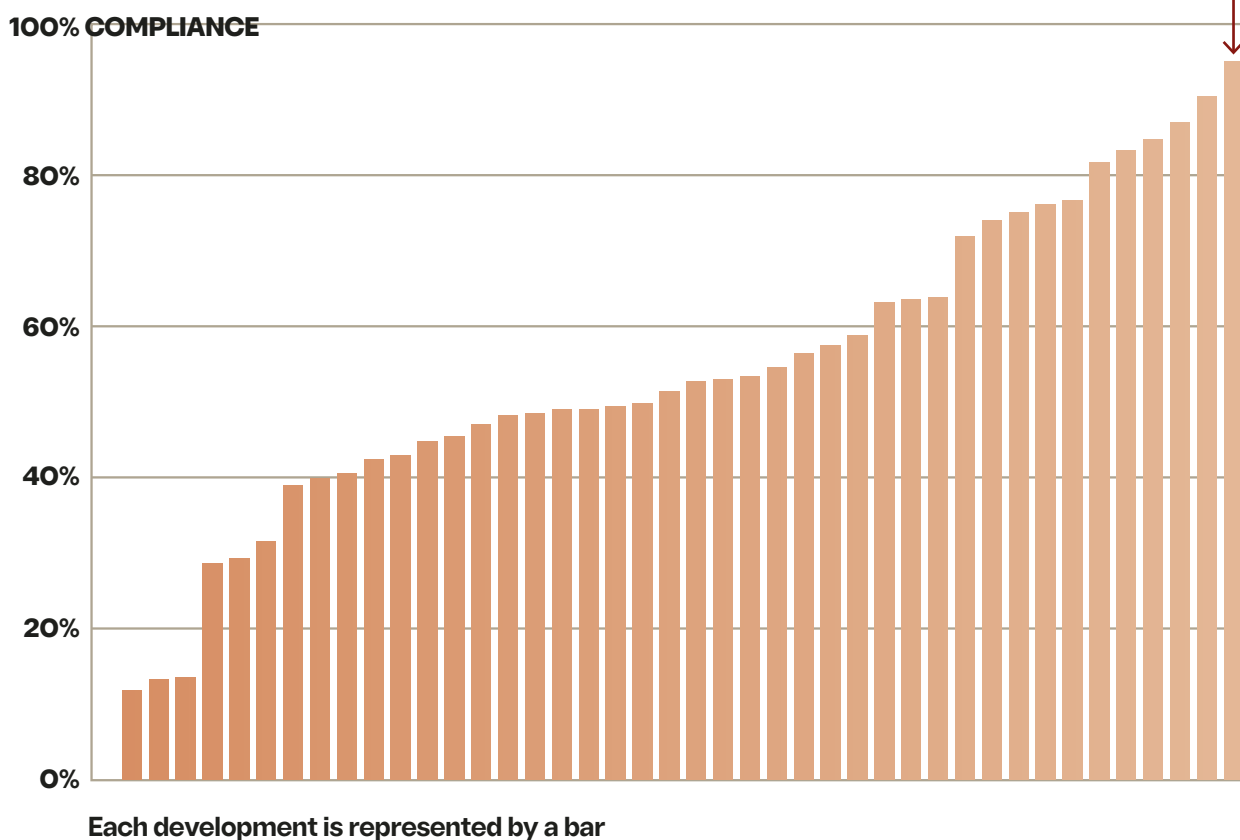
## Analysis between sites

We found **very little variation in the compliance of sites** by type of developer, size of development (number of houses), area of the development site (in hectares), or geography (area of the country). Given that our methodology looked at local, regional, and national housebuilders, this lack of local variation is surprising. It suggests a **systemic issue across the planning and development system** as a whole.

The distribution of compliance varied wildly: the least compliant site scored 0%, while the best scored 95%. **These high scores are not, however, a sign that all is well on those developments.**



Because our method measures compliance, not ecological value, quite **unambitious schemes could score highly**, provided that the developer had installed a few basic enhancements.





Our findings suggest  
**a systemic issue**  
across the planning  
and development  
system as a whole.

# Why is developer compliance so low?

Planning conditions are enforced by specialist teams within Local Planning Authorities. Ideally, these professional planning enforcement officers would visit each new housing development and find out whether developers had delivered what they had promised for nature.

In practice, though, this rarely happens. Since 2010, local authority budgets have been subjected to swingeing cuts, and many enforcement teams are significantly understaffed, leaving them unable to deal with anything but the most serious breaches of planning conditions.

Assessing the presence of ecological mitigations and enhancements also requires specialist ecological knowledge. Most people currently working in planning enforcement have generally not received any training in this area. Alongside a resources gap, there is a skill and knowledge gap that needs to be filled.

This gap means that in practice there is effectively **very little regulation of developer behaviour in installing measures for ecological mitigation and enhancement.**

In the worst developments, where a large proportion of ecological mitigation and enhancement measures are missing, it appears that these companies may be gambling that no-one will have time to check whether they have actually met the conditions of their planning permission or not.

This is particularly worrying as we may be **moving towards a system dominated by the political logic that we can urbanise more land at a faster pace by mitigating ecological damage.**



# What role does landscape maintenance play in this picture?

For cost reasons, many local councils no longer take over the maintenance of the public space, including drainage ponds and basins in new build housing estates. Instead, these areas are handed over to local residents who must either manage these themselves, or pay an estate management company to organise maintenance. The management company will then subcontract grounds contractors to do the actual landscaping work.

In ecological terms, this means that landscape maintenance on new build estates is very piecemeal. A host of different companies manage privatised public space, which makes it more difficult to identify and improve poor practice on the ground. Management companies often subcontract different elements of maintenance to different companies.

**The private management of public open space also introduces a potential conflict between residents of new build estates and nature.** Maintaining ecological habitats can be expensive: for example, the purchase and planting of large, established trees to replace those that have died can be very costly.

Where a poor standard of initial planting leads to high rates of tree death on a new build estate, this can burden new communities with increased service charges to replace them. In a cost of living crisis, some people cannot afford these additional bills.

**This situation has the potential to stoke resentment against the maintenance of habitats to enhance biodiversity or offset biodiversity losses,** and to put pressure on landscaping companies to manage land in cheaper ways that are not as appropriate. In the worst cases, ecological enhancements may not be managed at all.

# But won't Biodiversity Net Gain solve this?



The introduction of Biodiversity Net Gain in spring 2024 mandated that developments should achieve a 10% gain in biodiversity over the baseline value for each site. This policy aims to put habitat creation at the heart of planning decisions. It includes some mechanisms to secure delivery of habitats, such as conservation covenants and section 106 agreements, both of which legally oblige developers or offset providers to deliver habitat improvements.

However, we think that the issues raised in this report will also affect the delivery of ecological mitigations, enhancements and offsets under Biodiversity Net Gain for three reasons:

1

Whilst new legal requirements are in place for offsite habitat creation, emerging evidence shows that developers are preferring to comply with Biodiversity Net Gain by providing smaller onsite habitats. **These will conventionally be secured by a planning condition – the same method of securing ecological enhancements used in the developments we audited, and which led to such poor outcomes.**

2

Even where habitat creation is secured by specific legal mechanisms, this does not remove issues of compliance and enforcement. Section 106 agreements are commonly used in the planning system for a range of mitigations, but not all of these are followed or enforced.

3

The complexity of many legal agreements for habitat creation through Biodiversity Net Gain is **likely to mean that there are many grey areas**. Even if enforcement action were to be taken by a local authority, this complexity might mean that problems are not resolved. For example, legally defining the ecological condition that habitats must achieve over a 30 year period is likely to be difficult, and open to challenge.



The **widespread problems** we identify in this report with the implementation of ecological enhancements and mitigations are therefore **unlikely to be resolved by the new Biodiversity Net Gain system.**



**Unless this is addressed there is a risk that the 10% gains indicated on paper **actually** turn into a substantial loss of **biodiversity** in practice.**

# What needs to be done?

Designing ecological mitigations and enhancements on plans and spreadsheets is very different from ensuring that they are delivered on the ground.

To improve compliance, we make 5 key recommendations:

1

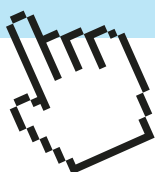
## We need effective and adequately resourced ecological enforcement

Our research suggests that developers are unlikely to meet the conditions of planning applications unless there is effective and adequately resourced enforcement in place. Extra resource must be put in place to fund this in Local Planning Authorities, and the skills involved mean that it's probably a job best done by trained ecologists.

### This is possible!

Leaders at Maidstone Council have already recognised the enforcement gap, and employed a Landscape Enforcement Officer. Their job is to pursue developers and demand that they comply with planning conditions, prosecuting those who refuse to do so.

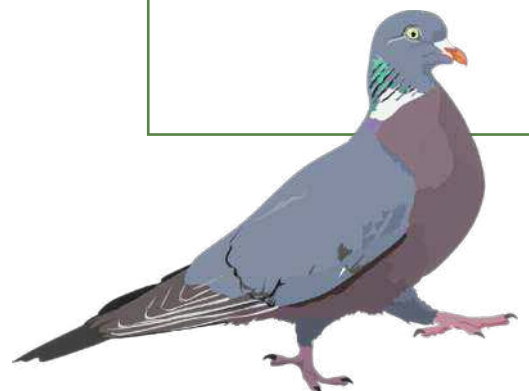
This provides a valuable model for councils elsewhere. [You can read more about it in our longer report.](#)



2

## Fund local councils to manage new build public space

Bringing public space into local authority maintenance (and charging developers an ongoing fee to cover at least a proportion of the cost, for example ringfencing revenues via BNG for this purpose) means that there is some assurance that quality standards of ecological maintenance are upheld. It also avoids creating a conflict between people and nature, and an unjust situation where residents of new build estates pay more money to maintain public spaces, many of which are also used by the local community who do not have the same financial burden.



→ 3

### **Ensure landscape and management plans are ambitious**

We found evidence of unambitious landscaping plans, where developers were installing very few ecological mitigation and enhancement measures. This means that many opportunities to do much more for nature are being missed. For example, replacing ecologically low value planting around houses with equally attractive but more ecologically valuable native species could significantly boost the amount of habitat that new build estates provide.

→ 4

### **Make developers pay for failed features**

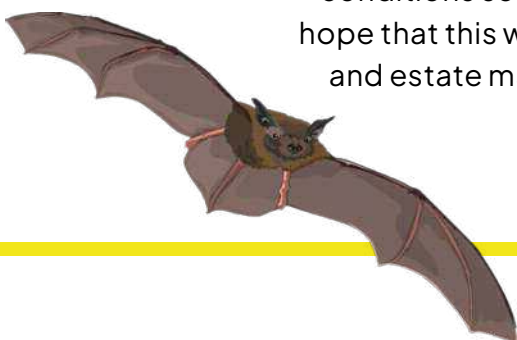
A percentage of ecological mitigations and enhancements will fail. We need clear rules about who pays for replacements when this happens.

It is **unfair** that communities should bear these costs. We think that developers should pay for mitigations and enhancements that are missing or that fail. Biodiversity Net Gain requires that the ecological features that are created to produce a 10% uplift are managed for 30 years, but for smaller and non-BNG related enhancements, this can be for a shorter period. We think that 30 years should be the timescale over which developers are responsible for replacing all failed ecological features.

← 5

### **Join an army of ecological enforcers!**

The kind of audit that we did in this research is something that can be done by anyone with a bit of time, patience, a few computer skills, and a bit of knowledge of nature. **We want to support ordinary people to hold developers to account by producing a 'how to' guide** to evaluate a new development for ecological mitigations and enhancements, and alert local authorities to breaches of planning conditions so that enforcement action can be taken. We hope that this will force developers, landscape contractors and estate management companies to support nature.



# Why mitigation and enhancement matters

The ecological mitigation and enhancement strategy for a site is tailored to its particular ecology. It is designed to help the wildlife that had a home there before development was even considered.

The replacement habitats in question are not hypothetical environments for imaginary creatures that live on documents or in spreadsheets. They are real, material interventions to help living, breathing beings to survive a devastating change in land use.

People sometimes try to sugar-coat this, imagining that, when development starts, wildlife happily decamps from one site to another equally favourable one close by. While some creatures may escape destructive effects in this way, the reality is that many will simply perish. A site where there are dormice, but where all the mitigations for this species are absent, is quite likely to lead to the death of these creatures on that site.

Many such erasures, happening here and there across the local area, can be a form of death by a thousand cuts, leading to the local extinction of a species.

Multiply that picture at a regional, national, and international scale of development, and the implications for a much wider biodiversity crisis are obvious.



**Our wildlife  
deserves better.**



**Please join, donate, and keep  
in touch with Wild Justice**  
to hear more about this campaign

[wildjustice.org.uk](http://wildjustice.org.uk)

Written by:

**Dr Kiera Chapman**

**Professor Malcolm Tait**

**Sarah Postlethwaite**

Commissioned by **Wild Justice**

Graphic design by **Anna Pethen**

Illustrations by **Lucy Lapwing**



### **Contact**

[wildjustice.org.uk](https://wildjustice.org.uk)

✕ [@wildjustice\\_org](https://twitter.com/wildjustice_org)

🦋 [@wildjustice.bsky.social](https://bsky.app/profile/wildjustice.bsky.social)

✉ [admin@wildjustice.org.uk](mailto:admin@wildjustice.org.uk)

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### **Donate**

[wildjustice.org.uk/wildlife-donations](https://wildjustice.org.uk/wildlife-donations)



Wild Justice Company number 11645788

**Item 19**

**20 MPH SCHOOL SPEED LIMIT**

## 20mph speed limits outside identified schools

Dear members of Ludlow Town Council,

My name is Jon Eastwood and I am supporting Shropshire Council in the investigation, design and implementation of 20mph speed limits outside identified schools. I am writing to you as the elected representatives of Ludlow to notify you of the proposed 20mph speed limit scheme along Sandpits Road outside the Ludlow Primary School.

Following assessment and prioritisation work, it is proposed that a 20mph scheme be implemented outside the above school. In addition to yourselves, we are notifying identified representatives of the community and school in advance of proceeding to formal consultation. If you do have any questions please do not hesitate to contact me or members of Shropshire Council's Traffic Engineering team for further information.

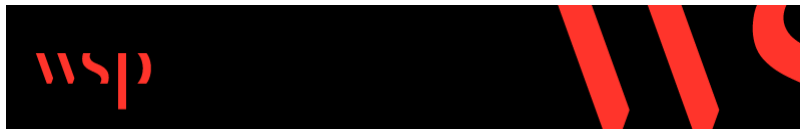
Kindest regards,

**Jonathan Eastwood**  
Senior Traffic Engineer  
EngTech MCIHT  
*Pronouns (He / His)*

**Advanced notice of leave: TBC.**

Cannon Court West, Abbey Lawns, Abbey Foregate, Shrewsbury,  
United Kingdom  
SY2 5DE

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**Item 20**

**FISHMORE ROAD – PARKING PROBLEMS**

11:01

4G

98



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2 DAQI



Noba kitchen

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more Rd

Fishmore Rd

Fishmore Rd

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Malvern



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Business

3

## Fishmore Road – Parking Problems

Hi Pete,

Thank you for your email. It would be helpful for members to have an informed context within which to consider the matter:

Please could you provide:

- a description of the problem (photos would be good) - i.e which side(s) of the road, normal length of the line of parked cars, times of day, hazards caused, near misses / accidents.
- suggested measures that might assist residents (yellow lines, traffic calming, alternative parking ...?),
- and an assessment of the potential outcomes and impacts of proposed solutions - could it resolve the problem, displace the problem, or make the problem worse?

Of course, more ideas might come out at the meeting, and a clear understanding of the issues is the most important aspect of this matter.

Many thanks.

Kind regards,

Gina

Gina Wilding BA (Hons) PSLCC

(she / her)

Town Clerk & Responsible Financial Officer

Ludlow Town Council

[www.ludlow.gov.uk](http://www.ludlow.gov.uk)

01584 871 970

07971 798 131

## Fishmore Road – Parking Problems

Unless otherwise specified, this email is confidential and intended solely for the use of the individual to whom it is addressed.

PLEASE NOTE: My working week is Monday to Friday. I will endeavour to respond within 72 hours, although this may vary at busy times.

### PRIVACY NOTICE

Ludlow Town Council collects and manages personal data under the Data Protection Act 1998 and the General Data Protection Regulations 2018. Your information will be lawfully processed by the Council within the terms of our privacy policy. To find out more about our privacy arrangements, please access the Council's website [www.ludlow.gov.uk](http://www.ludlow.gov.uk) where our full Privacy Notice and Privacy Policy can be viewed.

-----Original Message-----

From: [councillor.addis@ludlow.gov.uk](mailto:councillor.addis@ludlow.gov.uk) <[councillor.addis@ludlow.gov.uk](mailto:councillor.addis@ludlow.gov.uk)>

Sent: 31 May 2025 11:16

To: [townclerk@ludlow.gov.uk](mailto:townclerk@ludlow.gov.uk)

Cc: [councillor.tapley@ludlow.gov.uk](mailto:councillor.tapley@ludlow.gov.uk); [councillor.lyle@ludlow.gov.uk](mailto:councillor.lyle@ludlow.gov.uk); [gdgingerantiques@aol.com](mailto:gdgingerantiques@aol.com); [councillor.scottbell@ludlow.gov.uk](mailto:councillor.scottbell@ludlow.gov.uk); [councillor.hepworth@ludlow.gov.uk](mailto:councillor.hepworth@ludlow.gov.uk); [councillor.cowell@ludlow.gov.uk](mailto:councillor.cowell@ludlow.gov.uk); [councillor.owen@ludlow.gov.uk](mailto:councillor.owen@ludlow.gov.uk); [councillor.harris@ludlow.gov.uk](mailto:councillor.harris@ludlow.gov.uk); [councillor.gill@ludlow.gov.uk](mailto:councillor.gill@ludlow.gov.uk); [councillor.parry@ludlow.gov.uk](mailto:councillor.parry@ludlow.gov.uk)  
Subject: On road parking

Hi Gina,

I have been contacted by a resident regarding the parking down fishmore road. And how dangerous it can be when trying to drive either way. Is this something we can raise on rep agenda to be discussed?

Regards.

Pete Addis.