

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
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Dispatch date: Thursday 11th June 2026

You are summoned to attend a meeting of
Representational Committee at
The Guildhall, Mill Street, Ludlow SY8 1RZ
on Tuesday 16th June at 7pm

Gina Wilding

Gina Wilding
Town Clerk

Key Agenda Items:

- **PLANNING APPLICATIONS**
- **TRAFFIC MANAGEMENT & ROAD CLOSURES**

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. **MEETING PROTOCOL**

Members are reminded of the vital importance of mutual respect, professionalism, and full adherence to the Council's Code of Conduct, Standing Orders, and Meeting Protocol. Councillors and officers have distinct yet complementary roles and work collaboratively in the best interests of the community. Councillors are responsible for setting policy and representing the public, while officers provide impartial advice and are tasked with implementing Council decisions.

During meetings, Members must conduct themselves with decorum, follow the established rules of debate, and respect the authority of the Chair.

Disruptive behaviour, undue pressure on officers, or prioritising personal interests above Council objectives undermines good governance and is contrary to the standards of conduct expected in Council proceedings.

Maintaining integrity, accountability, and a respectful environment is essential to ensuring effective and transparent decision-making.

4. **APOLOGIES**

To receive apologies from committee members.

5. **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.

6. **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.

7. **LUDLOW UNITARY COUNCILLORS SESSION**

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

8. **MINUTES**

To approve as a correct record and sign the minutes of the Representational Committee meeting held on 19th May 2026.

9. ITEMS TO ACTION

To note the items to action of the Representational Committee on 19th May 2026.

10. SHROPSHIRE COUNCIL DECISIONS PENDING

To note the following pending decisions

26/01408/LBC	<u>Riverside , 18 Temeside, Ludlow, SY8 1PD</u> Proposed alterations and improvements.
26/01460/LBC	<u>The Croft , 12 Dinham, Ludlow, SY8 1EJ</u> Removal of exterior cement-based render on rear of dwelling and replacing with lime based render
26/01543/FUL	<u>Quaker Meeting House , St Marys Lane, Ludlow, SY8 1DZ.</u> Minor amendments to entrance way, including new glazed screen and doors and addition of disabled toilet to the rear
26/01123/TPO	<u>Rear Of 21 & 22 Baker Close, Ludlow, SY8 1XJ</u> Trim back by 50% group of trees along boundary (See Photos) protected by the Shropshire Council (Land to the South of Baker Close, Ludlow) TPO 2010 (Ref: SC/00028/10)

11. SHROPSHIRE COUNCIL DECISIONS

To note the following decisions.

26/01318/FUL	<u>UK Select Arc (Ludlow), Unit 11A, Orleton Road, Ludlow,</u> Proposed MOT Testing Facility and Associated works	GRANTED
26/01349/TCA	<u>Betjeman Lodge, Corve Street, Ludlow</u> Fell 1no. group of self-sown Ash (T1) and 1no. large semi-mature Ash (T2) within Ludlow Conservation Area	NO OBJECTION
26/00870/VAR	<u>Marches Biogas Limited, Biodigester Station, Coder Road, Ludlow, SY8 1XE</u> Variation of Condition No. 2 attached to permission 25/00309/FUL dated 27 March 2025	GRANTED
26/01165/LBC	<u>24 Old Street, Ludlow, , SY8 1NP</u> Installation of 9No. solar panels to the south facing roof	GRANTED
26/01437/TCA	<u>TESCO Maintenance, Corve Street, Ludlow, SY8 2PG.</u> Crown lift to 2.5m 1no Silver Birch (See Report) within Ludlow Conservation Area	NO OBJECTION
26/01516/TCA	<u>26 Bell Lane, Ludlow, SY8 1BN</u> Fell 1no. Wild Cherry within Ludlow Conservation Area	NO OBJECTION
26/01421/FUL	<u>26 Weyman Road, Ludlow, SY8 1QJ</u> Loft conversion with rear dormer and associated works	GRANTED

12. 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>

26/02039/TCA	Flaxford, Julian Road, Ludlow, Shropshire, SY8 1HA Reduce height to previous pruning points (reduction estimate from approx. 20 ft to 8 ft) of 2o. Beeches within Ludlow (Gravel Hill) http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TFWY5ATDIUL00
26/01386/FUL	62 Hucklemarsh Road, Ludlow, Shropshire, SY8 2PW Single storey rear extension. http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TDHX70TDHQ400
26/01917/FUL	Festival House , Castle Square, Ludlow, Shropshire, SY8 1AY Installation of retractable awning (3.7m wide) to the front elevation. http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TF CQ9HTDIMJ00
26/01819/ADV	Festival House , Castle Square, Ludlow, Shropshire, SY8 1AY 1 no. new non-illuminated fascia sign and 2 no. new non-illuminated wall mounted menu boards http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TF1GQLTDIGK00
26/01792/FUL	Sandown, 18 Gravel Hill, Ludlow, Shropshire, SY8 1QL. Replacement of existing conservatory with garden room and associated deck alterations https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TEYVG3TD0BN00
26/01806/FUL	Castle Hill Joinery, Workshop Adj Unit 12D, Orleton Road, Ludlow, Shropshire, SY8 1XF Erection of an Industrial storage building extension http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEZMBXTDIFX00
26/02094/FUL	Hampstead Cottage , 38 Julian Road, Ludlow, Shropshire, SY8 1HA. Erection of single storey rear extension. http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TG2IOUTDIXU00

13. **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
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15 Jun 08:00 BST - 17:00 BST	Bromfield Road	Traffic control (multi-way signals)	Network Rail Infrastructure Ltd	Works for Rail Purposes
16 Jul - 19 Jul	Ludlow Castle	Avoid all activities in the area	Shropshire Council Ludlow Castle Concerts 2026	Within The Walls Four concerts at Ludlow Castle over four days. Avoid all activities in the area 
12-Jul between 07:30 - 11:00	Halton Lane, Dinham, Linney, Burway Lane, USRN 36500863 Bromfield Manor Junction With A4113 To St Marys Church.	Roads closed at different times for short durations	Shropshire Council	Ludlow 10 K Roads closed at different times for short durations while runners pass, controlled vehicle movements when safe to do so. Marshals throughout route to provide assistance and direction as required
27 Jul 08:00 - 5 Aug 17:00	Temeside Ludlow	Road closure Diversion in force All the time	Severn Trent Water	(STW) to repair waste water pipe work Road length 3.71 kilometre
17 Aug - 1 Sep	Wheeler Road	Traffic control (multi-way signals)	Cadent Gas	We're replacing the old pipes with new plastic ones which will mean that you'll be ready for greener gas in the future. We'll have to turn off your gas supply during some of our works and may need access to your home, but our teams on site will be on hand to let you know more information.

14. BUILDINGS, BUILDING LAND AND TREES

To consider updates and provide information for further investigation.

15. BUS SHELTER UPDATE

a) To note that Shropshire Council have approved the 2026/ 27 bus stop location outside Tesco and conversations continue with the retailer.

b) To approve a request for a bus shelter on Bromfield Road to be added to the list of sites for future consideration.

<https://maps.app.goo.gl/1aJBxcz2eQDjVBRY9>

16. BIODIVERSITY NET GAIN

To note the changes to the Biodiversity Net Gain System.

17. LOCAL PLAN SCOPING CONSULTATION

To consider the consultation.

18. MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

To note the response from the Minister regarding Neighbourhood Plan funding.

Membership

Councillors Addis, Cowell (Chair), Gill, Harris, Lyle and Tapley.

The next meeting of members of the Representational Committee will be held on Tuesday 14th July 2026.

ITEM 8

MINUTES



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **TUESDAY 19th MAY 2026 at 7pm.**

R/01 **PRESENT**

Chair: Councillor Cowell

Councillors: Councillors Addis, Gill and Harris

Officers: Gina Wilding, Town Clerk
Kate Adams, Deputy Town Clerk

R/02 **ABSENT**

Councillors Lyle and Tapley were absent from the meeting.

R/03 **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/04 **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/05 **ELECTION OF A VICE CHAIR**

RESOLVED PA/TG (unanimous)

To elect Councillor Harris as Vice Chair of Representational Committee.

R/06 **MEETING PROTOCOL**

The Chair reminded Members of the vital importance of mutual respect, professionalism, and full adherence to the Council's Code of Conduct, Standing Orders, and Meeting Protocol.

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During meetings, Members must conduct themselves with decorum, follow the established rules of debate, and respect the authority of the Chair. Disruptive behaviour, undue pressure on officers, or prioritising personal

interests above Council objectives undermines good governance and is contrary to the standards of conduct expected in Council proceedings.

Maintaining integrity, accountability, and a respectful environment is essential to ensuring effective and transparent decision-making.

R/07 **APOLOGIES**

Apologies were received from Councillor Lyle.

R/08 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests: None

Conflicts of Interest:

Cllr Addis 26/01733/FUL Contracts for Ludlow Brewery

Personal Interest

Cllr Gill 26/01733/FUL Helps with guided tours at Ludlow Brewery

R/09 **PUBLIC OPEN SESSION (15 minutes)**

There were no members of the public present.

R/10 **LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Cllr Parry was present but did not wish to provide an update.

R/11 **MINUTES**

RESOLVED KC/PA (unanimous)

To approve as a correct record and sign the minutes of the Representational Committee meeting held on 21st April 2026.

R/12 **ITEMS TO ACTION**

RESOLVED KC/TG (unanimous)

To note the items to action of 21st April 2026.

R/13 **TERMS OF REFERENCE (TOR)**

RESOLVED KC/PA (unanimous)

To approve the Terms of Reference for this committee with the following alterations:

- 1.7 amend to read that meetings are scheduled to finish at 9pm
- Amend to include the 'Register of buildings, building land and trees' which is maintained by the committee.

- R/14** **RESOLVED PA/SH (unanimous)**
That the Chair, Cllr Cowell is selected as the person to represent Ludlow Town Council at site and SC meetings.
- R/15** **RESOLVED KC/TG (unanimous)**
To amend the TOR to include to refer to considering licensing applications and pavement permits.
- R/16** **SHROPSHIRE COUNCIL DECISIONS PENDING**

RESOLVED KC/SH (unanimous)
That the pending decisions by Shropshire Council be noted.
- R/17** **SHROPSHIRE COUNCIL DECISIONS**

RESOLVED KC/SH (unanimous)
That the decisions by Shropshire Council be noted.
- R/18** **PLANNING APPLICATIONS**

26/01408/LBC Riverside, 18 Temeside, Ludlow SY8 1PD

RESOLVED KC/PA (unanimous)
No objection to the alterations and improvements.
- R/19** **26/01421/FUL 26 Weyman Road, Ludlow SY8 1QJ**

RESOLVED SH/TG (unanimous)
To object to the loft conversion with rear dormer and associate works as it is out of keeping with the street scene.
- R/20** **26/01460/LBC The Croft, 12 Dinham, Ludlow, SY8 1EJ**

RESOLVED PA/SH (unanimous)
No objection of the removal of exterior cement-based render on rear of dwelling and replacing with lime based render.
- R/21** **26/01516/TCA 26 Bell Lane, Ludlow, SY8 1BN**

RESOLVED KC/SH (2:0:2)
To object to the felling of 1no. Wild Cherry within Ludlow Conservation Area as no native replacement tree is mentioned.

R/22 **26/01165/LBC 24 Old Street, Ludlow, SY8 1NP**

RESOLVED PA/TG (unanimous)

No objection to the installation of 9No. solar panels to the south facing roof.

R/23 **26/01543/FUL Quaker Meeting House, St Mary's Lane, Ludlow, SY8 1DZ**

RESOLVED KC/SH (unanimous)

No objection to minor amendments to entrance way, including new glazed screen and doors, and addition of disabled toilet to the rear.

R/24 **26/01437/TCA TESCO Maintenance, Corve Street, Ludlow SY8 2PG**

RESOLVED PA/KC (unanimous)

No objection to Crown lift to 2.5m 1no Silver Birch within Ludlow Conservation Area

R/25 **26/01123/TPO Rear of 21 & 22 Baker Close, Ludlow, SY8 1XJ**

RESOLVED KC/SH (unanimous)

To object to the trimming back by 50% group of trees along boundary protected by the Shropshire Council (Land to the South of Baker Close, Ludlow) TPO 2010 (Ref:SC/00028/10).

The committee believes that the applicant does not own the land or the trees and therefore cannot undertake this work.

R/26 **26/01813/TCA 10 St Mary's Mews, Ludlow, SY8 1FG**

RESOLVED TG/SH (unanimous)

To object to the felling 1no. Cherry tree within Ludlow Conservation Area as no native replacement tree is mentioned.

R/27 **26/01513/TCA 11 Friars Garden, Ludlow, SY8 1RX**

RESOLVED KC/TG (unanimous)

No objection to remove 3no. overhanging boughs from 1no. Ash within Ludlow (Galdeford) Conservation Area

R/28 **26/01444/FUL Stones Throw, Temeside, Ludlow, SY8 1JN**

RESOLVED KC/SH (unanimous)

No objection to extension to raised decking area.

R/29 **26/01733/FUL Ludlow Brewing Company Ltd, The Railway Shed, Station Drive, Ludlow, SY8 2PQ**

RESOLVED KC/TG (3:0:1)

No objection to erection of extension to existing cold store building.

R/30 **26/01386/FUL 62 Hucklemarsh Road, Ludlow, SY8 2PW**

RESOLVED TG/SH (unanimous)

No objection to single storey rear extension.

R/31 **SHROPSHIRE COUNCIL DECISION**

26/00870/VAR Marches Biogas Limited, Biodigester Station, Coder Road, Ludlow

RESOLVED PA/KC (unanimous)

To note that the Variation of Condition No 2 attached to permission 25/00309/FUL dated 27th March 2025 has been granted.

R/32 **ROAD CLOSURE/TRAFFIC MANAGEMENT**

RESOLVED KC/PA (unanimous)

To note the road closures.

R/33 **BUILDINGS, BUILDING LAND AND TREES**

RESOLVED KC/GG (unanimous)

To ensure the information discussed at previous meeting regarding the Poyner's House disrepair / water ingress due to damaged roof is added to the list. To note that a site visit has taken place recently, and a further site meeting is taking place on 3rd June.

To write to Shropshire Council expressing concern that representatives of the Town Council who attended the recent site visit were left with the clear impression that the restoration of the former Costa building is not regarded as a priority by Shropshire Council, and to request formal confirmation that the restoration and future of the building does in fact remain a priority for the authority.

R/34 **RESOLVED TG/SH (3:0:1)**

To seek information from Shropshire Council Licensing team regarding the pavement permit for the fixed seating outside the Bull Ring Tavern.

R/35 BUS SHELTER UPDATES

RESOLVED KC/PA(unanimous)

To note that the new bus shelter on Henley Road was installed on 13th May 2026, and that an update on the new bus shelter outside Tesco's would be reported to the next meeting.

That the concrete base of the new Henley Road bus shelter is monitored in terms of slipperiness during wet/cold weather.

R/36 PRE-APPLICATION SITE VISIT

RESOLVED SH/KC (unanimous)

To confirm the pre-application site visit at the former Globe Inn on Market Street which will take place on Friday 22nd May at 2pm.

R/37 NEIGHBOURHOOD PLAN

RESOLVED

- To note the new Neighbourhood Plan rules
- To note the Neighbourhood Planning Toolkits for the use of Neighbourhood Plan T & F, which will be set up by Full Council in June.

Meeting closed at 7:56pm

Chairman

Date

There are no Closed Session minutes.

ITEMS TO ACTION

	No objection of the removal of exterior cement-based render on rear of dwelling and replacing with lime based render.	portal			
REP/26/21	<u>26/01516/TCA 26 Bell Lane, Ludlow, SY8 1BN</u> To object to the felling of 1no.Wild Cherry within Ludlow Conservation Area as no narrative replacement tree is mentioned.	Update SC portal	21/5/2026	KA	Complete
REP/26/22	<u>26/01165/LBC 24 Old Street, Ludlow, SY8 1NP</u> No objection to the installation of 9No. solar panels to the south facing roof.	Update SC portal	21/5/2026	KA	Complete
REP/26/23	<u>26/01543/FUL Quaker Meeting House, St Mary's Lane, Ludlow, SY8 1DZ</u> No objection to minor amendments to entrance way, including new glazed screen and doors, and addition of disabled toilet to the rear.	Update SC portal	21/5/2026	KA	Complete
REP/26/24	<u>2601437/TCA Tesco Maintenance, Corve Street, Ludlow, SY8 2PG</u> No objection to Crown lift to 2.5m 1no Silver Birch within Ludlow Conservation Area	Update SC portal	21/5/2026	KA	Complete
REP/26/25	<u>26/01123/TOP Rear of 21 & 22 Baker Close, Ludlow, SY8 1XJ</u> To object to the trimming back by 50% group of trees along boundary protected by the Shropshire Council (Land to the South of Baker Close) TPO 2010 (Ref: SC/00028/10) The committee believes that the applicant does not own the land or the trees and therefore cannot undertake this work.	Update SC portal	21/5/2026	KA	Complete

REP/26/26	<u>26/01813/TCA 10 St Mary's Mews, Ludlow, SY8 1FG</u> To object to the felling 1no. Cherry tree within Ludlow Conservation Area as no native replacement tree is mentioned.	Update SC portal	21/5/2026	KA	Complete
REP/26/27	<u>26/01513/TCA 11 Friars Garden, Ludlow, SY8 1RX</u> No objection to remove 3no. overhanging boughs from 1no. Ash within Ludlow (Galdeford) Conservation Area	Update SC portal	21/5/2026	KA	Complete
REP/26/28	<u>26/01444/FUL Stones Throw, Temeside, Ludlow, SY8 1JN</u> No objection to extension to raised decking area.	Update SC portal	21/5/2026	KA	Complete
REP/26/29	<u>26/01733/FUL Ludlow Brewing Company Ltd, The Railway Shed, Station Drive, Ludlow, SY8 2PQ</u> No objection to erection of extension to existing cold store building.	Update SC portal	21/5/2026	KA	Complete
REP/26/30	<u>26/01386/FUL 62 Hucklemarsh Road, Ludlow, SY8 2PW</u> No objection to single storey rear extension.	Update SC portal	21/5/2026	KA	Complete
REP/26/33	<u>BUILDINGS, BUILDING LAND AND TREES</u> To ensure the information discussed at previous meeting regarding the Poyner's House disrepair / water ingress due to damaged roof is added to the list. To note that a site visit has taken place recently, and a further site meeting is taking place on 3 rd June.	To be added to spreadsheet		CA	

	<p>To write to Shropshire Council expressing concern that representatives of the Town Council who attended the recent site visit were left with the clear impression that the restoration of the former Costa building is not regarded as a priority by Shropshire Council, and to request formal confirmation that the restoration and future of the building does in fact remain a priority for the authority.</p> <p>To seek information from Shropshire Council Licensing team regarding the pavement permit for fixed seating outside the Bull Ring Tavern.</p>	<p>Email to be sent to SC</p>		<p>GW</p>	
REP/26/34		<p>Email to be sent to SC</p>	22/5/2026	KA	Complete
REP/26/35	<p><u>BUS SHELTER UPDATES</u></p> <p>To note that the new bus shelter on Henley Road was installed on 13th May 2026, and that an update on the new bus shelter outside Tesco's would be reported to the next meeting.</p> <p>That the concrete base of the new Henley Road bus shelter is monitored in terms of slipperiness during wet/cold weather.</p>	<p>To monitor as needed</p>	22/5/2026	KA	Complete
REP/26/36	<p><u>NEIGHBOURHOOD PLAN</u></p> <p>To note the Neighbourhood Planning Toolkits for the use of Neighbourhood Plan T & F, which will be set up by Full Council in June.</p>	<p>To refer to Full Council</p>	22/5/2026	KA	Complete
Rep meeting 21.04.2026	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
REP/26/310	<u>BUILDINGS, BUILDING LAND AND TREES</u>	<p>Added to spreadsheet</p>	22/04/26	CA	Ongoing

	<p><u>RESOLVED KC/GG (unanimous)</u> To add the following issues to the list for further investigation:</p> <ul style="list-style-type: none"> • Poyner's House disrepair 				
REP/26/311	<p><u>RESOLVED PA/GG (unanimous)</u></p> <p>To write a short open letter to Shropshire Council regarding Costa Coffee building stating that whilst the removal of scaffolding to facilitate access for the May Fair was a practical and understandable decision that supported a key community event. However, it is essential that this temporary measure does not delay or diminish the importance of improvement works. The condition of the building requires timely attention, not only for safety but also to maintain the appearance and long-term vitality of the town centre. Promptly resuming and completing these works should remain a clear priority for the Council.</p>	To write a short open letter to Shropshire Council		GW	Ongoing

ITEM 14

BUILDINGS BULIDING LAND AND TREES

Buildings, Building Land and Trees Report								
DATE	Query	Action	Response	Further updates				
20/05/2025	<p>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.</p>	<p>CA raised query / update from Becky Jones @ SC</p>	<p>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.</p> <p>Rebecca Jones Senior Conservation & Design Officer (South) Historic Environment Team</p>	<p>(From Owen Gore 23/6/25 email to KP) Good afternoon Kim,</p> <p>With regards to this building, I have been in discussion with the owner and contractor for some time, to seek improvements and alterations to the property with the view of securing a long-term use for the building.</p> <p>In the shorter term, the Historic Environment team has agreed a patch repair to the render on the front elevation with the managing agent. The agent notified the Conservation Officer on Friday 13th June that they have now appointed a contractor to undertake this work and will be seeking to progress this as soon as possible. This will involve temporarily cordoning off part of the pavement below during working hours for safety reasons and, as such, the managing agent is currently seeking to obtain the relevant permit for this from our Street Works Team. Our last update from them on Wednesday 18th June, that they needed to apply for a formal licence and that the contractor was picking this up directly with the Highway Team.</p> <p>Cllr Boddington is also lobbying the agent to improve the appearance of the temporary obscuring of the grounding floor windows to make them look tidier.</p> <p>We have also been advised</p>	<p>Hi Stuart By way of an update, we are in detailed discussions with a national casual dining/café/bar operator to take the lower floors of 4-5 King Street, Ludlow, being the former Costa unit. We are working up some detailed plans to accommodate the in-coming tenant's operational requirements and to bring the rest of the upper floors back into beneficial use. Once the plans have been finalised it is our intentions to raise these for discussion with the Planning and Conservation Officers and resolve any concerns prior to formal submission of the planning and listed building application. This will include the adjoining building at No 3 (former bank), which also forms part of SEP Properties' holding. We are targeting this formal submission by end October. If all goes to plan and formal approval is forthcoming, it will be our intention to start on site early next year and aim to deliver the retail unit ready for the fitout by the new tenant by late Q2/early Q3 next year. In the interim, we have been liaising with the Conservation Officer and agreed initial repairing works to the elevations which we will be starting as soon as we have Highway's approval for the scaffolding. I hope this is sufficient for now. Regards Paresh K Pancholi BSc (Hons) MRICS</p>	<p>Thank you for your email. I am writing to provide you with a further update on the above property following further dialogue myself and other officers have had with the owners and their surveyor, who is acting as their agent. Firstly, in terms of the safety of the building, I have asked our Building Control Team to respond to your letter of 8 October. In summary, the team manager has advised me that he that he carried out an external inspection of 4-5 King Street last Saturday (4 October) and does not consider it to be a dangerous</p>	<p>24/02/2026 Costa building, King Street. Site visit with Shropshire Councillors a week ago. Work is being delayed and there are concerns that the windows are insecure/unsafe.</p>	<p>CA emailed Owen Gore 19/03/2026</p>

by the managing agent that they intend to submit applications for planning permission and listed building consent for a scheme to repair and refurbish the building at the end of the summer/ early Autumn. Subject to approval, they then intend to implement and complete the work ready for occupation next summer.

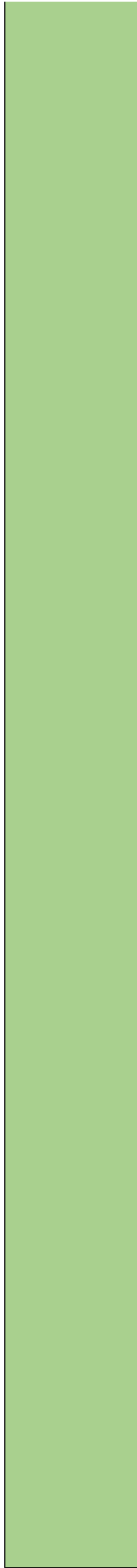
I hope this update is of assistance to you.

Kind regards

Owen Gore
Conservation Officer
Historic Environment Team
Planning Services

structure under the Building Act.

Officers remain in dialogue with the owner of this building and their surveyor, who continues to assure us that they intend to begin repairs to the defective area of render on the front and redecoration as soon as possible. They have been delayed as a result of being unable to secure scaffolding contractor to date but they advise me that they are now in the final stages of appointing one, after which they will apply for a scaffolding permit and begin works once this is granted. I meet with both on site on Wednesday (10 September) to raise the concerns residents and councillors have about



the ongoing delays with this work and impress upon them the need to now progress these with pace, which they have promised to do.

They have also advised me that they will also be bringing forwards application for planning permission and listed building consent for this building. However, they explained to me on Wednesday that they have been delayed in doing so because they are now seeking to also encompass another adjacent vacant listed building which they also own. This will both better meet the requirements of their intended end user, who they would still like to be in occupation in the second

						<p>half of next year, as well as resulting in the full repair and reuse of both buildings.</p> <p>I hope that the above update is of assistance to your councillors.</p> <p>Kind regards,</p> <p>Andy</p>		
13/08/2025	<p>"I have concerns about the property The Oaklands in Bromfield Road. I believe this house and land has redevelopment permission for the construction of a nursing home. The property has been empty for some time and in June a demolition team arrived. They have removed the solar panels, leaving a huge hole in the roof and have removed skip loads of timber which have been left adjacent to the house. Windows have been left wide open around the house. The demolition team have not been seen since June and some of the metal barriers around the property have since fallen down.</p> <p>I have concerns that this house is neither safe nor secure and in light of the current problems with antisocial behaviour and damage to property around the town I feel there is a real risk that this building may be a target for those individuals.</p> <p>I hope some action can be taken."</p>	<p>Concerns and photographic evidence has been sent to Planning Enforcement and Ludlow Safer Neighbourhood Policing Team</p>	<p>CA updated members of the committee 10/09/25</p>	<p>CA has emailed planning enforcement for an update 08/10/2025</p>	<p>14/10/25 CA had call from SC to say they found a bat so a survey had to be done and should start again soon</p>	<p>Work commenced on site November 2025</p>		

09/09/2025	Bins behind the George at Castle Street Car Park	the bins are logged on the SC fix my street and await update	No Owner vacant property					
09/09/2025	Tree for people lost over Covid is suitable for a plaque	The tree is healthy	CA spoke to KA who is monitoring the tree and will get a metal guard and plaque sorted as soon as possible	30/10/2025 KA monitoring tree	22/01/2026 KA monitoring Tree for suitability			
02/12/2025	Update on 5 King Street Ludlow	<p>Dear Charlotte,</p> <p>Thank you for your email and request for an update – I can now advise the following: -</p> <ul style="list-style-type: none"> As you will be aware, the owner has now scaffolded part of the front elevation of the building, although not that part of No. 5 King Street where the road is narrowest. To do so will require a cantilever scaffold and possibly a traffic restriction, or alternatively a road closure, and to minimise disruption the owners wants to deal with this area as part of a main phase of repairs. Patch repairs to the render 	<p>Good morning ,Andy Just to thank you for your update.</p> <p>I am due in Ludlow shortly and I will carry out an assessment in due course</p> <p>Kind regards</p> <p>Andy Jones Building Control Manager Shropshire Council 01743 258710</p>	CA emailed Andy for an update 22/01/2026				

have been completed and we have agreed a paint colour for the redecoration.

- The owner has assessed the condition of the windows and advised that they are beyond reasonable repair. The majority are not historic, so we are anticipating that we will receive an application for listed building consent for their replacement in January.
- We understand that there were reports of glass falling from one of the front windows on the unscaffolded front section of the building last weekend. A surveyor from our Building Control Team attended site on Monday morning (8 December), immediately after they were made aware of these reports, to assess the situation. They have contacted the owner's agent and instructed

		<p>them to board over the windows in this area to remove the danger of this occurring and attend to some loose brickwork.</p> <ul style="list-style-type: none"> • We will continue to press the owners agent to bring forwards their proposals for the main scheme to repair and refurbish 3-5 King Street as soon as possible. <p>Many thanks,</p> <p>Andy</p>						
24/02/2026	<p>Forest Dog Rescue building on Upper Galdeford (opposite The Queens) there is a tree growing out of the wall and windows appear unsafe.</p>	<p>email to SC Building Control</p>	CA					

24/03/2026	The heras fencing at the Oaklands site on the Bromfield Road needs reinstating to deter ASB on the site.	CA	emailed the owner of the property and asked to reinstate the fence					
24/03/2026	To request that building control undertake an inspection of the deteriorating roof of the former Wildwood site on Broad Street.	CA	<p>Good afternoon Charlie</p> <p>Thank you for your email</p> <p>Please could you provide the full postal address for the location of the property you are referring to. Also are you able to provide any photographs of the deteriorating roof for the area officer to attend and inspect</p> <p>Looking forward to hearing from you in due course</p> <p>If you have any questions, please don't hesitate to contact Shropshire Council's Building Control Team on 01743 258 710</p> <p>NB In order to speed up our response I would be most grateful if you could please quote our reference on all communication and copy in buildingcontrol@shropshire.gov.uk into all correspondence.</p> <p>Many thanks and kind regards</p> <p>Joanna Romei Business Support Technician Building Control Legal, Governance and Planning</p>	emailed back to say Cllr Addis was approached by business owner who has seen the damage	CA contacted Building Control 26 March, 2026 15:32 Comments from committee Good afternoon Thank you for your email Please could you provide the full postal address for the location of the property you are referring to. Also are you able to provide any photographs of the deteriorating roof for the area officer to attend and inspect. If you have any questions, please don't hesitate to contact Shropshire Council's Building Control Team on 01743 258 710 buildingcontrol@shropshire.gov.uk into all .			

24/03/2026	To request further information regarding the inspection regime for the scaffolding at the former Costa site, and to advise that the windows boarded from the inside should be made safe with exterior boarding.	CA	from SC 01/04/2026	<p>Good afternoon Charlotte,As I understand it, there has been a slight delay in obtaining the various supporting heritage reports, so that is the only thing that is holding matters. We are chasing them to submit a formal application for the windows as soon as possible and I understand that they would still like to seek pre-application advice with us for the change of use and the works to the general building, which will be a subsequent submission. Notwithstanding, they have been advised by the council's highway team that they will be required to remove the scaffolding in preparation for the May Fair. They have confirmed that this is not an issue, and that they will be finishing off the decoration before the scaffolding is taken down so that they can tidy up the elevations. Building control has also requested that before the scaffolding is taken down, the windows are checked for lose panes and made safe if that already hasn't been done.</p> <p>Kind regards</p> <p>Owen Gore Conservation Officer Historic Environment Team Legal, Governance and Planning</p>	To write a short open letter to Shropshire Council regarding Costa Coffee building stating that whilst the removal of scaffolding to facilitate access for the May Fair was a practical and understandable decision that supported a key community event. However, it is essential that this temporary measure does not delay or diminish the importance of improvement works. The condition of the building requires timely attention, not only for safety but also to maintain the appearance and long-term vitality of the town centre. Promptly resuming and completing these works should remain a clear priority for the Council.			
24/03/2026	To contact Connexus to chase up on repairs to the retaining wall on the corner of St John's and Temeside.	CA	26/03/2026	<p>Hi Charlie, 31/03/2026 CON034664 - this is the reference number for future reference. I have sent this over to the works planners manager and asked they update you ASAP. Regards</p>				

24/03/2026	To pass on a report to Connexus that a resident of Whitefriars is concerned all the trees around her property have been cut down without warning and provision of a reason for the works.	CA	emailed connexus	No reply				
21/04/2026	Poyners House hole in roof	CA	emailed Building control 30/04/2026	Cllr Kathy Cowell 8 Broad Street Ludlow. met Darren Ellis Registered Building Inspector (Class2A) Building Control Legal, Governance and Planning environmental team to visit site on the 5th May	Cllr Cowell had a meeting with staff from SCC on Wednesday June 3rd. Attendees from Environmental Protection & Pest Control. The case is being referred to the Conservation Officer.			

BIODIVERSITY NET GAIN

Important Changes to the Biodiversity Net Gain System

7 May 2026

The government has announced several changes to rules governing the Biodiversity Net Gain (BNG) system in England. This followed a consultation on proposed changes to the regime that took place in 2025.

Two changes of particular interest to the sector are:

- confirmation that the threshold size for the vast majority of development proposals to be exempt from BNG is to be increased from 0.1 to 0.2 hectares
- a new exemption for development enhancing parks, playing fields, and public gardens

One of the key points SLCC made in its response last year to the consultation was that the existing BNG requirements (in particular financial) can be burdensome for parish councils or other community led projects, often delaying or preventing their delivering, in particular improvement to parks and open spaces.

It is anticipated that the changes will come into force over the summer.

The government also announced that there will be a further delay in the introduction of BNG for Nationally Significant Infrastructure Projects (NSIPs).

SLCC would again like to thank everyone, including case studies, who contributed to SLCC's response to the consultation.

More information about the proposals can be found [here](#).

Read more about BNG [here](#).

LOCAL PLAN SCOPING CONSULTATION

Preparation of the next Shropshire Local Plan

Shropshire Council has issued an [intention to commence preparation of the next Shropshire Local Plan](#) and an [intended timetable](#) for its preparation.

The next Shropshire Local Plan will establish the vision, measurable outcomes and a spatial strategy for the sustainable development of Shropshire over the period to **2046**. It will also form the mineral and waste plan for Shropshire.

The next Shropshire Local Plan will be informed by assessments of need for housing (including affordable housing and specialist accommodation), employment and other appropriate land-uses. To meet identified needs, the next Shropshire Local Plan will allocate land and provide policies to manage development.

Local Plan Scoping Consultation

To inform preparation of the next Shropshire Local Plan, we are undertaking a Scoping Consultation from the **20 May 2026** to the **15 July 2026**.

This consultation is seeking the views of all interested stakeholders on what the next Shropshire Local Plan should contain and our approach to engagement during its preparation. This includes:

- key priorities for the **vision**.
- key considerations for the **spatial strategy**.
- The approach to identifying and assessing **potential site allocations**.
- Matters that would benefit from being addressed by **local planning policies**.
- How we should effectively **engage**.
- Evidence** requirements.

Within this Scoping Consultation we are also seeking views on:

- The methodology and conclusions of a [draft Community Hierarchy for Shropshire](#), which will be used to inform the preparation of the future spatial strategy later in the process; and
- A [draft Site Identification and Assessment Methodology](#) which outlines how the Council proposes to assess promoted sites in order to determine future site allocations.

Please note, at this stage of the plan-making process the Council are **not** identifying proposed options or site allocations – this will come at a later stage and the subject of a future consultation.

For more information and to respond to this consultation, please visit our '[get involved](#)' webpage at: <https://getinvolved.shropshire.gov.uk/consultations/shropshire-local-plan-scoping-consultation/>

How to Get Involved

To support stakeholders to 'get involved' in this consultation we have prepared an [online response form](#) available via our ['get involved' webpage](#).

We believe this online response form makes it quicker and easier to respond, it also automates submission upon completion and will help us to consider responses more efficiently. As such, our preference is that responses are submitted in this way.

However, we understand that some may wish to submit their responses in another format. As such, an alternative version of the response form has also been made available on our ['get involved' webpage](#).

We encourage all interested parties to 'get involved', but please ensure responses are submitted and received by the Council by 15 July 2026.

Site Promotions

Sites that have been promoted for development to the Council through a 'call for sites' process, which will be assessed using our finalised site assessment methodology, have been [mapped here](#).

We are continuing to invite stakeholders to promote sites for development. [Further information on this 'ongoing invitation' and details of how to promote sites is available here](#).

Similarly, we are also continuing to invite stakeholders to promote land for mineral working. [Further information on this 'ongoing invitation' and details of how to promote land is available here](#).

Please Note: Not all promoted sites will be proposed for allocation. Proposed allocations will be identified through the site assessment process and will be consulted on in future stages of the preparation of the Local Pla

You have received this email as you have requested to be included on the Council's Planning Policy Consultation Database, if you no longer wish to receive these notifications please respond with 'Remove' in the subject line.

Thank you

Planning Policy

Shropshire Council

ITEM 18

MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT



Ministry of Housing,
Communities &
Local Government

**Ministry of Housing, Communities & Local
Government**

2 Marsham Street
London
SW1P 4DF

www.gov.uk/mhclg/contact

Our reference: TO2026/13736

Gina Wilding

townclerk@ludlow.gov.uk

4 June 2026

Dear Gina,

Thank you for your email of 13 May to the Secretary of State, The Rt. Hon Steve Reed MP, asking for increased and sustained funding to support the creation of neighbourhood plans.

Following the Spending Review, the government announced that it is unable to commission new neighbourhood planning support services for 2025 onwards and this continues to be the case. I appreciate that this will not be the news you were hoping to hear but the Spending Review has involved difficult decisions. Neighbourhood planning groups have received over £71 million since 2013. This support has created a network of planners and groups who have the skills and expertise to prepare neighbourhood plans and to help other communities to do so. As such, we do not consider further financial assistance by the government to neighbourhood planning groups should be required to sustain the neighbourhood planning system.

However, we have publicly confirmed that we will ensure that local planning authorities (LPAs) continue to be appropriately funded for their neighbourhood planning functions, including for plan examinations and referenda. We recommend that LPAs work closely with neighbourhood planning groups on their emerging plans, recognising how important that support and expertise can be. LPAs if they wish to do so, can provide financial assistance to neighbourhood planning groups; however, this is at their discretion, taking into account the needs and priorities of their constituents.

Another resource to support neighbourhood planning groups in the plan making process is the Planning Practice Guidance and toolkits hosted on the GOV.UK, which are currently being updated.

Thank you for taking the time to write to us.

Yours sincerely,

Shuma
Correspondence Unit

