

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 27th November 2025

You are summoned to attend a meeting of
Representational Committee at
The Guildhall, Mill Street, Ludlow SY8 1RZ
on Tuesday 2nd December 2025 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. DISCUSSING A NEIGHBOURHOOD PLAN

To discuss the scope and options for a Neighbourhood Plan for Ludlow with Rosie Corner, Policy and Neighbourhood Planning Officer and Eddie West, Planning Policy and Strategy Manager.

9. MINUTES

To approve as a correct record and sign the minutes of the Representational Committee meeting held on 4th November 2025.

10. ITEMS TO ACTION

To note the items to action of the Representational Committee on 4th November 2025.

11. SHROPSHIRE COUNCIL DECISIONS PENDING

To note the following pending decisions

25/03667/FUL	<u>3 Lower Galdeford, Ludlow, SY8 1RN</u> Alterations to front elevation
25/03749/FUL	<u>Holmlands , 26 Dinham, Ludlow, SY8 1GF</u> Demolition of existing garage and partial removal of boundary wall. Reinstatement of new boundary wall with new automatic sliding gate and pedestrian access gate.
25/03839/TCA	<u>Fairwater, Linney, Ludlow, SY8 1EG</u> Crown raise to approx. 8ft 1no Sycamore & re-pollard and repair 1no Willow within Ludlow Conservation Area
25/03892/TCA	<u>Castle Weir House, Linney, Ludlow, SY8 1EG</u> Reduce by approx. 20% 1no Silver Birch within Ludlow Conservation Area
25/03967/TCA	<u>Ludlow Castle Tennis And Bowling Club , Linney, Ludlow, Shropshire, SY8 1EE.</u> Pollard to main stem 3no Willow (labelled 1, 2, 3 on plan) within Ludlow Conservation Area
25/03789/FUL	<u>Bowling Green, Ludlow Castle Tennis And Bowling Club, Linney, Ludlow.</u> Installation of floodlighting to court 1
25/02670/LBC	<u>48 Old Street, Ludlow, SY8 1NS</u> Replacement of timber windows and doors
25/03574/FUL	<u>Castle House, Castle Square, Ludlow, SY8 1AY</u> Removal of turf and installation of permeable hard standing to enlarge existing hard standing parking area

12. SHROPSHIRE COUNCIL DECISIONS

To note the following decisions.

25/02967/TCA	<u>Dinham Lodge, Dinham, Ludlow, SY8 1EH</u> Reduce height by approx. 60% to 2m above ground level and maintain at height through annual pruning for duration of five years a group of Yews	Consent By Right Trees -
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	(See Photo) within Ludlow Conservation Area	
25/02040/FUL	<u>26 Bell Lane, Ludlow, SY8 1BN</u> Erection of single storey rear extension	GRANTED
25/02041/LBC	<u>26 Bell Lane, Ludlow, Shropshire, SY8 1BN</u> Erection of single storey rear extension	GRANTED
25/03077/FUL	<u>Tarwin , The Old Orchard, Ludlow, SY8 1JW</u> Demolition of existing dwelling and erection of eco home	REFUSED
25/03732/TCA	<u>Walcote House , 17 Broad Street, Ludlow, SY8 1NG</u> Trim less than 5% and lower branch on north side to balance the appearance of 1no Walnut within Ludlow Conservation Area	NO OBJECTION

13. 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>

25/03951/FUL	<u>70 New Road, Ludlow, Shropshire, SY8 2LS</u> Erection of single storey rear extension http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4H3ICTD0M200
25/04116/LBC	<u>McCartneys, 16 High Street, Ludlow, Shropshire, SY8 1BS</u> Structural stabilisation, facade and render repairs, timber and joinery repairs, general making good and redecoration and internal alterations (retrospective) http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4YKYOTDLTV00
25/04229/TCA	<u>47 Broad Street, Ludlow, Shropshire, SY8 1NL</u> Fell 1no. Balsam Poplar within Ludlow Conservation Area http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5H3JXTDM0H00
25/04224/TCA	<u>Chapel House, Dinham, Ludlow, Shropshire, SY8 1EJ.</u> Fell 1no Bird Cherry and replace with another tree within Ludlow Conservation Area http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5GJ7PTD0GI00
25/04223/TCA	<u>Linfield, Linney, Ludlow, Shropshire, SY8 1EE.</u> Remove four lower limbs and three split limbs of 1no Swamp Cypress within Ludlow Conservation Area http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5G14CTD0GI00

25/04244/ADV	<u>The George Inn, 12 Castle Street, Ludlow, Shropshire, SY8 1AT</u> Installation of new externally-illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5IY6XTDM0Z00
25/04245/LBC	<u>The George Inn, 12 Castle Street, Ludlow, Shropshire, SY8 1AT</u> Installation of new externally-illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5IY7DTDM1100
25/03749/FUL	<u>Holmlands , 26 Dinham, Ludlow, Shropshire, SY8 1GF.</u> Demolition of existing garage and partial removal of boundary wall. Reinstatement of new boundary wall with new automatic sliding gate and pedestrian access gate. https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3Q26NTDL8K00

14. **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
SATURDAY 29-NOV between 10:00-18:30.	King Street, High Street, Castle Street, Castle Square, Broad Street. Castle Street Car Park is also closed. One- Way order suspension on Bell Lane (two- way traffic allowed).	Roads closed for duration	Shropshire Council	Ludlow Christmas Lights Switch-on
1 Dec 09:00 - 3 Dec 16:00	Lower Galdeford	Traffic control (stop/go boards)	Site extraction of carriagewa y core samples for accurate identificatio n survey of coal tar bound waste	Shropshire Council

			material and subsequent scheme design.	
14 Dec 07:00 - 18:00	Portcullis Lane	Traffic control (priority working)	Severn Trent Water	Utility Repair and Maintenance Works
26-Dec short periods between 10:30 and 11:45.	Ludlow Hunt holds their Boxing Day meet in Ludlow on Castle Square. Roads affected: Castle Street, Castle Square, High Street. Access maintained with marshals.	Roads will be closed at different points for short periods	Shropshire Council	For safety traffic will be held and roads will be closed at different points for short periods between 10:30 and 11:45.

15. BUILDINGS, BUILDING LAND AND TREES

To consider recent updates and / or provide information.

16. NEW DESIGN GUIDANCE DOCUMENTS CONSULTATION DEADLINE EXTENDED UNTIL 14/01/2026

To respond to the consultation.

Membership

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

The next meeting of members of the Representational Committee will be held on Tuesday 27th January 2026

ITEM 9

MINUTES

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **TUESDAY 4th November 2025 at 7pm.**

R/160 PRESENT

Chair: Councillor Harris

Councillors: Councillors Addis, Cowell, Gill (7.03pm), Ginger, and Tapley.

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

R/161 ABSENCES

Councillors Hepworth, Owen, Parry, Scott Bell were absent.

R/162 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/163 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/164 APOLOGIES

Apologies were received from Councillors Hepworth, Owen & Scott Bell.

R/165 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests
None.

Conflicts of Interest
None

Personal Interest

Cllr G Ginger 25/03892/TCA Knows the resident

R/166 PUBLIC OPEN SESSION (15 minutes)

There was one member of the public present.

A resident raised concerns regarding planning application 25/03749/FUL at Holmlands, 26 Dinham.

There are concerns that vital information has been missed within the application and there is no reference to a 200-year-old 8ft high retaining wall that will be affected by the works. The works proposed would change the historic appearance of the lane which is highly valued by neighbouring properties.

7.03pm Cllr Gill joined the meeting.

R/167 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

No Unitary Councillors were present.

R/168 MINUTES

RESOLVED KC/GG (unanimous)

To approve the minutes of 7th October 2025 as a correct record for the Chairman to sign.

R/169 ITEMS TO ACTION

RESOLVED GG/TG (unanimous)

To note the items to action of 7th October 2025.

R/170 SHROPSHIRE COUNCIL DECISIONS PENDING

RESOLVED GG/KC (unanimous)

That the decisions pending by Shropshire Council be noted.

R/171 SHROPSHIRE COUNCIL DECISIONS

RESOLVED KC/PA (unanimous)

That the decisions by Shropshire Council be noted.

R/172 PLANNING APPLICATIONS

25/03667/FUL 3 Lower Galdeford, Ludlow, SY8 1RN

RESOLVED GG/TG (unanimous)

No objection to the alterations to the front elevation.

R/173 25/03732/TCA Walcote House, 17 Broad Street, Ludlow, SY8 1NG

RESOLVED GG/PA (unanimous)

No objection to the tree works to 1no Walnut within Ludlow Conservation Area.

R/174 25/03077/FUL Tarwin, The Old Orchard, Ludlow, SY8 1JW

RESOLVED GG/AT (unanimous)

To Object to the demolition of existing dwelling and erection of eco home for the following reasons:

- a) No eco credentials including, but not limited to, solar panels or heat pumps are apparent in the application.
- b) The proposed property would be out of character with the existing properties. The roof line is higher than the surrounding properties making it unduly imposing in the area.

R/175 25/03749/FUL Holmlands, 26 Dinham, Ludlow, SY8 1GF

RESOLVED GG/KC (unanimous)

To Object to the demolition of existing garage and partial removal of boundary wall for the following reasons:

- The removal of the traditional local stone boundary wall would erode the historic enclosure and character of the lane. The wall, although partly realigned, contributes positively to the street scene. Its loss is unjustified and detrimental.
- The replacement of traditionally detailed, side-hung painted timber garage doors and gate with a non-traditional aluminium sliding gate would introduce a visually intrusive and inappropriate feature.

The proposals clearly conflict with the Ludlow Conservation Area requirements as stated below, and should therefore be refused:

7.4 Quality and appropriateness of design, materials and use is required for all proposals in Conservation Areas:

- Materials should match those traditionally used in the Conservation Area.

- Proposals should retain or restore traditional stone or brick boundary walls.

The Conservation Area Appraisal also notes:

- 4.11 A large amount of garden space survives in this residential town centre, and policy seeks to keep it that way.

The creation of extensive hardstanding for vehicle parking and turning presents a serious concern. This area extends to the existing hedge, which sits above a significant historic retaining wall of local stone rubble. There has been no professional assessment regarding the potential structural risk to this wall.

In principle, we do not object to replacing the existing garage/shed, but only if access remains from the south and traditional timber side-hung doors or gates are retained, to preserve the character of the lane.

Gates in this part of the Conservation Area are consistently side-hung (single or double leaf). The proposed large sliding gate is alien in scale and type and would appear intrusive and over-dominant in the streetscape.

The submission lacks essential information:

- No existing or proposed east elevation of the garage/shed or the new lean-to store
- No clear indication of existing and proposed external wall and roof materials

Without this information, the impact of the proposed new building cannot be properly assessed.

R/176 25/03839/TCA Fairwater, Linney, Ludlow, SY8 1EG

RESOLVED KC/GG (unanimous)

No objection to the tree works to 1no Sycamore and 1no Willow within Ludlow Conservation Area.

R/177 25/03892/TCA Castle Weir House, Linney, Ludlow, SY8 1EG

RESOLVED SH/TG (5:0:1)

No objection to the tree works to 1no Silver birch within Ludlow Conservation Area.

R/178 25/03967/TCA Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE

RESOLVED SH/PA (unanimous)

No objection to tree works to 3no Willow, subject to the agreement of Ludlow Rugby Club.

R/179 25/03789/FUL Bowling Green, Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE

RESOLVED PA/SH (unanimous)

To Object to the installation of floodlighting to court 1 for the following reasons:

- a) The lights would be very tall and would be an obtrusive feature in a sensitive area in the escarpment of the castle.
- b) The lights would create unacceptable light pollution detrimentally affecting residents and wildlife, potentially up until 10pm seven nights a week.

R/180 ROAD CLOSURE/TRAFFIC MANAGEMENT

RESOLVED GG/KC (unanimous)

To note the road closures and to bring an item to the next Representational Committee to discuss road repairs/ closures in Ludlow, and the possibility of using traffic management to ensure that roads can remain open.

R/181 BUILDINGS, BUILDING LAND AND TREES

RESOLVED KC/SH (unanimous)

To report to Shropshire Council that the repairs to Ludford Bridge do not seem robust and a better repair is needed.

R/182 PLANNING RESPONSES BRIEFING NOTE

RESOLVED GG/TG (unanimous)

To note the Shropshire Council guidance note to assist Parish & Town Councils to respond to planning applications following changes to the NPPF and withdrawal of the previous draft local plan.

R/183 FUTURE LOCAL RAILWAY CONNECTIVITY

RESOLVED GG/PA (unanimous)

To note both sides of the conversation regarding Ludlow station and to have a watching brief on the situation.

Meeting closed at 7:33 pm

Chairman

Date

ITEM 10

ITEMS TO ACTION

Representational Committee
ITEMS TO ACTION

02.12.2025

Rep meeting 4.11.2025	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
R/172	<u>25/03367/FUL 3 Lower Galdeford, Ludlow, SY8 1RN</u> <u>RESOLVED GG/TG (unanimous)</u> No objection to the alterations to the front elevation.	Comments submitted to SC	5/11/25	KA	Completed
R/173	<u>25/03732/TCA Walcote House, 17 Broad Street, Ludlow, SY8 1NG</u> <u>RESOLVED GG/PA (unanimous)</u> No objection to the tree works to 1no Walnut	Comments submitted to SC	5/11/25	KA	Completed
R/174	<u>25/03077/FUL Tarwin, The Old Orchard, Ludlow, SY8</u> <u>RESOLVED GG/AT (unanimous)</u> To object to the demolition of existing dwelling and erection of eco home for the following reasons: a) No eco credentials including, but not limited to, solar panels or heat pumps are apparent in the application. b) The proposed property would be out of character with the existing properties. The roof line is higher than the surrounding properties making it unduly imposing in the area.	Comments submitted to SC	5/11/25	KA	Completed
R/175	<u>25/03749/FUL Holmlands, 26 Dinham, Ludlow, SY8 1GF</u> <u>RESOLVED GG/KC (unanimous)</u> To Object to the demolition of existing garage and partial removal of boundary wall for the following reasons: • The removal of the traditional local stone boundary wall	Comments submitted to SC	5/11/25	KA	Completed

	would erode the historic enclosure and character of the lane. The wall, although partly realigned, contributes positively to the street scene. Its loss is unjustified and detrimental. • The replacement of traditionally detailed, side-hung painted timber garage doors and gate with a non-traditional aluminium sliding gate would introduce a visually intrusive and inappropriate feature. The proposals clearly conflict with the Ludlow Conservation Area requirements as stated below, and should therefore be refused: 7.4 Quality and appropriateness of design, materials and use is required for all proposals in Conservation Areas: • Materials should match those traditionally used in the Conservation Area. • Proposals should retain or restore traditional stone or brick boundary walls. The Conservation Area Appraisal also notes: • 4.11 A large amount of garden space survives in this residential town centre, and policy seeks to keep it that way. The creation of extensive hardstanding for vehicle parking and turning presents a serious concern. This area extends to the existing hedge, which sits above a significant historic retaining wall of local stone rubble. There has been no professional assessment regarding the potential structural risk to this wall. In principle, we do not object to replacing the existing garage/shed, but only if access remains from the south and traditional timber side-hung doors or gates are retained, to preserve the character of the lane. Gates in this part of the Conservation Area are consistently side-hung (single or double leaf). The				
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	proposed large sliding gate is alien in scale and type and would appear intrusive and over-dominant in the streetscape. The submission lacks essential information: • No existing or proposed east elevation of the garage/shed or the new lean-to store • No clear indication of existing and proposed external wall and roof materials Without this information, the impact of the proposed new building cannot be properly assessed.				
R/176	<u>25/03839/TCA Fairwater, Linney, Ludlow, SY8 1EG</u> <u>RESOLVED</u> KC/GG (unanimous) No objection to the tree works to 1no sycamore and 1no Willow within Ludlow Conservation area	Comments submitted to SC	5/11/25	KA	Completed
R/177	<u>25/03892/TCA Castle Weir House, Linney, Ludlow, SY8 1EG</u> <u>RESOLVED</u> SH/TG (5:0:1) No objection to the tree works to 1no Silver Birch	Comments submitted to SC	5/11/25	KA	Completed
R/178	<u>25/03967/TCA Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE</u> <u>RESOLVED</u> SH/PA (unanimous) No objection to tree works to 3no Willow, subject to the agreement of Ludlow Rugby Club	Comments submitted to SC	5/11/25	KA	Completed
R/179	<u>25/03789/FUL Bowling Green, Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE</u> <u>RESOLVED</u> PA/SH (unanimous) To Object to the installation of floodlighting to court 1 for the following reasons: a) The lights would be very tall and would be an	Comments submitted to SC	5/11/25	KA	Completed

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	obtrusive feature in a sensitive area in the escarpment of the castle. b) The lights would create unacceptable light pollution detrimentally affecting residents and wildlife, potentially up until 10pm seven nights a week.				
R/180	<u>ROAD CLOSURE/ TRAFFIC MANAGEMENT</u> <u>RESOLVED</u> GG/KC (unanimous) To bring an item to the next Representational Committee to discuss road closures/repairs in Ludlow, and the possibility of using traffic management to ensure that roads can remain open.	Comments submitted to SC	5/11/25	KA	
R/181	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED</u> KC/SH (unanimous) To report to Shropshire Council that the repairs to Ludford Bridge do not seem robust and a better repair is needed.	Comments to SC	CA	08/10/2025	Completed
Rep meeting 07.10.2025	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
R/148	<u>25/02967/TCA Dinham Lodge , Dinham, Ludlow, SY8 1EH</u> <u>RESOLVED</u> SH/KC (5:0:2) To Object to reducing the height of a group of Yews within Ludlow Conservation Area by approx. 60% to 2m above ground level and maintain at height through annual pruning for duration of five years for the following reason: i) The works would create an unbalanced shape that would have a detrimental impact on public	Comments submitted to SC	CA	08/10/25	Completed

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	amenity of the Yew trees.				
R/149	<u>25/03404/LBC Dinham Hall, Dinham, Ludlow, SY8 1EJ.</u> <u>RESOLVED</u> ISB/JH (5:1:1) No objection to new handrails to the principal entrance	Comments submitted to SC	CA	08/10/25	Completed
R/150	<u>25/03353/FUL Thistledown , St Johns Lane, Ludlow, SY8 1PF</u> <u>RESOLVED</u> KC/PA (unanimous) No objection to the alterations and extensions to existing bungalow.	Comments submitted to SC	CA	08/10/25	Completed
R/151	<u>25/03451/FUL OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u> <u>RESOLVED</u> KA/PA (unanimous) No objection to internal and external alterations	Comments submitted to SC	CA	08/10/25	Completed
R/152	<u>25/03452/LBC OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u> <u>RESOLVED</u> KC/PA (unanimous) No objection to internal and external alterations	Comments submitted to SC	CA	08/10/25	Completed
R/153	<u>25/03453/ADV OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u> <u>RESOLVED</u> KC/PA (unanimous) To object to the proposed window signage for the following reasons; i) The signage is visually overbearing and intrusive and not suitable for a conservation area, and not	Comments submitted to SC	CA	08/10/25	Completed

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	in keeping with the existing street scene.				
R/154	<u>25/03613/LBC Usher House, 30 Mill Street, Ludlow, SY8 1BG</u> <u>RESOLVED KC/GG (unanimous)</u> No objection to enlarge existing opening within chimney breast to form counter height opening, relocation of cooker and new extraction through existing chimney; and re-reinstatement of window.	Comments submitted to SC	CA	08/10/25	Completed
R/155	<u>25/03574/FUL Castle House, Castle Square, Ludlow, SY8 1AY</u> <u>RESOLVED SH/ISB (unanimous)</u> To Object to the Proposed Removal of Turf and Installation of Permeable Hardstanding to Enlarge Existing Parking Area for the following reasons: i) Highway and Pedestrian Safety: The proposed enlargement of the hardstanding area would increase vehicular activity and create additional hazards for pedestrians. This is of particular concern given the limited visibility and already constrained access in this location. The development would therefore have an adverse impact on pedestrian safety and the safe operation of the surrounding area. ii) Impact on Local Character: The introduction of further hard surfacing would be out of keeping with the established character of this predominantly pedestrian environment. The existing green space contributes positively to the appearance and amenity of the area, and its removal would detract from the visual quality and overall character of the locality.	Comments submitted to SC	CA	08/10/25	Completed

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R/156	<u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u> <u>RESOLVED KC/PA (unanimous)</u> To note all road closures and clarify the closure times and that the road closure at St Marys Lane will allow access for residents and deliveries.	clarify the closure times and that the road	CA		Ongoing
R/158	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED PA/KC (unanimous)</u> To update the spreadsheet	Update spreadsheet	CA	08/10/25	Completed
R/159	<u>NEIGHBOURHOOD PLAN</u> <u>RESOLVED GG/KC (unanimous)</u> To arrange a visit from Shropshire Council planning policy officers to discuss the potential scope for a Neighbourhood Plan for Ludlow.	Arrange visit from SC	GW		Ongoing
REP meeting 09.09.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25/126	<u>25/03249/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u> <u>RESOLVED ISB/TG (4:1:1)</u> No objection to Fell 5no. immature deciduous trees within Ludlow Conservation Area	Comments submitted to SC	CA	08/10/25	Completed
REP/25/127	<u>25/01145/LBC Linney House , Linney, Ludlow, SY8 1EE.</u> <u>RESOLVED KC/VP (5:1:0)</u> No objection to the replacement of 8No. front facing sash windows with new sash windows of same appearance.	Comments submitted to SC	CA	08/10/25	Completed
REP/25/128	<u>25/03246/LBC Usher House , 30 Mill Street, Ludlow,</u>	Comments	CA	08/10/25	Completed

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	<u>SY8 1BG</u> <u>RESOLVED PA/TG (unanimous)</u> No objection to the internal adjustment to chimney breast to form new opening to garden room. re-opening existing blocked up window to garden	submitted to SC			
REP/25/129	<u>25/03358/TCA Apple Trees Barn, Linney, Ludlow, SY8 1EE</u> <u>RESOLVED KC/VP (5:0:1)</u> To Object to the Felling 1no. Sumac and 1no. False Acacia and prune overhanging growth from western boundary within Ludlow Conservation Area	Comments submitted to SC	CA	09/10/25	Completed
REP/25/130	<u>25/03359/TC 56 Julian Road, Ludlow, SY8 1HD</u> <u>RESOLVED ISB/TG (unanimous)</u> To Object to the Felling of 1no. Box Elder (and replace with alternative species) within Ludlow (Gravel Hill) Conservation Area. Refer this application to the Shropshire Council Tree Conservation Officer.	Comments submitted to SC	CA	08/10/25	Completed
REP/25/131	<u>25/03360/TCA Land To The Rear 46 Gravel Hill, Ludlow, SY8 1QR</u> <u>RESOLVED TG/PA (unanimous)</u> No objection to Reduce height by one-third and remove branch overhanging neighbouring property from 1no. Magnolia (T1), fell 1no. Cupressus (T2) and reduce crown by one-third and remove damaged branch from 1no. Betula (T3) all within Ludlow (Gravel Hill) Conservation Area	Comments submitted to SC	CA	08/10/25	Completed
REP/25/133	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED TG/ISB (unanimous)</u> Updates to be made to the spreadsheet as follows: • To keep pressing SC to ensure 5 King Street is safe • The Sidney Road town green oak tree is alive • Bin situation is being monitored outside Greggs • Commercial bins from the George have been	Write to Shropshire Council	KA		

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	reported to company responsible for liquidation.				
REP/25/135	<u>CORONATION AVENUE</u> <u>RESOLVED ISB/KC (unanimous)</u> To note and recommend to Full Council that Shropshire Council are given a list of critical roads in Ludlow, which should not be closed, but if works are required they are open with 2 way traffic lights especially during the busiest times of year which are summer, Christmas and the festivals • Sheet Road • Henley Road • Dinham Bridge • Temeside • Bromfield Road • Coronation Avenue • Galdeford • Overton Road	Write to SC	KA		
REP meeting 19.08.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25/095	<u>25/02626/FUL Sparrow Hill Cottage, Sheet Road, Ludlow, SY8 1LR.</u> <u>RESOLVED GG/KC (unanimous)</u> No objection to the proposed Erection of single storey side extension	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/096	<u>25/02725/FUL Whitehaven, 2 Julian Road, Ludlow, SY8 1HA</u> <u>RESOLVED PA/VP (unanimous)</u> To object to the extension and alterations for the following reason:	Comments submitted to Shropshire Council	CA	21/08/2025	Complete

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	i) The neighbour raises concerns regarding safe access to the site and the committee felt that reasonable safeguards should be in place before approval of the application.				
REP/25/097	<u>25/02842/TCA Wootton House, 43 Gravel Hill, Ludlow, SY8 1QR.</u> <u>RESOLVED KC/PA (unanimous)</u> No objection to Crown reduction by 2m to previous reduction points of 1no Acer within Ludlow (Gravel Hill) Conservation Area	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/098	<u>25/02846/TCA The Old Chapel, Old Street, Ludlow, SY8 1NP.</u> <u>RESOLVED SH/KC (unanimous)</u> No objection to Fell 1no Birch within Ludlow Conservation Area and replace with a native species, if there is space available.	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/099	<u>25/02941/TCA Broadgate Close, Lower Broad Street, Ludlow, SY8 1PH</u> <u>RESOLVED KC/RO (unanimous)</u> No objection to Fell 1no. Leylandii (T1) and replace with a native species and re-pollard to previous height (approx. 7ft) 7no. Hornbeam (T2-8) within Ludlow Conservation Area.	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/100	<u>25/02670/LBC 48 Old Street, Ludlow, SY8 1NS</u> <u>RESOLVED KC/PA (unanimous)</u> No objection to the replacement of timber sash windows, and doors	Comments submitted to Shropshire Council	CA	20/08/2025	Complete

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REP/25/101	<u>25/02943/FUL 16 Hillside, Ludlow, SY8 1RB</u> <u>RESOLVED SH/KC (4:1:1)</u> No objection to the demolition of existing garage, side extension and loft conversion with front and rear dormer windows	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/102	<u>25/02968/FUL 5 Downton View, Ludlow, SY8 1JE</u> <u>RESOLVED SH/VP (unanimous)</u> No objection to the proposed two storey extension and interior reconfiguring	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/103	<u>25/02954/VAR Beech House, 41 New Road, Ludlow, SY8 2NY</u> <u>RESOLVED SH/VP (unanimous)</u> No objection to the variation of Condition No.2 (approved plans) attached to planning permission 21/04581/FUL to allow for a revised design of Plot 2	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/104	<u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u> <u>RESOLVED SH/KC (unanimous)</u> To ask for confirmation of the school scheme speed limit from Shropshire Council To note that the works were undertaken prior to the Town Council's meeting and request that in future Shropshire Council undertakes a consultation with Ludlow Town Council and local residents prior to the removal of the trees on footpaths similar to Mary Elizabeth Road to Steventon New Road. To note all other road closures.	Write to Shropshire Council	GW		
REP/25/105	<u>BUILDINGS, BUILDING LAND AND TREES</u>	To write to			

	<u>RESOLVED SH/AT (unanimous)</u> To urge Shropshire Council to expedite the remedial works to make the Grade II listed building safe and to consider using a compulsory order to ensure that the building, which is on a main thoroughfare into the town with narrow pavements and a single lane road frequently used by buses, coaches and other large vehicles, is in a safe condition. Concerns were also raised that the rear of the building is not adequately secured to prevent unauthorised access. To note that the unsecured building site on Bromfield Road has been reported to police, and Shropshire Council planning and building control, and a response is awaited.	Shropshire Council			
REP/25/108	<u>DARK LANE TREE WORKS (ROAD CLOSURE)</u> The Town Council has received representations from residents concerned about the detrimental impact of large-scale tree and vegetation removal works on local flora and fauna in areas that are nature corridors. <u>RESOLVED SH/PA (unanimous)</u> To write to Shropshire Council to state that whilst some cutting back was needed in this area, there is a need for Shropshire Council to consult with the Town Council and residents prior to undertaking felling of trees and works that are disruptive to habitats of insects, birds and bats. There should be more regular grounds maintenance of the Dark Lane area in consultation with the Town Council and residents so that such large-scale works	To write to Shropshire Council	GW		Ongoing

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	are normally necessary. Ludlow Town Council would like Shropshire Council to consider ways to improve the lighting in Dark Lane to deter anti-social activities. To share the council's concerns regarding anti-social behaviour in the area with the local police.				
REP/25/110	<u>DOG FOULING PAVEMENT STENCILS</u> <u>RESOLVED SH/PA (unanimous)</u> To approve the use of pavement stencils to remind dog owners to pick up their dog fouling in the following areas of Ludlow: Parys Road, Camp Lane, Henley Road, Old Street, Gravel Hill, Lower Galdeford, Temeside, Dodmore Lane, Greenacres, Dark Lane, Clee View, Sandpits Road, Corve Street. That Shropshire Council is asked to improve the provision of dog waste bins and signage in these streets. That as resources permit, the stencil is applied to the entrance to all streets in Ludlow.	To approve the use of pavement stencils			Ongoing
REP/25/111	<u>SITE ALLOCATIONS</u> <u>RESOLVED SH/AT (unanimous)</u> To note the process for site allocations. To suggest the land at the bottom of Corve Street that has previously been a petrol station and the Education Centre site on Old Street as sites for development (suggestion are made without the consent from the owners).		GW		Ongoing
REP/25/112	<u>COMMERCIAL WASTE BINS</u> <u>RESOLVED PA/VP (unanimous)</u> To write to the Head Office of Greggs to inform the company of the detrimental impact of the	To write to the Head Office of Greggs	GW		Ongoing

	commercial bins constantly being left in front to the Greggs Store on the main street to the town centre. The bins are unsightly for visitors and residents, and are attracting rats, and associated health hazards.				
REP/25/113	<u>GET MARCHES WORKING QUESTIONNAIRE</u> <u>RESOLVED SH/KC (unanimous)</u> To submit the following feedback to the questionnaire: 1. Are there any specific issues that have been missed? What geographical variations exist in the issues identified? Rural access complexity. • Shropshire and Ludlow are subject to poor public transport connections, which are especially relevant to young people and families on low incomes, so to ensure meaningful inclusivity and sustainability these issues must be central when planning activities and solutions. Youth outmigration • Shropshire Council should be actively encouraging, and if possible supporting, local businesses to consider job creation opportunities to help keep young people stay in the local area. • In schools, there should be an emphasis on practical skills such as bricklaying and woodworking, so that pupils are given a head start to get an apprenticeship with local firms. • Partnerships could be developed between schools and employers. • Job fairs should be further developed to help	To submit feedback	CA	26/08/2025	Complete

	create contact between potential employers and students. • This year work experience was not offered to Ludlow C of E year 10 students. It is a vital experience for young people to have an opportunity to prepare for adult life and potential choices as to what they wish to do in their career. Hopefully help can be provided to encourage more business to offer work experience to students. Infrastructure gaps • As the LEA, Shropshire Council should be supporting schools to fill teaching gaps – Ludlow C of E School is currently running a cookery class without a cookery teacher in place. • It is widely appreciated that it very difficult to find a local electrician, builder, or plumber – these are skill gaps that should be the focus for apprenticeship schemes. • When skills such as wiring a plug are taught in the classroom – the students should be fully challenged to undertake the task in a supportive environment – sometimes they are given prepared pieces to assemble and do not understand the range of skills required to complete the task. • Local charities and organisations that encourage mending and reuse could play a part in the education opportunities available to young people to help broaden their thinking / problem solving skills. 2. What activity is currently happening in your area regarding these groups or sub groups that we				
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	should be aware of. Community engagement around new developments: As projects like the biochar plant go ahead, ensuring local stakeholder awareness and involvement is vital—there’s risk of disruption, and the community might seek better inclusion. 3. Are there any local data sources, strategies, research or evaluation reports that could support our analysis? Local retention strategy: While the proposal broadly points out youth retention issues, more local initiatives—like internships, apprenticeships, or partnerships with regional employers—may help anchor young talent in Ludlow. There is also a need to ensure there are affordable homes in the area to support young people settling in the area. 4. What current delivery is relevant for these groups? Are there gaps in provision that need to be addressed? Accessibility considerations for rural residents: Physical travel to training centres remains an issue; mobile delivery or hybrid (digital & in-person) models may enhance inclusivity. 5. Any other feedback Continuous monitoring and feedback loops: Evaluation of outreach and delivery effectiveness in Ludlow—for example, how many local businesses or				
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	residents' benefit—could help refine how training is delivered and scaled.				
REP meeting 15.07.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
R/071	<u>25/02213/FUL Proposed Residential Development South of A49, Ludlow</u> <u>RESOLVED GG/KC (unanimous)</u> No objection to the proposed earthworks pursuant to provision of roundabout associated with consented residential development approved under 13/03862/OUT.	Comments submitted to SC	KA	16.07.2025	Completed
R/072	<u>25/02215/ADV 18-19 King Street, Ludlow, SY8 1AQ</u> <u>RESOLVED KC/RO (unanimous)</u> No objection to the application to erect and display Item B Main fascia sign and Item C projecting sign.	Comments submitted to SC	KA	16.07.2025	Completed
R/073	<u>25/02243/FUL 23 Greenacres, Ludlow, SY8 1LU</u> <u>RESOLVED VP/GG (unanimous)</u> No objection to roof extension to front elevation.	Comments submitted to SC	KA	16.07.2025	Completed
R/074	<u>25/02145/FUL Avon House, Henley Road, Ludlow, SY8 1QZ</u> <u>RESOLVED KC/GG (unanimous)</u> No objection to the demolition of existing rear extension and detached garage, and erection of new rear extension and attached garage.	Comments submitted to SC	KA	16.07.2025	Completed

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R/075	<u>25/02467/FUL Winslade, Henley Road, Ludlow, SY8 1QZ</u> <u>RESOLVED</u> GG/KC (unanimous) No objection to the loft conversion.	Comments submitted to SC	KA	16.07.2025	Completed
R/076	<u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u> <u>RESOLVED</u> GG/TG (7:0:1) The Whitcliffe Road / Killhorse Lane road closure highlights a communication issue between neighbouring authorities as there has been a large number of piecemeal / clashing road closures on this stretch of road. Ludlow Town Council are to write to Shropshire Council and Herefordshire Council asking for communication and co-operation between the authorities in co-ordinating road closures that affect many residents and businesses.	Write to Shropshire Council and Herefordshire Council	GW		
R/077	<u>RESOLVED</u> GG/TG (unanimous) To contact Shropshire Council for clarification of the works being undertaken to trees along Dark Lane and whether there is a plan/ programme to replace the felled trees.	To contact Shropshire Council for clarification	KA	16.07.25	Update to next Rep
R/078	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED</u> SH/ISB (unanimous) To contact Connexus regarding a partially collapsed retaining wall at the junction of Temeside and St Johns Road which is an eyesore and poses a health and safety risk due to loose bricks.	To contact Connexus	KA	16.07.25	Connexus confirmed work in schedule

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R/079	<u>LUDLOW BUS SURVEY</u> <u>RESOLVED</u> GG/PA (unanimous) To note the bus survey responses. To undertake a whole town consultation for new bus shelter locations based on the amended bus routes.	Town consultation	KA/GW	16.07.25	In progress
R/080	<u>NEIGHBOURHOOD PLANNING</u> Ludlow Town Council acknowledges that: • Neighbourhood planning empowers local communities to shape the development and growth of their areas through the creation of Neighbourhood Plans. • The preparation of Neighbourhood Plans requires significant time, expertise, and financial resources, often placing a burden on parish and town councils. • Neighbourhood Plans contribute to more democratic, locally informed planning decisions and support the delivery of sustainable development aligned with community needs and aspirations. <u>RESOLVED</u> GG/TG (7:1:0) 1. Call upon His Majesty's Government to provide increased and sustained funding to support the development, review, implementation and maintenance of Neighbourhood Plans.	Write to Stuart Anderson MP	GW	16.07.25	Ongoing

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	2. Request that the Government ensures funding is accessible to all communities, to promote inclusivity and fairness in the planning process. 3. Write to Stuart Anderson MP and the Rt Hon Angela Rayner MP, Secretary of State for Housing, Communities, and Local Government to communicate this resolution and advocate for enhanced support for neighbourhood planning.				
R/081	<u>STORM THE CASTLE CONSULTATION</u> <u>RESOLVED GG/KC (unanimous)</u> To thank Andali events for providing the information and ask them to come back to the committee for further discussions and negotiations when more detail is known.	Respond to Andali events	KA	16.7.2025	Completed
R/082	<u>GOVERNMENT CONSULTATION ON CHANGES TO BIODIVERSITY NET GAIN</u> <u>RESOLVED RO/KC (3:2:4)</u> The chairman used their casting vote in favour of the motion. To respond to the consultation in support of option B – enhanced biodiversity net gain (BNG) requirements. Issue Option B: Enhanced BNG Requirements Scope & Exemptions Special treatments for irreplaceable habitats only				

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	Timeline & Transition On-site vs Off-site Gains Baseline Degradation Handling Templates and Guidance Compulsory Purchase	Bring in freestanding Biodiversity Gain Statement sooner Encourage/exemplify estate-based portfolios for efficiency Use pre-Jan 2020 baseline if degraded to prevent gaming Issue NSIP-specific templates and guidance now Encourage guided acquisition aligned with mitigation hierarchy				
REP meeting 17.06.2025	<u>ITEM</u>		<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25/035	<u>25/01779/LBC 26 Bell Lane, Ludlow, SY8 1BN</u> <u>RESOLVED</u> GG/KC (unanimous) To consider all three applications together.		Comments submitted to SC	CA	18.06.2025	Completed
REP/25/036	<u>RESOLVED</u> TG/DL (unanimous) To object to the creation of new window on rear elevation and the erection of single storey rear extension because the photographs referred to are not present, and there is not sufficient information to		Comments submitted to SC	CA	18.06.2025	Completed

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	facilitate decision making.				
REP/25/037	<u>25/01869/TCA The Croft , St Julians Avenue, Ludlow, SY8 1EU</u> <u>RESOLVED TG/KC (9:0:1)</u> No Objection to the reduction by 50% new growth of 1no. Poplar (T1) and crown reduction by 30% to last pruning points 3no. Ginkgo Biloba (T2-4) within Ludlow (Gravel Hill) Conservation Area.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/038	<u>25/01910/FUL 9 Camp Lane, Ludlow, SY8 1EQ</u> <u>RESOLVED KC/TG (unanimous)</u> No Objection to the 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.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/039	<u>25/02090/TCA Mill House, 23 Mill Street, Ludlow, SY8 1BG</u> <u>RESOLVED DL/KC (unanimous)</u> To Object to the felling of 1no Snake Bark Maple within Ludlow Conservation Area for the following reasons: i) No valid reason is given for the felling. ii) No replacement tree is offered.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/040	<u>25/02091/TCA Belvedere, 9 Julian Road, Ludlow, SY8 1HA</u> <u>RESOLVED SH/ISB (unanimous)</u>	Comments submitted to SC	CA	18.06.2025	Completed

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	No Objection to the felling of 1no Thuja, subject to replanting an indigenous tree. No Objection to reduction by 20% of 1no Magnolia within Ludlow (Gravel Hill) Conservation Area, subject to work is done late September early October to protect the good health of the tree.				Completed
REP/25/041	<u>25/02092/TCA 54 Corve Street, Ludlow, SY8 1DU</u> <u>RESOLVED SH/TG (unanimous)</u> No Objection to the removal of one branch of 1no Eucalyptus within Ludlow Conservation Area.	Comments submitted to SC	CA	18.06.2025	
REP/25/042	<u>25/01889/FUL 3 - 4 Market Street, Ludlow, SY8 1BP</u> <u>RESOLVED PA/SH (unanimous)</u> To Object to the conversion and two storey extension to create 11 No. Apartments for the following reasons: • The proposal is an overdevelopment of a small site. • It would create overcrowded development with very cramped living conditions. • There would not be adequate bin space provision. • The proposed development would overstretch the existing infrastructure including drainage, and sewage. • There would be a lack of amenity space. • It is out of keeping with the existing street scene. • The SUDS report is inadequate. • The protected species report is inadequate.	Comments submitted to SC	CA	24.06.2025	Completed

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	• There has been no change of use from commercial to residential use. • The property has not been delicensed.				
REP/25/043	<u>25/01890/LBC 3 - 4 Market Street, Ludlow, SY8 1BP</u> <u>RESOLVED SH/TG (unanimous)</u> To Object to works to facilitate the conversion and two storey extension to create 11No apartments for the following reasons: • The proposal is an overdevelopment of a small site. • It would create overcrowded development with very cramped living conditions. • There would not be adequate bin space provision. • The proposed development would overstretch the existing infrastructure including drainage, and sewage. • There would be a lack of amenity space. • It is out of keeping with the existing street scene. • The SUDS report is inadequate. • The protected species report is inadequate. • There has been no change of use from commercial to residential use. • The property has not been delicensed.	Comments submitted to SC	CA	24.06.2025	Completed
REP/25/044	<u>25/02099/TCA 2 Warrington Gardens, Ludlow, SY8 1RP</u> <u>RESOLVED GG/SB (unanimous)</u> No Objection to Felling 1no Holly within Ludlow (Galdeford) Conservation Area	Comments submitted to SC	CA	18.06.2025	Completed

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REP/25/045	<u>25/02177/TCA The Lime House, 16 Lower Mill Street, Ludlow, SY8 1BH</u> <u>RESOLVED</u> GG/SB (8:0:2) No Objection to remove two branches from 1no Silver Birch & fell 1no Crab Apple and replant with acer tree within Ludlow Conservation Area.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/046	<u>25/02178/TCA 12 St Marys Mews, Ludlow, SY8 1FG</u> <u>RESOLVED</u> GG/DL (unanimous) No Objection to reduce from 20ft to 12ft in height group of Leylandii within Ludlow Conservation Area	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/047	<u>25/02155/TCA 3 Friars Garden, Ludlow, SY8 1RX,</u> <u>RESOLVED</u> GG/DL (unanimous) No Objection to Crown reduce by max. 25% 1no. Purple Beech (T1) and fell 1no. Crab Apple (T2) within Ludlow (Galdeford) Conservation Area, and replace with indigenous tree.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/049	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED</u> SH/ISB (unanimous) To maintain the pressure on Shropshire Council regarding 5 King Street through Ludlow's Unitary Councillor.	Write to SC Officer, Ludlow's Unitary Councillor and Portfolio Holder.	GW	18.06.2025	Ongoing

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	To get an update on the reported H&S concerns related to old trouser factory on Old Street.	Follow up with SC.	CA		
REP/25/050	<u>THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND</u> <u>RESOLVED GG/KC (unanimous)</u> To support Shropshire Council's Response as follows: to express 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. That the scaling used in the proposed reforms is not appropriate to a town the size of Ludlow (pop: 10,000).	Submit consultation response to central Government.	GW	07.07.2025	Complete
REP/25/052	<u>GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES</u> <u>RESOLVED GG/ISB (unanimous)</u> To support Shropshire Council's concerns regarding these proposed reforms, that 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	Submit consultation response to SLCC and central Government.	GW	07.07.2025	Complete

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	undermine the role of elected representatives and reduce community engagement in the planning process. To further object to the flawed reform because the proposed changes are not reflective of the different tiers of local authorities.				Complete
REP/25/053	<u>GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL</u> <u>RESOLVED GG/VP (9:1:0)</u> To support the following changes to the legislation: • Agree with reducing the seizure-to-disposal window (Section 59) from 14 days to 48 hours? • Support moving from “working days” to “days”? • Agree with harmonising all disposal timeframes to 7 days and the 48-hour rule under Section 59. • To approve an inflation-linked increase.	Submit consultation response to SLCC and central Government.	GW	26.06.2025	
REP/25/054	<u>WILD-JUSTICE-LOST-NATURE-SUMMARY</u> <u>RESOLVED RO/PA (9:0:1)</u> To make a written representation to Shropshire Council that they enforce the five principles within the planning system.	Write to Shropshire Council	GW	07/07/25	
REP/25/055	<u>RESOLVED SH/ISB (unanimous)</u> That principle no. 5 ‘To join an army of ecological enforcers’ is consider by the Climate Action Group and a report comes back to committee.	Write to Shropshire Council	GW		
REP/25/056	<u>20 MPH SCHOOL SPEED LIMIT</u>	Write to Shropshire	GW		

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	<u>RESOLVED GG/KC (unanimous)</u> To support the 20mph speed limit to be enforced by the police and to support a zebra crossing to be installed at both Sandpits Road and Old Street.	Council			
REP/25/057	<u>FISHMORE ROAD – PARKING PROBLEMS</u> <u>RESOLVED GG/PA (unanimous)</u> To wait to receive more information from the resident and undertake a public consultation.	Cllr Addis is in contact with the resident. CA to check in with Cllr Addis prior to next agenda	CA		
REP meeting 20.05.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25/014	<u>25/01145/LBC Linney House, Linney, Ludlow, SY8 1EE.</u> <u>RESOLVED SH/GG (6:0:1)</u> 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.	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/015	<u>25/01528/FUL 2 Linney Fields Linney, Ludlow, SY8 1EE</u>	Comments submitted to SC	CA	23.05.2025	Completed

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	<u>RESOLVED TG/DL (unanimous)</u> 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				Completed
REP/25/016	<u>25/01742/TCA 8 Station Drive, Ludlow, SY8 2PQ</u> <u>RESOLVED DL/TG (7:1:0)</u> 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.	Comments submitted to SC	CA	23.05.2025	
REP/25/018	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED TG/RO (unanimous)</u> 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.	Updated spreadsheet Email sent to SC. Response received and added to the spreadsheet.	CA GW	22.05.2025	Complete
REP/25/020	<u>INCINERATION PLANT LUDLOW</u> <u>RESOLVED TG/GG (unanimous)</u> 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	Response emailed to Shropshire Council	GW	02.06.25	

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	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.				
REP/25/021	<u>DANGEROUS TRAFFIC ON LOWER CORVE STREET</u> <u>RESOLVED</u> 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.	Email sent to police inspector and response communicated to Councillors and residents.	GW	23.05.25	Complete
REP/25/022	<u>EMPTY BUILDINGS</u> <u>RESOLVED</u> 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.	Email to SC Becky Jones Received confirmation that Owen Gore is the officer managing the case. The Council's concerns have been	CA GW	23/05/2025	Complete

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		restated to OG. Unitary Cllrs asked to support LTC's call for action.			
REP meeting 08.04.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25	<u>25/00860/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u> <u>RESOLVED GG/SH (unanimous)</u> 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	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00991/TCA 19 Broad Street, Ludlow, SY8 1NG</u> <u>RESOLVED GG/AT (unanimous)</u> No objection to the felling 1no Katsura tree and replant with a native species within Ludlow Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00554/FUL New Prospect , Julian Road, Ludlow, SY8 1HD.</u> <u>RESOLVED AD/DT (unanimous)</u> No objection to replacing garage door with bay window, erection of brick pierced fence within garden boundary, garden shed, change windows into French doors (north/south elevations)	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01010/TCA The Bridge Inn , Corve Street, Ludlow, SY8 1DX</u>	Comments	CA	09.04.2025	Completed

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	<u>RESOLVED DT/RJ (unanimous)</u> No objection to crown reduction by up to 50% 1no. Sycamore (T1) within Ludlow Conservation Area	submitted to SC			
REP/25	<u>25/00878/FUL 4 Brand Lane, Ludlow, SY8 1NN</u> <u>RESOLVED GG/RJ (unanimous)</u> No Objection to Fenestration alterations, ground level reduction to rear garden area and installation of york stone hard surfacing	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00879/LBC 4 Brand Lane, Ludlow, SY8 1NN</u> <u>RESOLVED GG/RJ (unanimous)</u> 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	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00884/LBC Feathers Hotel , Bull Ring, Ludlow, SY8 1AA.</u> <u>RESOLVED GG/AT (unanimous)</u> No objection to Installation of additional fire compartmentalization into the existing building	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01054/TPO39 The Cliff Park , Halton Lane, Ludlow, SY8 2JF.</u> <u>RESOLVED GG/DT (unanimous)</u> 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)	Comments submitted to SC	CA	09.04.2025	Completed

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REP/25	<u>25/00966/FUL Spencer Manufacturing Co Ltd, Orleton Road, Ludlow, SY8 1XF</u> <u>RESOLVED GG/BW (unanimous)</u> 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)	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00934/LBC Lloyds Bank Plc, Bank House, 16 Broad Street, Ludlow</u> <u>RESOLVED GG/AT (6:0:1)</u> No objection to the Proposed ATM and signage removal on a listed building	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01015/LBC Lloyds Bank Plc, Bank House, 16 Broad Street, Ludlow,</u> <u>RESOLVED GG/SW (unanimous)</u> No objection to internal door repairs/upgrades with certain doors replaced with new designs	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01074/FUL Holdgate , St Johns Lane, Ludlow, SY8 1PF</u> <u>RESOLVED GG/SH (unanimous)</u> No objection to new dormer and rooflight, chimney alterations and amendment of ground floor window to a door	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01241/TCA Stanton House, 41 Gravel Hill, Ludlow, SY8 1QR</u> <u>RESOLVED GG/RJ (unanimous)</u> No objection to pollard to previous points at 1.5m 2no	Comments submitted to SC	CA	09.04.2025	Completed

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	Sycamores within Ludlow (Gravel Hill) Conservation Area				
REP/25	<u>25/01188/FUL Ludlow Rugby Football Club, Ludlow Rugby Club, Linney Ludlow SY8 1EE</u> <u>RESOLVED GG/RJ (unanimous)</u> 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.	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01175/LBC 50 Old Street, Ludlow, SY8 1NS</u> <u>RESOLVED RJ/SH (unanimous)</u> 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.	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED GG/SW (unanimous)</u> 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.	Updated	CA	09.04.2025	Completed
REP/25	<u>PAVEMENT LICENCE CONSULTATION - HARP LANE DELI.</u> The following objection was sent to Shropshire Council licensing under delegated authority prior to the meeting due to the deadline of 12 noon on 8th April.	Comments submitted to SC	CA	08.04.2025	Completed

	Dear Sirs, Ludlow Town Council Objects to the proposed area 2 of the application from Harp Lane Deli. Reasons for the objection: • 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. • 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. 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.				
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ITEM 15

BUILDINGS BUILDING LAND AND TREES

	Buildings, Building Land and Trees Report						
DATE	Query	Action	Response	Further updates			

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	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. 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) 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. Regards Elizabeth Griffiths	Owners not replying to CA	
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				Technical Support Supervisor (South Team) Development Management Places Directorate		
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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	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. 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) 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. Regards Elizabeth Griffiths	CA contacted Wicked Van hire were going to speak to Manager to get update. Still await response	Owners not replying to CA
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				Technical Support Supervisor (South Team) Development Management Places Directorate		
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17/10/2024	Scaffolding at New Velvet Fern Building King Street	17/10/2024	CA wrote to SC as scaffolding not on one network	reply from SC Good afternoon, Thank you for contacting Shropshire Council, this is a Streetworks issue regarding scaffolding on the public highway. 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. 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	09/09/2025 Hi, I have just spoken to the project manager and have asked the ramps are replaced by the end of the week. I know they ordered more but not sure if something happened to them or they were not put in place, so I have asked this be done this week. He also mentioned that the scope of works has been agreed and should hopefully be carried out and finished by October. Realistically we are hoping the footway is reopened by end of October! Kindest Regards, Soulla Maoudis Coordination Administrator, Streetworks, Shropshire Council 01743 258 604	08/10/2025 CA emailed Streetworks again and asked for a further update	Galley type scaffolding will be installed - so that the pavement is accessible no date given CA
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				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. If you like, I can give you an update once I hear back from the property owner			
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14/01/2025	i) That Shropshire Council visit the site of the Old Trouser factory on Old Street to investigate concerns that the structure of the property is failing due to damage to the roof.	CA reported to Becky Jones who will investigate 15/01/2025 await reply	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	Ok, thanks for letting me know.Regards, Becky Rebecca Jones Senior Conservation & Design Officer (South) Historic Environment Team	I have been in contact with building control who are looking into the matter and will carry out a visual site inspection. Regards, Senior Conservation & Design Officer (South)	08/10/2025 CA emailed Becky Jones to ask for an update	8/10/2025 As the works are being overseen by an approved inspector rather than Shropshire Council Building Control this is not information that we are currently privy to. I would suggest the Town Council contacts the owner direct. Regards, Becky
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14/01/2025	iii) That Shropshire Council repair the deteriorating potholes on Broad Street down to Ludford Bridge	CA reported to Streetworks and await reply 16/01/2025	Becky has shared the below email with the street works team, 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. 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. Network ManagerTeam : Street Works	I have been in contact with building control who are looking into the matter and will carry out a visual site inspection. Regards, Senior Conservation & Design Officer (South)	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. Administration Officer Highway Maintenance	08/10/2025 CA emailed Megan Conway at Shropshire Council to ask if the tarmacked pot holes are a temporary measure and will the area be re surfaced ? Await a reply	08/10/2025Hi charlotte Ill pass this onto my colleague who deals with the highways works for you 😊 Thanks Meg Megan Conway Network Officer Team :Streetworks
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11/02/20 25	Station Drive Parys Lane Dark Lane Parys Road		I reported the issues on Dark Lane , Parys Road and near Station Drive to SC they have said We have looked into this issue and can advise that the work required will be completed in our programme of upcoming routine maintenance	New updates on Trees and bushes We have now arranged for the required work to take place to resolve the issue you reported to us. We will update you when the work has been completed. State changed to: Action scheduled	CA has emailed SC Customer First to get a copy of the programme of upcoming maintenance	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. Best wishes, Highway Maintenance customerfirst@shropshire.gov.uk	
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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	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 undertaken as a matter urgent matter to prevent unnecessary deterioration to the ancient the bridge. 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. I have copied Highways into this email for completeness, and we will report it on fix my street.	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. In future, can I request that you please report any defects or issues on the highway via Fix My Street at the following link https://shropshire.gov.uk/roads-and-highways/report-a-highways-fault-or-concern/ , or phone our customer service centre to report emergencies. Kind regards, Andrew Keyland Highways Maintenance Manager Shropshire	potholes patched CA emailed SC to ask if these are temp fix and when the perm fix will be ?	27/11/2025 CA no reply from Manager at Highways emailed again
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20/05/2025	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	CA raised query / update from Becky Jones @ SC	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. Rebecca Jones Senior Conservation & Design Officer (South) Historic Environment Team	(From Owen Gore 23/6/25 email to KP)Good afternoon Kim, 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. 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	Subject: RE: (Case Ref: SA29100) 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 incoming 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	Dear Charlotte, 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 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	Scaffolding in place
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	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.			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. 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. We have also been	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	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	
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				advised 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	Web: www.beaumanor.co.uk	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 half of next year, as well as resulting in the full repair and reuse of both buildings. I hope that the above update is of assistance to your councillors. Kind regards, Andy	
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16/07/2025	To contact Connexus regarding a partially collapsed retaining wall at the junction of Temeside and St Johns Road which is an eyesore and poses a health and safety risk due to loose bricks.	KA to contact Connexus	Thank you for your email- I know exactly where you mean and have reported this to our repairs team before- I have just chased them up and put it as urgent.	08/10/2025 CA emailed connexus for an update			
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13/08/2025	"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.	Concerns and photographic evidence has been sent to Planning Enforcement and Ludlow Safer Neighbourhood Policing Team	CA updated members of the committee 10/09/25	CA has emailed planning enforcement for an update 08/10/2025	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	Work commenced on site November 2025	
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	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. 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						
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	be a target for those individuals. I hope some action can be taken."						
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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	Bins at the Snug			the bins are logged on the SC fix my street and await update	Mis-use of bins shop been spoken to		
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	

ITEM 16

NEW DESIGN GUIDANCE DOCUMENTS CONSULTATION DEADLINE

EXTENDED UNTIL 14/01/2026

Consultations on New Design Guidance Documents

Shropshire Council is proposing three new design guidance documents to support new development in achieving high-quality design that creates better places in which to live and work, improves sustainability, and supports health & wellbeing.

- The draft Design of New Dwellings Supplementary Planning Document (SPD) would provide guidance for all new dwellings in Shropshire, addressing such issues as layout, character & appearance, connectivity, inclusivity, sustainability, and function.
- The draft Design of Residential Extensions & Alterations SPD would provide guidance for residential extensions & alterations across Shropshire, addressing such issues as siting; form and scale; materials, finishes and fenestration; and minimising impact on neighbours.
- The draft Shrewsbury Town Centre Design Code would provide guidance for businesses, investors, developers, and council officers on how to achieve good design in the town centre. Addressing various aspects of design, including movement, nature, built form, identity, public space, uses, homes, and resources.

We are keen to hear your views on each of these draft documents. To support those wishing to respond, we have now **extended the consultation to the 14 January 2026**.

To find out more, view the draft documents, and access the response forms please visit the relevant 'Get Involved' page:

- Draft Design of New Dwellings SPD:
<https://getinvolved.shropshire.gov.uk/consultations/design-of-new-dwellings-supplementary-planning-document-consultation/>
- Draft Design of Residential Extensions & Alterations SPD:
<https://getinvolved.shropshire.gov.uk/consultations/design-of-residential-extensions-and-alterations-supplementary-planning-document-consultation/>
- Draft Shrewsbury Town Centre Design Code:
<https://getinvolved.shropshire.gov.uk/consultations/draft-shrewsbury-town-centre-design-code/>