

# **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 22<sup>nd</sup> January 2026**

You are summoned to attend a meeting of  
Representational Committee at  
The Guildhall, Mill Street, Ludlow SY8 1RZ  
on Tuesday 27<sup>th</sup> January at 7pm

*Gina Wilding*

Gina Wilding  
Town Clerk

### **Key Agenda Items:**

- **PLANNING APPLICATIONS**
- **TRAFFIC MANAGEMENT & ROAD CLOSURES**
- **BUS SHELTERS**
- **NEIGHBOURHOOD PLAN**

**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 2<sup>nd</sup> December 2025.

**9. ITEMS TO ACTION**

To note the items to action of the Representational Committee on 2<sup>nd</sup> December 2025.

**10. SHROPSHIRE COUNCIL DECISIONS PENDING**

To note the following pending decisions

<b>25/04229/TCA</b>	<b><u>47 Broad Street, Ludlow, SY8 1NL</u></b> Fell 1no. Balsam Poplar within Ludlow Conservation Area
<b>25/03789/FUL</b>	<b><u>Bowling Green, Ludlow Castle Tennis And Bowling Club, Linney, Ludlow.</u></b> Installation of floodlighting to court 1
<b>25/02670/LBC</b>	<b><u>48 Old Street, Ludlow, SY8 1NS</u></b> Replacement of timber windows and doors

**11. SHROPSHIRE COUNCIL DECISIONS**

To note the following decisions.

<b>25/03667/FUL</b>	<b><u>3 Lower Galdeford, Ludlow, SY8 1RN</u></b> Alterations to front elevation	<b>GRANTED</b>
<b>25/03749/FUL</b>	<b><u>Holmlands , 26 Dinham, Ludlow, SY8 1GF</u></b> Demolition of existing garage and partial removal of boundary wall. Reinstatement of new boundary wall with new automatic sliding gate and pedestrian access gate.	<b>GRANTED</b>
<b>25/03839/TCA</b>	<b><u>Fairwater, Linney, Ludlow, SY8 1EG</u></b> Crown raise to approx. 8ft 1no Sycamore & re-pollard and repair 1no Willow within Ludlow Conservation Area	<b>Consent By Right - Trees</b>
<b>25/03892/TCA</b>	<b><u>Castle Weir House, Linney, Ludlow, SY8 1EG</u></b> Reduce by approx. 20% 1no Silver Birch within Ludlow Conservation Area	<b>Consent by Right - Trees</b>
<b>25/03967/TCA</b>	<b><u>Ludlow Castle Tennis And Bowling Club , Linney, Ludlow, SY8 1EE.</u></b> Pollard to main stem 3no Willow (labelled 1, 2, 3 on plan) within Ludlow Conservation Area	<b>Consent By Right - Trees</b>
<b>25/03574/FUL</b>	<b><u>Castle House, Castle Square, Ludlow, SY8 1AY</u></b> Removal of turf and installation of permeable hard standing to enlarge existing hard standing parking area	<b>GRANTED</b>
<b>25/04223/TCA</b>	<b><u>Linfield, Linney, Ludlow, SY8 1EE.</u></b> Remove four lower limbs and three split limbs of 1no	<b>No Objection</b>

	Swamp Cypress within Ludlow Conservation Area	
<b>25/04224/TCA</b>	<b><u>Chapel House, Dinham, Ludlow, SY8 1EJ.</u></b> Fell 1no Bird Cherry and replace with another tree within Ludlow Conservation Area	<b>No Objection</b>
<b>25/04424/TCA</b>	<b><u>Linney Villa , Linney, Ludlow, SY8 1EE</u></b> Reduce height by approx. 4-5m, lateral spread by up to 1m and shape 1no Western Red Cedar (T1), reduce height by approx. 2-3m, lateral spread by up to 1m and shape 1no Leyland Cypress (T2) & reduce height by approx. 3-4m, lateral spread by up to 1m and shape 1no Western Red Cedar (T3) within Ludlow Conservation Area	<b>No Objection</b>
<b>25/04116/LBC</b>	<b><u>McCartneys, 16 High Street, Ludlow, SY8 1BS</u></b> Structural stabilisation, facade and render repairs, timber and joinery repairs, general making good and redecoration and internal alterations (retrospective)	<b>GRANTED</b>
<b>25/03951/FUL</b>	<b><u>70 New Road, Ludlow, SY8 2LS</u></b> Erection of single storey rear extension	<b>GRANTED</b>
<b>25/04702/TCA</b>	<b><u>The Firs, 1 Julian Road, Ludlow, SY8 1HA</u></b> Reduce crown by 30 percent of 1no. Birch within Ludlow (Gravel Hill) Conservation Area.	<b>No Objection</b>
<b>25/04244/ADV</b>	<b><u>The George Inn, 12 Castle Street, Ludlow, SY8 1AT</u></b> Installation of new externally-illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing	<b>GRANTED</b>
<b>25/04245/LBC</b>	<b><u>The George Inn, 12 Castle Street, Ludlow, SY8 1AT</u></b> Installation of new externally-illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing	<b>GRANTED</b>

## 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>

<b>25/04397/FUL</b>	<b><u>Oakdale , Temeside, Ludlow, SY8 1JN.</u></b> Erection of replacement dwelling <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T61GVWTDMAE00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T61GVWTDMAE00</a>
<b>25/04692/LBC</b>	<b><u>Rickards &amp; Son Limited, 6 - 7 Bull Ring, Ludlow, SY8 1AE.</u></b> Conversion of the first and second floor into two separate 2-bed residential apartments (Use Class C3a), including all associated building works and connection to services, use of the ground floor and The Courtyard Building as Use Class E (incorporating Ea, Eb and Ciii, Eci & Ecii. <a href="http://pa.shropshire.gov.uk/online-">http://pa.shropshire.gov.uk/online-</a>

	<a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T74D36TDMRJ00">applications/applicationDetails.do?activeTab=summary&amp;keyVal=T74D36TDMRJ00</a>
25/04719/FUL	<b><u>Westminster Cottage, 2 Bell Lane, Ludlow, SY8 1BN.</u></b> Repair and conservation works including replacement conservatory <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T7826CTDMT800">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T7826CTDMT800</a>
25/04720/LBC	<b><u>Westminster Cottage , 2 Bell Lane, Ludlow, SY8 1BN.</u></b> Repair and Conservation Works <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T7826RTDMTA00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T7826RTDMTA00</a>
26/00004/TCA	<b><u>23 Broad Street, Ludlow, SY8 1NJ.</u></b> Crown raise to 2.5m 1no Magnolia & reduce in height by approx 50% 1no Cypress within Ludlow Conservation Area <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893HKTDFFX00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893HKTDFFX00</a>
26/00009/TCA	<b><u>Carpark Behind, 17 Corve Street, Ludlow, SY8 1DA.</u></b> French pollard 2no Apple within Ludlow Conservation Area <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893JJTDFG700">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893JJTDFG700</a>
25/04891/FUL	<b><u>8 Station Drive, Ludlow, SY8 2PQ</u></b> Single Storey extension to the rear of the property replacing an existing conservatory <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T7W4TITDN3H00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T7W4TITDN3H00</a>
26/00008/TCA	<b><u>The Coach House , 9A Corve Street, Ludlow, SY8 1DA</u></b> Re-pollard to previous pruning cuts at a height of 3-4m 1no Yew within Ludlow Conservation Area <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893JBTDG500">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893JBTDG500</a>
26/00007/TCA	<b><u>27 Broad Street, Ludlow, SY8 1NJ</u></b> Prune back from sun house by 3m, trim regrowth from trunk and balance crown of 1no Yew within Ludlow Conservation Area <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893IWTDFG300">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T893IWTDFG300</a>
26/00047/FUL	<b><u>Local To Ludlow, Ground Floor Shop And Cafe, 4 Castle Street, Ludlow,</u></b> Conversion of an existing gallery on the ground, first and second floors to residential accommodation <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8GIN1TDFI00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8GIN1TDFI00</a>
26/00048/LBC	<b><u>Local To Ludlow, Ground Floor Shop And Cafe, 4 Castle Street, Ludlow,</u></b> Conversion of an existing gallery on the ground, first and second

	floors to residential accommodation <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8GIN2TDFIJ00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8GIN2TDFIJ00</a>
<b>26/00201/TCA</b>	<b>9 Station Drive, Ludlow, SY8 2PQ</b> Fell 4no. Leylandii (T1-4) within Ludlow Conservation Area <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T94AODTD0OE00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T94AODTD0OE00</a>
<b>26/00056/FUL</b>	<b>2 Fishmore Close, Ludlow, SY8 2PS</b> Erection of single storey side extension <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8HWZUTD0BN00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8HWZUTD0BN00</a>
<b>26/00043/FUL</b>	<b>5 Brand Lane, Ludlow, Shropshire, SY8 1NN</b> Refurbish, extension and alterations to the existing building <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8GJJPTDFIA00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T8GJJPTDFIA00</a>

### 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
20 Jan - 21 Jan	Bell Lane	Road Closure	Cadent	Cadent are carrying out essential works in the road to either connect customers to our network. Disconnect properties from our network or alter the position of the service pipe to customers properties. Road Closure-Cadent -LAY NEW SERVICE 3M IN TOTAL LOCATD IN PUBLIC 2M IN CARRIAGEWAY 1M IN FOOTWAY-Road closure to be lifted by 05:00am Wednesday morning
12 Jan - 12 Feb	Broad Street	Some carriageway incursion	Shropshire Council	WITH LIGHTS AND CONES (COVERED/ LOCKABLE SKIP)
2 Feb - 16 Feb	Bromfield Road	Traffic control (multi-way signals)	Cadent	Here at Cadent, we look after the gas pipes in your area. We make sure the pipes that bring the gas to your home keep you safe, warm and connected.

				<p>We're replacing the old pipes with new plastic ones which will mean that you'll be ready for greener gas in the future.</p> <p>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.</p>
2 Feb - 2 Mar	<p>New Road</p> <p>Date</p> <p>2 Feb - 2 Mar</p> <p>Work descriptions</p>	Traffic control (multi-way signals)	Cadent	<p>We're replacing the old pipes with new plastic ones which will mean that you'll be ready for greener gas in the future.</p> <p>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.</p>
8 Feb 07:00 - 12:00	Glencoe Terrace	Traffic management Traffic control (priority working)	Severn Trent Water	Utility repair
17 Feb From Monday to Friday 09:30 - 16:00	<p>A49 From Sheet Roundabout To B4361 Junction Bromfield Road</p> <p>Felton Farm Access</p> <p>Bromfield Road</p> <p>A49 From J B4361 North Of Ludlow To J A4117 Including Roundabout</p> <p>A49 From Sheet Roundabout To B4361 Junction Bromfield</p>	Road Closure in force	Shropshire Council	LED upgrade programme
1 Mar 07:00 GMT - 18:00	Sandpits Avenue	Road closure	Severn Trent Water	Utility Repair and Maintenance Works
4 Mar 07:00 - 18:00	St Marys Lane	Road closure	Severn Trent	Utility repair and maintenance repair /

			Water	replace defective manhole frame and covers
16 Mar 08:00 GMT - 7 Apr 17:00 BST	Middle Wood Road to Whitcliffe Road	Traffic management Road closure	Severn Trent Water	Utility Asset Works

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

To consider recent updates and / or provide information.

**15. BUS SHELTER CONSULTATION**

To consider the report.

**16. NEIGHBOURHOOD PLAN**

To consider the established and emerging plans with a view to informing the potential scope of Ludlow's plan.

**17. PLANNING AND INFRASTRUCTURE BILL NOW IN FORCE**

To note the bill

**18. EXCLUSION OF PRESS AND PUBLIC: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

The Chairman will move that the public be excluded from the meeting for the following item(s) of business pursuant to section 1 of the Public Bodies (Admission to Meetings) Act 1960, on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

**19. BUS SHELTER REFURBISHMENT**

To consider the report.

**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 24<sup>th</sup> February 2026



**ITEM 8**

**MINUTES**

## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **TUESDAY 2<sup>nd</sup> December 2025 at 7pm.**

### **R/184    PRESENT**

Chair: Councillor Harris

Councillors: Councillors Addis, Cowell, Gill (7.06pm), Ginger, Owen, Parry, Scott-Bell, Tapley.

Officers: Gina Wilding Town Clerk  
Charlie Ambrazas Committee Officer

### **R/185    ABSENCES**

Councillors Hepworth was absent.

### **R/186    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/187    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/188    APOLOGIES**

Apologies were received from Councillors Hepworth.

### **R/189    DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests  
None.

Conflicts of Interest  
None

Personal Interest

Cllr K Cowell

25/04223/TCA

Knows the resident

**R/190 PUBLIC OPEN SESSION (15 minutes)**

There were no members of the public

**R/191 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Councillor Parry was present and asked that the committee write to Shropshire Council to ask for advance notification of planned tree works in Ludlow.

7.06pm Cllr Gill joined the meeting.

**R/192 NEIGHBOURHOOD PLAN**

Rosie Corner, Policy and Neighbourhood Planning Officer and Eddie West, Planning Policy and Strategy Manager provided a presentation to the committee. Following the presentation members agreed to further discuss existing and emerging plans to help them understand the range of options.

**R/193 MINUTES**

**RESOLVED SH/GG (unanimous)**

To approve the minutes of 4<sup>th</sup> November 2025 as a correct record for the Chairman to sign.

**R/194 ITEMS TO ACTION**

**RESOLVED SH/GG (unanimous)**

To note the items to action of 4<sup>th</sup> November 2025.

**R/195 SHROPSHIRE COUNCIL DECISIONS PENDING**

**RESOLVED GG/KC (unanimous)**

That the decisions pending by Shropshire Council be noted.

**R/196 SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED SH/KC (unanimous)**

That the decisions by Shropshire Council be noted.

**R/197 PLANNING APPLICATIONS**

**25/03951/FUL 70 New Road, Ludlow, Shropshire, SY8 2LS**

**RESOLVED GG/ISB (8:1:0)**

No objection to the erection of single storey rear extension

**R/198 25/04116/LBC McCartneys, 16 High Street, Ludlow, Shropshire, SY8 1BS**

**RESOLVED SH/PA (unanimous)**

No objection to structural stabilisation, facade and render repairs, timber and joinery repairs, general making good and redecoration and internal alterations (retrospective)

**R/199 25/04229/TCA 47 Broad Street, Ludlow, Shropshire, SY8 1NL**

**RESOLVED SH/ISB (6:1:2)**

No objection to fell 1no. Balsam Poplar within Ludlow Conservation Area

**R/200 25/04224/TCA Chapel House, Dinham, Ludlow, Shropshire, SY8 1EJ.**

**RESOLVED PA/ISB (7:0:2)**

No Objection to fell 1no Bird Cherry and replace with another tree within Ludlow Conservation Area

**R/201 25/04223/TCA Linfield, Linney, Ludlow, Shropshire, SY8 1EE.**

**RESOLVED GG/KC (unanimous)**

No objection to remove four lower limbs and three split limbs of 1no Swamp Cypress within Ludlow Conservation Area

**R/202 25/04244/ADV The George Inn, 12 Castle Street, Ludlow, Shropshire, SY8 1AT**

**RESOLVED GG/SH (7:0:2)**

To Object to installation of new externally illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing for the following reasons:

- i) Back lit box signs are unnecessarily obtrusive in the conservation area

**R/203     25/04245/LBC The George Inn, 12 Castle Street, Ludlow, Shropshire, SY8 1AT**

**RESOLVED GG/SH (7:0:2)**

To Object to installation of new externally illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing for the following reasons:

- ii)     Back lit box signs are unnecessarily obtrusive in the conservation area

**R/204     25/03749/FUL Holmlands , 26 Dinham, Ludlow, Shropshire, SY8 1GF.**

**RESOLVED KC/VP (unanimous)**

That the amendments have not addressed the original objections stated by the town council and that these objections are as stated below:

- The partial 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.

**R/205    25/04424/TCA Linney Villa , Linney, Ludlow, Shropshire, SY8 1EE.**

**RESOLVED GG/KC (unanimous)**

No Objection to reduce height by approx. 4-5m, lateral spread by up to 1m and shape 1no Western Red Cedar (T1), reduce height by approx. 2-3m, lateral spread by up to 1m and shape 1no Leyland Cypress (T2) & reduce height by approx. 3-4m, lateral spread by up to 1m and shape 1no Western Red Cedar (T3) within Ludlow Conservation Area

**R/206    ROAD CLOSURE/TRAFFIC MANAGEMENT**

**RESOLVED SH/KC (7:0:2)**

To contact Shropshire Council to ask them to use traffic management/ traffic lights to ensure that roads can remain open at 40 Sandpits Avenue on 1<sup>st</sup> March 2026.

To note the other road closures.

**R/207    BUILDINGS, BUILDING LAND AND TREES**

**RESOLVED SH/PA (unanimous)**

To write to Shropshire Council and ask they let us know in advance of any proposed tree works.

To restate the council's concerns regarding the delays in progress at 5, King Street.

**R/208    NEW DESIGN GUIDANCE DOCUMENTS CONSULTATION DEADLINE EXTENDED UNTIL 14/01/2026**

**RESOLVED GG/PA (8:0:1)**

To note the consultation.

Meeting closed at 8:21 pm

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**ITEM 9**

**ITEMS TO ACTION**

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

**02.12.2025**

<b>Rep meeting 02.12.2025</b>	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>	<b><u>DATE</u></b>		<b><u>STATUS</u></b>
REP/25/197	<b><u>25/03951/FUL 70 New Road, Ludlow, SY8 2LS</u></b>  <b><u>RESOLVED</u></b> GG/ISB (8:1:0) No objection to the erection of single storey rear extension	Comments submitted to SC	3/12/25	CA	Completed
REP/25/198	<b><u>25/04116/LBC McCartneys, 16 High Street, Ludlow, SY8 1BS</u></b>  <b><u>RESOLVED</u></b> SH/PA (unanimous) No objection to structural stabilisation, facade and render repairs, timber and joinery repairs, general making good and redecoration and internal alterations (retrospective)	Comments submitted to SC	3/12/25	CA	Completed
REP/25/199	<b><u>25/04229/TCA 47 Broad Street, Ludlow, SY8 1NL</u></b>  <b><u>RESOLVED</u></b> SH/ISB (6:1:2) No objection to fell 1no. Balsam Poplar within Ludlow Conservation Area	Comments submitted to SC	3/12/25	CA	Completed
REP/25/200	<b><u>25/04224/TCA Chapel House, Dinham, Ludlow, SY8 1EJ</u></b>  <b><u>RESOLVED</u></b> PA/ISB (7:0:2) No Objection to fell 1no Bird Cherry and replace with another tree within Ludlow Conservation Area	Comments submitted to SC	3/12/25	CA	Completed
REP/25/201	<b><u>25/04223/TCA Linfield, Linney, Ludlow, SY8 1EE</u></b>  <b><u>RESOLVED</u></b> GG/KC (unanimous) No objection to remove four lower limbs and three split limbs of 1no Swamp Cypress within Ludlow Conservation Area	Comments submitted to SC	3/12/25	CA	Completed
REP/25/202	<b><u>25/04244/ADV The George Inn, 12 Castle Street, Ludlow, SY8 1AT</u></b>	Comments submitted to SC	5/12/25	CA	Completed



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	<p><b><u>RESOLVED GG/SH (7:0:2)</u></b>          To Object to installation of new externally illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing for the following reason:          i) Back lit box signs are unnecessarily obtrusive in the conservation area</p>				
REP/25/203	<p><b><u>25/04245/LBC The George Inn, 12 Castle Street, Ludlow, SY8 1AT</u></b></p> <p><b><u>RESOLVED GG/SH (7:0:2)</u></b>          To Object to installation of new externally illuminated fascia sign, projecting sign and wall sign, and an internally illuminated sign on existing railing for the following reason:          i) Back lit box signs are unnecessarily obtrusive in the conservation area</p>	Comments submitted to SC	5/12/25	CA	Completed
REP/25/204	<p><b><u>25/03749/FUL Holmlands , 26 Dinham, Ludlow, SY8 1GF.</u></b></p> <p><b><u>RESOLVED KC/VP (unanimous)</u></b>          That the amendments have not addressed the original objections stated by the town council and that these objections are as stated below:          • The partial 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.</p> <p>The proposals clearly conflict with the Ludlow</p>	Comments submitted to SC	5/12/25	CA	Completed

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	<p>Conservation Area requirements as stated below, and should therefore be refused:</p> <p>7.4 Quality and appropriateness of design, materials and use is required for all proposals in Conservation Areas:</p> <ul style="list-style-type: none"> <li>• Materials should match those traditionally used in the Conservation Area.</li> <li>• Proposals should retain or restore traditional stone or brick boundary walls.</li> </ul> <p>The Conservation Area Appraisal also notes:</p> <ul style="list-style-type: none"> <li>• 4.11 A large amount of garden space survives in this residential town centre, and policy seeks to keep it that way.</li> </ul> <p>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</p>				
REP/25/205	<p><b><u>25/04424/TCA Linney Villa , Linney, Ludlow, SY8 1EE.</u></b></p> <p><b><u>RESOLVED</u> GG/KC (unanimous)</b></p> <p>No Objection to reduce height by approx. 4-5m,</p>	Comments submitted to SC	3/12/25	CA	Completed

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	lateral spread by up to 1m and shape 1no Western Red Cedar (T1), reduce height by approx. 2-3m, lateral spread by up to 1m and shape 1no Leyland Cypress (T2) & reduce height by approx. 3-4m, lateral spread by up to 1m and shape 1no Western Red Cedar (T3) within Ludlow Conservation Area				
REP/25/206	<b><u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u></b>  <b><u>RESOLVED SH/KC (7:0:2)</u></b> To contact Shropshire Council to ask them to use traffic management/ traffic lights to ensure that roads can remain open at 40 Sandpits Avenue on 1 <sup>st</sup> March 2026.	Contacted SC streetworks	CA	11/12/25	Ongoing
REP/25/207	<b><u>BUILDINGS, BUILDING LAND AND TREES</u></b>  <b><u>RESOLVED SH/PA (unanimous)</u></b> To write to Shropshire Council and ask they let us know in advance of any proposed tree works. To restate the council's concerns regarding the delays in progress at 5, King Street.	Contacted SC trees team	CA	11/12/2025	Ongoing
Rep meeting 4.11.2025	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>	<b><u>DATE</u></b>		<b><u>STATUS</u></b>
R/172	<b><u>25/03367/FUL 3 Lower Galdeford, Ludlow, SY8 1RN</u></b>  <b><u>RESOLVED GG/TG (unanimous)</u></b> No objection to the alterations to the front elevation.	Comments submitted to SC	5/11/25	KA	Completed
R/173	<b><u>25/03732/TCA Walcote House, 17 Broad Street, Ludlow, SY8 1NG</u></b>  <b><u>RESOLVED GG/PA (unanimous)</u></b> No objection to the tree works to 1no Walnut	Comments submitted to SC	5/11/25	KA	
R/174	<b><u>25/03077/FUL Tarwin, The Old Orchard, Ludlow, SY8</u></b>	Comments submitted to SC	5/11/25	KA	

	<p><b><u>RESOLVED GG/AT (unanimous)</u></b>  To object to the demolition of existing dwelling and erection of eco home for the following reasons:</p> <ul style="list-style-type: none"> <li>a) No eco credentials including, but not limited to, solar panels or heat pumps are apparent in the application.</li> <li>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.</li> </ul>				
R/175	<p><b><u>25/03749/FUL Holmlands, 26 Dinham, Ludlow, SY8 1GF</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b>  To Object to the demolition of existing garage and partial removal of boundary wall for the following reasons:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p>The proposals clearly conflict with the Ludlow Conservation Area requirements as stated below, and should therefore be refused:</p> <p>7.4 Quality and appropriateness of design, materials and use is required for all proposals in Conservation Areas:</p> <ul style="list-style-type: none"> <li>• Materials should match those traditionally used in the Conservation Area.</li> <li>• Proposals should retain or restore traditional stone or brick boundary walls.</li> </ul> <p>The Conservation Area Appraisal also notes:</p> <ul style="list-style-type: none"> <li>• 4.11 A large amount of garden space survives in this</li> </ul>	<p><b>Comments submitted to SC</b></p>	<p><b>5/11/25</b></p>	<p><b>KA</b></p>	

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	<p>residential town centre, and policy seeks to keep it that way.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The submission lacks essential information:</p> <ul style="list-style-type: none"> <li>• No existing or proposed east elevation of the garage/shed or the new lean-to store</li> <li>• No clear indication of existing and proposed external wall and roof materials</li> </ul> <p>Without this information, the impact of the proposed new building cannot be properly assessed.</p>				
R/176	<p><b><u>25/03839/TCA Fairwater, Linney, Ludlow, SY8 1EG</u></b></p> <p><b><u>RESOLVED</u></b> KC/GG (unanimous)  No objection to the tree works to 1no sycamore and 1no Willow within Ludlow Conservation area</p>	Comments submitted to SC	5/11/25	KA	
R/177	<p><b><u>25/03892/TCA Castle Weir House, Linney, Ludlow, SY8 1EG</u></b></p> <p><b><u>RESOLVED</u></b> SH/TG (5:0:1)</p>	Comments submitted to SC	5/11/25	KA	

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	No objection to the tree works to 1no Silver Birch				
R/178	<p><b><u>25/03967/TCA Ludlow Castle Tennis &amp; Bowling Club, Linney, Ludlow, SY8 1EE</u></b></p> <p><b><u>RESOLVED SH/PA (unanimous)</u></b>            No objection to tree works to 3no Willow, subject to the agreement of Ludlow Rugby Club</p>	Comments submitted to SC	5/11/25	KA	
R/179	<p><b><u>25/03789/FUL Bowling Green, Ludlow Castle Tennis &amp; Bowling Club, Linney, Ludlow, SY8 1EE</u></b></p> <p><b><u>RESOLVED PA/SH (unanimous)</u></b>            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.</p>	Comments submitted to SC	5/11/25	KA	
R/180	<p><b><u>ROAD CLOSURE/ TRAFFIC MANAGEMENT</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b>            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.</p>				
R/181	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED KC/SH (unanimous)</u></b>            To report to Shropshire Council that the repairs to Ludford Bridge do not seem robust and a better repair is needed.</p>				
Rep meeting	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>	<b><u>DATE</u></b>		<b><u>STATUS</u></b>

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<b>07.10.2025</b>					
<b>R/148</b>	<p><b><u>25/02967/TCA Dinham Lodge , Dinham, Ludlow, SY8 1EH</u></b></p> <p><b><u>RESOLVED SH/KC (5:0:2)</u></b>            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 amenity of the Yew trees.</p>	Comments submitted to SC	CA	08/10/25	Completed
<b>R/149</b>	<p><b><u>25/03404/LBC Dinham Hall, Dinham, Ludlow, SY8 1EJ.</u></b></p> <p><b><u>RESOLVED ISB/JH (5:1:1)</u></b>            No objection to new handrails to the principal entrance</p>	Comments submitted to SC	CA	08/10/25	Completed
<b>R/150</b>	<p><b><u>25/03353/FUL Thistledown , St Johns Lane, Ludlow, SY8 1PF</u></b></p> <p><b><u>RESOLVED KC/PA (unanimous)</u></b>            No objection to the alterations and extensions to existing bungalow.</p>	Comments submitted to SC	CA	08/10/25	Completed
<b>R/151</b>	<p><b><u>25/03451/FUL OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u></b></p> <p><b><u>RESOLVED KA/PA (unanimous)</u></b>            No objection to internal and external alterations</p>	Comments submitted to SC	CA	08/10/25	Completed
<b>R/152</b>	<p><b><u>25/03452/LBC OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u></b></p> <p><b><u>RESOLVED KC/PA (unanimous)</u></b></p>	Comments submitted to SC	CA	08/10/25	Completed

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	No objection to internal and external alterations				
R/153	<p><b><u>25/03453/ADV OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u></b></p> <p><b><u>RESOLVED KC/PA (unanimous)</u></b>            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 in keeping with the existing street scene.</p>	Comments submitted to SC	CA	08/10/25	Completed
R/154	<p><b><u>25/03613/LBC Usher House, 30 Mill Street, Ludlow, SY8 1BG</u></b></p> <p><b><u>RESOLVED KC/GG (unanimous)</u></b>            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.</p>	Comments submitted to SC	CA	08/10/25	Completed
R/155	<p><b><u>25/03574/FUL Castle House, Castle Square, Ludlow, SY8 1AY</u></b></p> <p><b><u>RESOLVED SH/ISB (unanimous)</u></b>            To Object to the Proposed Removal of Turf and Installation of Permeable Hardstanding to Enlarge Existing Parking Area for the following reasons:  <b>i) Highway and Pedestrian Safety:</b>            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.</p>	Comments submitted to SC	CA	08/10/25	Completed



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	<p>ii) <b>Impact on Local Character:</b>  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.</p>				
R/156	<p><b><u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u></b></p> <p><b><u>RESOLVED KC/PA (unanimous)</u></b>  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.</p>	clarify the closure times and that the road	CA		Ongoing
R/158	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED PA/KC (unanimous)</u></b>  To update the spreadsheet</p>	Update spreadsheet	CA	08/10/25	Completed
R/159	<p><b><u>NEIGHBOURHOOD PLAN</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b>  To arrange a visit from Shropshire Council planning policy officers to discuss the potential scope for a Neighbourhood Plan for Ludlow.</p>	Arrange visit from SC	GW		Ongoing
REP meeting 09.09.2025	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25/126	<p><b><u>25/03249/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u></b></p> <p><b><u>RESOLVED ISB/TG (4:1:1)</u></b>  No objection to Fell 5no. immature deciduous trees within Ludlow Conservation Area</p>	Comments submitted to SC	CA	08/10/25	Completed

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REP/25/127	<p><b><u>25/01145/LBC Linney House , Linney, Ludlow, SY8 1EE.</u></b></p> <p><b><u>RESOLVED KC/VP (5:1:0)</u></b>  No objection to the replacement of 8No. front facing sash windows with new sash windows of same appearance.</p>	Comments submitted to SC	CA	08/10/25	Completed
REP/25/128	<p><b><u>25/03246/LBC Usher House , 30 Mill Street, Ludlow, SY8 1BG</u></b></p> <p><b><u>RESOLVED PA/TG (unanimous)</u></b>  No objection to the internal adjustment to chimney breast to form new opening to garden room. re-opening existing blocked up window to garden</p>	Comments submitted to SC	CA	08/10/25	Completed
REP/25/129	<p><b><u>25/03358/TCA Apple Trees Barn, Linney, Ludlow, SY8 1EE</u></b></p> <p><b><u>RESOLVED KC/VP (5:0:1)</u></b>  To Object to the Felling 1no. Sumac and 1no. False Acacia and prune overhanging growth from western boundary within Ludlow Conservation Area</p>	Comments submitted to SC	CA	09/10/25	Completed
REP/25/130	<p><b><u>25/03359/TC 56 Julian Road, Ludlow, SY8 1HD</u></b></p> <p><b><u>RESOLVED ISB/TG (unanimous)</u></b>  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.</p>	Comments submitted to SC	CA	08/10/25	Completed
REP/25/131	<p><b><u>25/03360/TCA Land To The Rear 46 Gravel Hill, Ludlow, SY8 1QR</u></b></p> <p><b><u>RESOLVED TG/PA (unanimous)</u></b>  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</p>	Comments submitted to SC	CA	08/10/25	Completed
REP/25/133	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED TG/ISB (unanimous)</u></b></p>	Write to Shropshire Council	KA		

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	<p>Updates to be made to the spreadsheet as follows:</p> <ul style="list-style-type: none"> <li>• To keep pressing SC to ensure 5 King Street is safe</li> <li>• The Sidney Road town green oak tree is alive</li> <li>• Bin situation is being monitored outside Greggs</li> <li>• Commercial bins from the George have been reported to company responsible for liquidation.</li> </ul>				
REP/25/135	<p><b><u>CORONATION AVENUE</u></b></p> <p><b><u>RESOLVED ISB/KC (unanimous)</u></b>            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</p> <ul style="list-style-type: none"> <li>• Sheet Road</li> <li>• Henley Road</li> <li>• Dinham Bridge</li> <li>• Temeside</li> <li>• Bromfield Road</li> <li>• Coronation Avenue</li> <li>• Galdeford</li> <li>• Overton Road</li> </ul>	Write to SC	KA		
REP meeting 19.08.2025	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25/095	<p><b><u>25/02626/FUL Sparrow Hill Cottage, Sheet Road, Ludlow, SY8 1LR.</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b>            No objection to the proposed Erection of single storey side extension</p>	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/096	<p><b><u>25/02725/FUL Whitehaven, 2 Julian Road, Ludlow, SY8 1HA</u></b></p>	Comments submitted to Shropshire	CA	21/08/2025	Complete

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	<p><b><u>RESOLVED PA/VP (unanimous)</u></b>  To object to the extension and alterations for the following reason:  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.</p>	<b>Council</b>			
<b>REP/25/097</b>	<p><b><u>25/02842/TCA Wootton House, 43 Gravel Hill, Ludlow, SY8 1QR.</u></b></p> <p><b><u>RESOLVED KC/PA (unanimous)</u></b>  No objection to Crown reduction by 2m to previous reduction points of 1no Acer within Ludlow (Gravel Hill) Conservation Area</p>	<b>Comments submitted to Shropshire Council</b>	<b>CA</b>	<b>20/08/2025</b>	<b>Complete</b>
<b>REP/25/098</b>	<p><b><u>25/02846/TCA The Old Chapel, Old Street, Ludlow, SY8 1NP.</u></b></p> <p><b><u>RESOLVED SH/KC (unanimous)</u></b>  No objection to Fell 1no Birch within Ludlow Conservation Area and replace with a native species, if there is space available.</p>	<b>Comments submitted to Shropshire Council</b>	<b>CA</b>	<b>20/08/2025</b>	<b>Complete</b>
<b>REP/25/099</b>	<p><b><u>25/02941/TCA Broadgate Close, Lower Broad Street, Ludlow, SY8 1PH</u></b></p> <p><b><u>RESOLVED KC/RO (unanimous)</u></b>  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.</p>	<b>Comments submitted to Shropshire Council</b>	<b>CA</b>	<b>20/08/2025</b>	<b>Complete</b>
<b>REP/25/100</b>	<p><b><u>25/02670/LBC 48 Old Street, Ludlow, SY8 1NS</u></b></p> <p><b><u>RESOLVED KC/PA (unanimous)</u></b>  No objection to the replacement of timber sash</p>	<b>Comments submitted to Shropshire Council</b>	<b>CA</b>	<b>20/08/2025</b>	<b>Complete</b>

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	windows, and doors				
REP/25/101	<u>25/02943/FUL 16 Hillside, Ludlow, SY8 1RB</u>  <b><u>RESOLVED SH/KC (4:1:1)</u></b> 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>  <b><u>RESOLVED SH/VP (unanimous)</u></b> 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>  <b><u>RESOLVED SH/VP (unanimous)</u></b> 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>  <b><u>RESOLVED SH/KC (unanimous)</u></b> 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	<b><u>BUILDINGS, BUILDING LAND AND TREES</u></b>	To write to Shropshire			

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	<p><b><u>RESOLVED SH/AT (unanimous)</u></b></p> <p>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.</p> <p>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.</p>	<b>Council</b>			
<b>REP/25/108</b>	<p><b><u>DARK LANE TREE WORKS (ROAD CLOSURE)</u></b></p> <p>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.</p> <p><b><u>RESOLVED SH/PA (unanimous)</u></b></p> <p>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.</p> <p>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 are normally necessary.</p> <p>Ludlow Town Council would like Shropshire Council to consider ways to improve the lighting in Dark</p>	<b>To write to Shropshire Council</b>	<b>GW</b>		<b>Ongoing</b>

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	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	<p><b><u>DOG FOULING PAVEMENT STENCILS</u></b></p> <p><b><u>RESOLVED SH/PA (unanimous)</u></b>            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.</p>	To approve the use of pavement stencils			Ongoing
REP/25/111	<p><b><u>SITE ALLOCATIONS</u></b></p> <p><b><u>RESOLVED SH/AT (unanimous)</u></b>            To note the process for site allocations.</p> <p>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).</p>		GW		Ongoing
REP/25/112	<p><b><u>COMMERCIAL WASTE BINS</u></b></p> <p><b><u>RESOLVED PA/VP (unanimous)</u></b>            To write to the Head Office of Greggs to inform the company of the detrimental impact of the 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.</p>	To write to the Head Office of Greggs	GW		Ongoing
REP/25/113	<b><u>GET MARCHES WORKING QUESTIONNAIRE</u></b>	To submit	CA	26/08/2025	Complete

	<p><b><u>RESOLVED SH/KC (unanimous)</u></b></p> <p>To submit the following feedback to the questionnaire:</p> <p>1. Are there any specific issues that have been missed? What geographical variations exist in the issues identified?</p> <p><b>Rural access complexity.</b></p> <ul style="list-style-type: none"><li>• 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.</li></ul> <p><b>Youth outmigration</b></p> <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• Partnerships could be developed between schools and employers.</li><li>• Job fairs should be further developed to help create contact between potential employers and students.</li><li>• 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.</li></ul>	<b>feedback</b>			
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	<p>Hopefully help can be provided to encourage more business to offer work experience to students.</p> <p><b>Infrastructure gaps</b></p> <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul> <p>2. What activity is currently happening in your area regarding these groups or sub groups that we should be aware of.</p> <p><b>Community engagement around new developments:</b></p> <p>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.</p>				
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	<p>3. Are there any local data sources, strategies, research or evaluation reports that could support our analysis?</p> <p><b>Local retention strategy:</b>  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.</p> <p>4. What current delivery is relevant for these groups? Are there gaps in provision that need to be addressed?</p> <p><b>Accessibility considerations for rural residents:</b>  Physical travel to training centres remains an issue; mobile delivery or hybrid (digital &amp; in-person) models may enhance inclusivity.</p> <p>5. Any other feedback</p> <p><b>Continuous monitoring and feedback loops:</b>  Evaluation of outreach and delivery effectiveness in Ludlow—for example, how many local businesses or residents’ benefit—could help refine how training is delivered and scaled.</p>				
<b>REP meeting 15.07.2025</b>	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
<b>R/071</b>	<p><b><u>25/02213/FUL Proposed Residential Development South of A49, Ludlow</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b>  No objection to the proposed earthworks pursuant to</p>	<b>Comments submitted to SC</b>	<b>KA</b>	<b>16.07.2025</b>	<b>Completed</b>

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	provision of roundabout associated with consented residential development approved under 13/03862/OUT.				
R/072	<p><b><u>25/02215/ADV 18-19 King Street, Ludlow, SY8 1AQ</u></b></p> <p><b><u>RESOLVED KC/RO (unanimous)</u></b> No objection to the application to erect and display Item B Main fascia sign and Item C projecting sign.</p>	Comments submitted to SC	KA	16.07.2025	Completed
R/073	<p><b><u>25/02243/FUL 23 Greenacres, Ludlow, SY8 1LU</u></b></p> <p><b><u>RESOLVED VP/GG (unanimous)</u></b> No objection to roof extension to front elevation.</p>	Comments submitted to SC	KA	16.07.2025	Completed
R/074	<p><b><u>25/02145/FUL Avon House, Henley Road, Ludlow, SY8 1QZ</u></b></p> <p><b><u>RESOLVED KC/GG (unanimous)</u></b> No objection to the demolition of existing rear extension and detached garage, and erection of new rear extension and attached garage.</p>	Comments submitted to SC	KA	16.07.2025	Completed
R/075	<p><b><u>25/02467/FUL Winslade, Henley Road, Ludlow, SY8 1QZ</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b> No objection to the loft conversion.</p>	Comments submitted to SC	KA	16.07.2025	Completed
R/076	<p><b><u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u></b></p> <p><b><u>RESOLVED GG/TG (7:0:1)</u></b> 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</p>	Write to Shropshire Council and Herefordshire Council	GW		

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	<p>stretch of road.</p> <p>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.</p>				
<b>R/077</b>	<p><b><u>RESOLVED GG/TG (unanimous)</u></b>  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.</p>	<b>To contact Shropshire Council for clarification</b>	<b>KA</b>	<b>16.07.25</b>	<b>Update to next Rep</b>
<b>R/078</b>	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED SH/ISB (unanimous)</u></b>  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.</p>	<b>To contact Connexus</b>	<b>KA</b>	<b>16.07.25</b>	<b>Connexus confirmed work in schedule</b>
<b>R/079</b>	<p><b><u>LUDLOW BUS SURVEY</u></b></p> <p><b><u>RESOLVED GG/PA (unanimous)</u></b>  To note the bus survey responses.</p> <p>To undertake a whole town consultation for new bus shelter locations based on the amended bus routes.</p>	<b>Town consultation</b>	<b>KA/GW</b>	<b>16.07.25</b>	<b>In progress</b>
<b>R/080</b>	<p><b><u>NEIGHBOURHOOD PLANNING</u></b></p> <p>Ludlow Town Council acknowledges that:</p> <ul style="list-style-type: none"> <li>• Neighbourhood planning empowers local</li> </ul>	<b>Write to Stuart Anderson MP</b>	<b>GW</b>	<b>16.07.25</b>	<b>Ongoing</b>

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	<p>communities to shape the development and growth of their areas through the creation of Neighbourhood Plans.</p> <ul style="list-style-type: none"> <li>• The preparation of Neighbourhood Plans requires significant time, expertise, and financial resources, often placing a burden on parish and town councils.</li> <li>• Neighbourhood Plans contribute to more democratic, locally informed planning decisions and support the delivery of sustainable development aligned with community needs and aspirations.</li> </ul> <p><b><u>RESOLVED GG/TG (7:1:0)</u></b></p> <ol style="list-style-type: none"> <li>1. Call upon His Majesty's Government to provide increased and sustained funding to support the development, review, implementation and maintenance of Neighbourhood Plans.</li> <li>2. Request that the Government ensures funding is accessible to all communities, to promote inclusivity and fairness in the planning process.</li> <li>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.</li> </ol>				
R/081	<p><b><u>STORM THE CASTLE CONSULTATION</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b>          To thank Andali events for providing the information and ask them to come back to the committee for further discussions and negotiations when more</p>	Respond to Andali events	KA	16.7.2025	Completed

	detail is known.																		
R/082	<p><b><u>GOVERNMENT CONSULTATION ON CHANGES TO BIODIVERSITY NET GAIN</u></b></p> <p><b><u>RESOLVED RO/KC (3:2:4)</u></b> 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.</p> <table><tr><td><b>Issue</b></td><td><b>Option B: Enhanced BNG Requirements</b></td></tr><tr><td><b>Scope &amp; Exemptions</b></td><td>Special treatments for irreplaceable habitats only</td></tr><tr><td><b>Timeline &amp; Transition</b></td><td>Bring in freestanding Biodiversity Gain Statement sooner</td></tr><tr><td><b>On-site vs Off-site Gains</b></td><td>Encourage/exemplify estate-based portfolios for efficiency</td></tr><tr><td><b>Baseline Degradation Handling</b></td><td>Use pre-Jan 2020 baseline if degraded to prevent gaming</td></tr><tr><td><b>Templates and Guidance</b></td><td>Issue NSIP-specific templates and guidance now</td></tr><tr><td><b>Compulsory Purchase</b></td><td>Encourage guided acquisition aligned</td></tr></table>	<b>Issue</b>	<b>Option B: Enhanced BNG Requirements</b>	<b>Scope &amp; Exemptions</b>	Special treatments for irreplaceable habitats only	<b>Timeline &amp; Transition</b>	Bring in freestanding Biodiversity Gain Statement sooner	<b>On-site vs Off-site Gains</b>	Encourage/exemplify estate-based portfolios for efficiency	<b>Baseline Degradation Handling</b>	Use pre-Jan 2020 baseline if degraded to prevent gaming	<b>Templates and Guidance</b>	Issue NSIP-specific templates and guidance now	<b>Compulsory Purchase</b>	Encourage guided acquisition aligned				
<b>Issue</b>	<b>Option B: Enhanced BNG Requirements</b>																		
<b>Scope &amp; Exemptions</b>	Special treatments for irreplaceable habitats only																		
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	with mitigation hierarchy				
<b>REP meeting 17.06.2025</b>	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25/035	<u>25/01779/LBC 26 Bell Lane, Ludlow, SY8 1BN</u>  <b><u>RESOLVED</u> GG/KC (unanimous)</b> To consider all three applications together.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/036	<b><u>RESOLVED</u> TG/DL (unanimous)</b>  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 facilitate decision making.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/037	<u>25/01869/TCA The Croft , St Julians Avenue, Ludlow, SY8 1EU</u>  <b><u>RESOLVED</u> TG/KC (9:0:1)</b> 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>  <b><u>RESOLVED</u> KC/TG (unanimous)</b> 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,</u>	Comments	CA	18.06.2025	Completed

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	<p><b><u>SY8 1BG</u></b></p> <p><b><u>RESOLVED DL/KC (unanimous)</u></b>          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.</p>	submitted to SC			Completed
REP/25/040	<p><b><u>25/02091/TCA Belvedere, 9 Julian Road, Ludlow, SY8 1HA</u></b></p> <p><b><u>RESOLVED SH/ISB (unanimous)</u></b>           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.</p>	Comments submitted to SC	CA	18.06.2025	
REP/25/041	<p><b><u>25/02092/TCA 54 Corve Street, Ludlow, SY8 1DU</u></b></p> <p><b><u>RESOLVED SH/TG (unanimous)</u></b>           No Objection to the removal of one branch of 1no Eucalyptus within Ludlow Conservation Area.</p>	Comments submitted to SC	CA	18.06.2025	
REP/25/042	<p><b><u>25/01889/FUL 3 - 4 Market Street, Ludlow, SY8 1BP</u></b></p> <p><b><u>RESOLVED PA/SH (unanimous)</u></b>          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</p>	Comments submitted to SC	CA	24.06.2025	



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	<p>site.</p> <ul style="list-style-type: none"> <li>• It would create overcrowded development with very cramped living conditions.</li> <li>• There would not be adequate bin space provision.</li> <li>• The proposed development would overstretch the existing infrastructure including drainage, and sewage.</li> <li>• There would be a lack of amenity space.</li> <li>• It is out of keeping with the existing street scene.</li> <li>• The SUDS report is inadequate.</li> <li>• The protected species report is inadequate.</li> <li>• There has been no change of use from commercial to residential use.</li> <li>• The property has not been delicensed.</li> </ul>				
REP/25/043	<p><b><u>25/01890/LBC 3 - 4 Market Street, Ludlow, SY8 1BP</u></b></p> <p><b><u>RESOLVED SH/TG (unanimous)</u></b>          To Object to works to facilitate the conversion and two storey extension to create 11No apartments for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is an overdevelopment of a small site.</li> <li>• It would create overcrowded development with very cramped living conditions.</li> <li>• There would not be adequate bin space provision.</li> <li>• The proposed development would overstretch the existing infrastructure including drainage, and sewage.</li> <li>• There would be a lack of amenity space.</li> <li>• It is out of keeping with the existing street scene.</li> <li>• The SUDS report is inadequate.</li> <li>• The protected species report is inadequate.</li> <li>• There has been no change of use from commercial to residential use.</li> </ul>	<p><b>Comments submitted to SC</b></p>	<p><b>CA</b></p>	<p><b>24.06.2025</b></p>	<p><b>Completed</b></p>

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	<ul style="list-style-type: none"> <li>The property has not been delicensed.</li> </ul>				
REP/25/044	<p><b><u>25/02099/TCA 2 Warrington Gardens, Ludlow, SY8 1RP</u></b></p> <p><b><u>RESOLVED GG/SB (unanimous)</u></b>            No Objection to Felling 1no Holly within Ludlow (Galdeford) Conservation Area</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/045	<p><b><u>25/02177/TCA The Lime House, 16 Lower Mill Street, Ludlow, SY8 1BH</u></b></p> <p><b><u>RESOLVED GG/SB (8:0:2)</u></b>            No Objection to remove two branches from 1no Silver Birch &amp; fell 1no Crab Apple and replant with acer tree within Ludlow Conservation Area.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/046	<p><b><u>25/02178/TCA 12 St Marys Mews, Ludlow, SY8 1FG</u></b></p> <p><b><u>RESOLVED GG/DL (unanimous)</u></b>            No Objection to reduce from 20ft to 12ft in height group of Leylandii within Ludlow Conservation Area</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/047	<p><b><u>25/02155/TCA 3 Friars Garden, Ludlow, SY8 1RX,</u></b></p> <p><b><u>RESOLVED GG/DL (unanimous)</u></b>            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.</p>	Comments submitted to SC	CA	18.06.2025	Completed

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REP/25/049	<b><u>BUILDINGS, BUILDING LAND AND TREES</u></b>  <b><u>RESOLVED SH/ISB (unanimous)</u></b> 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
	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	<b><u>THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND</u></b>  <b><u>RESOLVED GG/KC (unanimous)</u></b> 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: 10,0000).	Submit consultation response to central Government.	GW	07.07.2025	Complete
REP/25/052	<b><u>GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES</u></b>  <b><u>RESOLVED GG/ISB (unanimous)</u></b> To support Shropshire Council's concerns regarding	Submit consultation response to SLCC and central Government.	GW	07.07.2025	Complete

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	<p>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 undermine the role of elected representatives and reduce community engagement in the planning process.</p> <p>To further object to the flawed reform because the proposed changes are not reflective of the different tiers of local authorities.</p>				
REP/25/053	<p><b><u>GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL</u></b></p> <p><b><u>RESOLVED GG/VP (9:1:0)</u></b>          To support the following changes to the legislation:</p> <ul style="list-style-type: none"> <li>• Agree with reducing the seizure-to-disposal window (Section 59) from 14 days to 48 hours?</li> <li>• Support moving from “working days” to “days”?</li> <li>• Agree with harmonising all disposal timeframes to 7 days and the 48-hour rule under Section 59.</li> <li>• To approve an inflation-linked increase.</li> </ul>	Submit consultation response to SLCC and central Government.	GW	26.06.2025	Complete
REP/25/054	<p><b><u>WILD-JUSTICE-LOST-NATURE-SUMMARY</u></b></p> <p><b><u>RESOLVED RO/PA (9:0:1)</u></b>          To make a written representation to Shropshire Council that they enforce the five principles within the planning system.</p>	Write to Shropshire Council	GW	07/07/25	Complete
REP/25/055	<p><b><u>RESOLVED SH/ISB (unanimous)</u></b>          That principle no. 5 ‘To join an army of ecological enforcers’ is considered by the Climate Action Group and a report comes back to committee.</p>	Write to Shropshire Council	GW		

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REP/25/056	<b><u>20 MPH SCHOOL SPEED LIMIT</u></b>  <b><u>RESOLVED GG/KC (unanimous)</u></b> 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.	Write to Shropshire Council	GW		
REP/25/057	<b><u>FISHMORE ROAD – PARKING PROBLEMS</u></b>  <b><u>RESOLVED GG/PA (unanimous)</u></b> 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	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25/014	<b><u>25/01145/LBC Linney House, Linney, Ludlow, SY8 1EE.</u></b>  <b><u>RESOLVED SH/GG (6:0:1)</u></b> To object to the replacement of 8No. front facing sash windows with new sash windows of same appearance, for the following reasons: i) That the windows should be repaired to maintain the historic fabric of the building as recommended by Historic England. This action is supported by information in a report in the document bundle that accepted it would be possible to repair the windows.	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/015	<b><u>25/01528/FUL 2 Linney Fields Linney, Ludlow, SY8 1EE</u></b>	Comments submitted to SC	CA	23.05.2025	Completed

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	<p><b><u>RESOLVED TG/DL (unanimous)</u></b></p> <p>To approve the removal of four trees subject to them being replaced with four indigenous trees.</p> <p>That there was no objection to the erection of detached garage following demolition of existing</p>				<b>Completed</b>
REP/25/016	<p><b><u>25/01742/TCA 8 Station Drive, Ludlow, SY8 2PQ</u></b></p> <p><b><u>RESOLVED DL/TG (7:1:0)</u></b></p> <p>To approve the re-pollarding to the previous pollard points of the Willows trees, and to approve the felling of the Leylandii subject to the planting of a replacement indigenous tree.</p>	Comments submitted to SC	CA	23.05.2025	
REP/25/018	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED TG/RO (unanimous)</u></b></p> <p>To update the spreadsheet with the following:</p> <p>The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.</p>	<p>Updated spreadsheet Email sent to SC.</p> <p>Response received and added to the spreadsheet.</p>	CA GW	22.05.2025	<b>Complete</b>
REP/25/020	<p><b><u>INCINERATION PLANT LUDLOW</u></b></p> <p><b><u>RESOLVED TG/GG (unanimous)</u></b></p> <p>To restate the objections previously stated by the council as they remain unresolved, namely:</p> <p>i) The site is not suitable because it is too close to a residential area. it appears that the placement of the site has been decided because it is convenient for Shropshire Council as owners of the site, rather than for a strategic reason.</p>	Response emailed to Shropshire Council	GW	02.06.25	

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	<p>ii) The process is largely untested, and any resultant air pollution will be taken into a residential area by the prevailing wind. This could put the health of residents, or their quality of life at risk.</p> <p>iii) The plant will increase the traffic in the area, and this is considered to be unacceptable in a largely residential area.</p>				
REP/25/021	<p><b><u>DANGEROUS TRAFFIC ON LOWER CORVE STREET</u></b></p> <p><b><u>RESOLVED</u> GG/KC (unanimous)</b></p> <p>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.</p>	Email sent to police inspector and response communicated to Councillors and residents.	GW	23.05.25	Complete
REP/25/022	<p><b><u>EMPTY BUILDINGS</u></b></p> <p><b><u>RESOLVED</u> ISB / PA (unanimous)</b></p> <p>To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.</p>	<p>Email to SC Becky Jones</p> <p>Received confirmation that Owen Gore is the officer managing the case. The Council's concerns have been restated to OG.</p> <p>Unitary Cllrs</p>	CA GW	23/05/2025	Complete

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

**02.12.2025**

		asked to support LTC's call for action.			
<b>REP meeting 08.04.2025</b>	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
<b>REP/25</b>	<b><u>25/00860/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u></b>  <b><u>RESOLVED GG/SH (unanimous)</u></b> No objection to the removal limb from 1no. Cypress (T1) and crown lift 3no. Yews (T3 and T4) (as per schedule) within Ludlow Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
<b>REP/25</b>	<b><u>25/00991/TCA 19 Broad Street, Ludlow, SY8 1NG</u></b>  <b><u>RESOLVED GG/AT (unanimous)</u></b> 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
<b>REP/25</b>	<b><u>25/00554/FUL New Prospect , Julian Road, Ludlow, SY8 1HD.</u></b>  <b><u>RESOLVED AD/DT (unanimous)</u></b>  No objection to replacing garage door with bay window, erection of brick piered fence within garden boundary, garden shed, change windows into French doors (north/south elevations)	Comments submitted to SC	CA	09.04.2025	Completed
<b>REP/25</b>	<b><u>25/01010/TCA The Bridge Inn , Corve Street, Ludlow, SY8 1DX</u></b>  <b><u>RESOLVED DT/RJ (unanimous)</u></b> No objection to crown reduction by up to 50% 1no. Sycamore (T1) within Ludlow Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
<b>REP/25</b>	<b><u>25/00878/FUL 4 Brand Lane, Ludlow, SY8 1NN</u></b>	Comments	CA	09.04.2025	Completed



**Representational Committee**  
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	<p><b><u>RESOLVED GG/RJ (unanimous)</u></b>  No Objection to Fenestration alterations, ground level reduction to rear garden area and installation of york stone hard surfacing</p>	submitted to SC			
REP/25	<p><b><u>25/00879/LBC 4 Brand Lane, Ludlow, SY8 1NN</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b>  No objection to Rear fenestration and doors alterations, ground level reduction to rear garden area and installation of york stone hard surfacing, internal layout alterations including removal of the existing brick fireplace and installation of a new stove and surround to the dining room, removal of partition walls and ceiling adjustments including installation of roof insulation</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00884/LBC Feathers Hotel , Bull Ring, Ludlow, SY8 1AA.</u></b></p> <p><b><u>RESOLVED GG/AT (unanimous)</u></b>  No objection to Installation of additional fire compartmentalization into the existing building</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01054/TPO39 The Cliff Park , Halton Lane, Ludlow, SY8 2JF.</u></b></p> <p><b><u>RESOLVED GG/DT (unanimous)</u></b>  No Objection to reduce elongated southern limbs by 1.5m of 1no. Douglas Fir (T25) protected by The Council of the South Shropshire District Council (Cliffe Caravan Park, Dinham, Ludlow) TPO 2001 (SS/00058/01)</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00966/FUL Spencer Manufacturing Co Ltd, Orleton Road, Ludlow, SY8 1XF</u></b></p> <p><b><u>RESOLVED GG/BW (unanimous)</u></b>  No objection to the proposed mixed use of Spencer Manufacturing unit as storage and distribution, retail, offices and complementary uses by St Michael's Hospice</p>	Comments submitted to SC	CA	09.04.2025	Completed

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

**02.12.2025**

	(Class B8 and E)				
REP/25	<u>25/00934/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow</u>  <b><u>RESOLVED GG/AT (6:0:1)</u></b> 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/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow,</u>  <b><u>RESOLVED GG/SW (unanimous)</u></b> 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>  <b><u>RESOLVED GG/SH (unanimous)</u></b> No objection to new dormer and rooflight, chimney alterations and amendment of ground floor window to a 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>  <b><u>RESOLVED GG/RJ (unanimous)</u></b> No objection to pollard to previous points at 1.5m 2no Sycamores within Ludlow (Gravel Hill) Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01188/FUL Ludlow Rugby Football Club, Ludlow Rugby Club, Linney Ludlow SY8 1EE</u>  <b><u>RESOLVED GG/RJ (unanimous)</u></b> 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

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

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REP/25	<p><b><u>25/01175/LBC 50 Old Street, Ludlow, SY8 1NS</u></b></p> <p><b><u>RESOLVED RJ/SH (unanimous)</u></b>          To object for the following reasons:</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii) The committee was also concerned that the written proposal does not reflect the plans.</li> <li>ii) The committee would like the material used for the replacements to be wood.</li> </ul>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED GG/SW (unanimous)</u></b>          To update the spreadsheet with the following:          To report to Connexus that the right had free-standing wall (when travelling downhill) between the library to Tesco has collapsed.</p>	Updated	CA	09.04.2025	Completed
REP/25	<p><b><u>PAVEMENT LICENCE CONSULTATION - HARP LANE DELI.</u></b></p> <p>The following objection was sent to Shropshire Council licensing under delegated authority prior to the meeting due to the deadline of 12 noon on 8<sup>th</sup> April.</p> <p>Dear Sirs,          Ludlow Town Council Objects to the proposed area 2 of the application from Harp Lane Deli.</p> <p>Reasons for the objection:</p> <ul style="list-style-type: none"> <li>• Church Street is a pedestrian thoroughfare that is 3.5m wide. Aragon's café already has an approved seating area of 1 m wide opposite, so in a street that is 3.5m wide, two pavement permits of 1 m each only leaves 1.5 m width for pedestrians. It is therefore not workable to suggest that the responsibility for both Aragon's and Harp Lane Deli is that they must ensure</li> </ul>	Comments submitted to SC	CA	08.04.2025	Completed

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

**02.12.2025**

	<p>a 2m distance between both sets of pavement licenses to ensure pedestrian access.</p> <ul style="list-style-type: none"><li>• Further to this, and as the attached photograph taken outside Aragon's on Friday shows, the 1m width is not complied with, so it is very likely that the two pavement permits will close off a main commercial thoroughfare, which means that business including the Rose and Crow Public house, The Church Inn, Ludlow Museum at the Buttercross, an art dealer, an antiques shop, the Mouse Trap Cheese shop, a pottery, and other businesses will lose trade because people will not be able to access them from the market area without rudely pushing past people eating their lunch, which would put most reasonable people off walking down Church Street.</li></ul> <p>Ludlow Town Council has no objection to the proposed area 1, which is already in existence and works well as an enhancement to the town.</p>				
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ITEM 14

**BUILDINGS BUILDING LAND AND TREES**

# Representational Committee 27/01/2026

Buildings, Building Land							
DATE	Query	Action	Response	Further updates			
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	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!	08/10/2025 CA emailed Streetworks again and asked for a further update	Galley type scaffolding will be installed - so that the pavement is accessable no date given CA 22/01/26 Scaffolding has been removed
14/01/2025	CA reported to Streetworks and await reply 16/01/2025iii) That Shropshire Council repair the deteriorating potholes on Broad Street down to Ludford Bridge	Becky has shared the below email with the street works team, Item 1 – I will arrange to have the locations inspected to see if	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	charlotte  Ill pass this onto my colleague who deals with the highways works for you ☺  Thanks Meg  Megan Conway Network Officer Team :Streetworks	CA emailed graham.downes@shropshire.gov.uk. As per email from  Charlotte Farrow Highway Works Programmer Streetworks Place Directorate Shropshire Council
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	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
11/02/2025	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	From: Deborah Tabone1 Sent: 22 December 2025 RE: Advance notification of planned tree works in Ludlow. Hi GinaThank you for your email.I will make a note to let you know if I receive any tree reports for the Ludlow area. This would only be for planned work on trees that StreetScene manage and would not include any that are managed by any other departments or emergency works where storm damage has occurred as I would not be made aware of those.  Kind regards
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	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	(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	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	Thank you for your email.I am writing to provide you with a furth update on the above property following further dialogue myself and other officers have had with the owners and their surveyor, who is	

**ITEM 15**

**BUS SHELTER CONSULTATION**



# **BUS SHELTER CONSULTATION**

## **Representational Committee 27<sup>th</sup> January 2026**

### **1. INTRODUCTION**

- 1.1 This report provides information and analysis following the latest public consultation, undertaken in Autumn 2025, considering the priority locations for new bus shelters in Ludlow.
- 1.2 The consultation results are provided as **an appendix to this report.**

### **2. RECOMMENDATION**

- 2.1 Subject to approval by Shropshire Council, to consider approval of a new site for a bus shelter in 2026/27.

### **3. PREVIOUS SHELTER INSTALLATIONS**

- 3.1 It was previously agreed that the Town Council would install a new bus shelter each year.

Since this decision shelters have been installed at the following locations:

2019 Corve Street  
2020 Sheet Road by Greenacres  
2021 Upper Galdeford  
2022 Sandpits Road  
2023 Sheet Road by Charlton Rise  
2025 Tollgate Road

- 3.2 In 2025, the existing bus shelter on Mill Street was also refurbished (this was delayed from 2024).
- 3.3 The location of each shelter must be approved by Shropshire Council Highways department and has to meet a number of criteria to ensure the



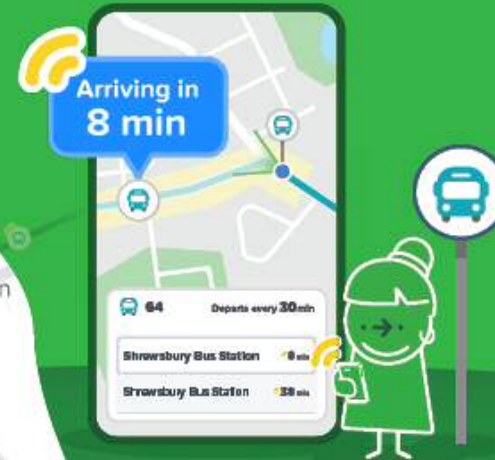
# Key

- 701
- 702
- 722

**P** Ludlow, Eco Park and Ride

- 701 Starts
- 702 Starts
- 722 Starts

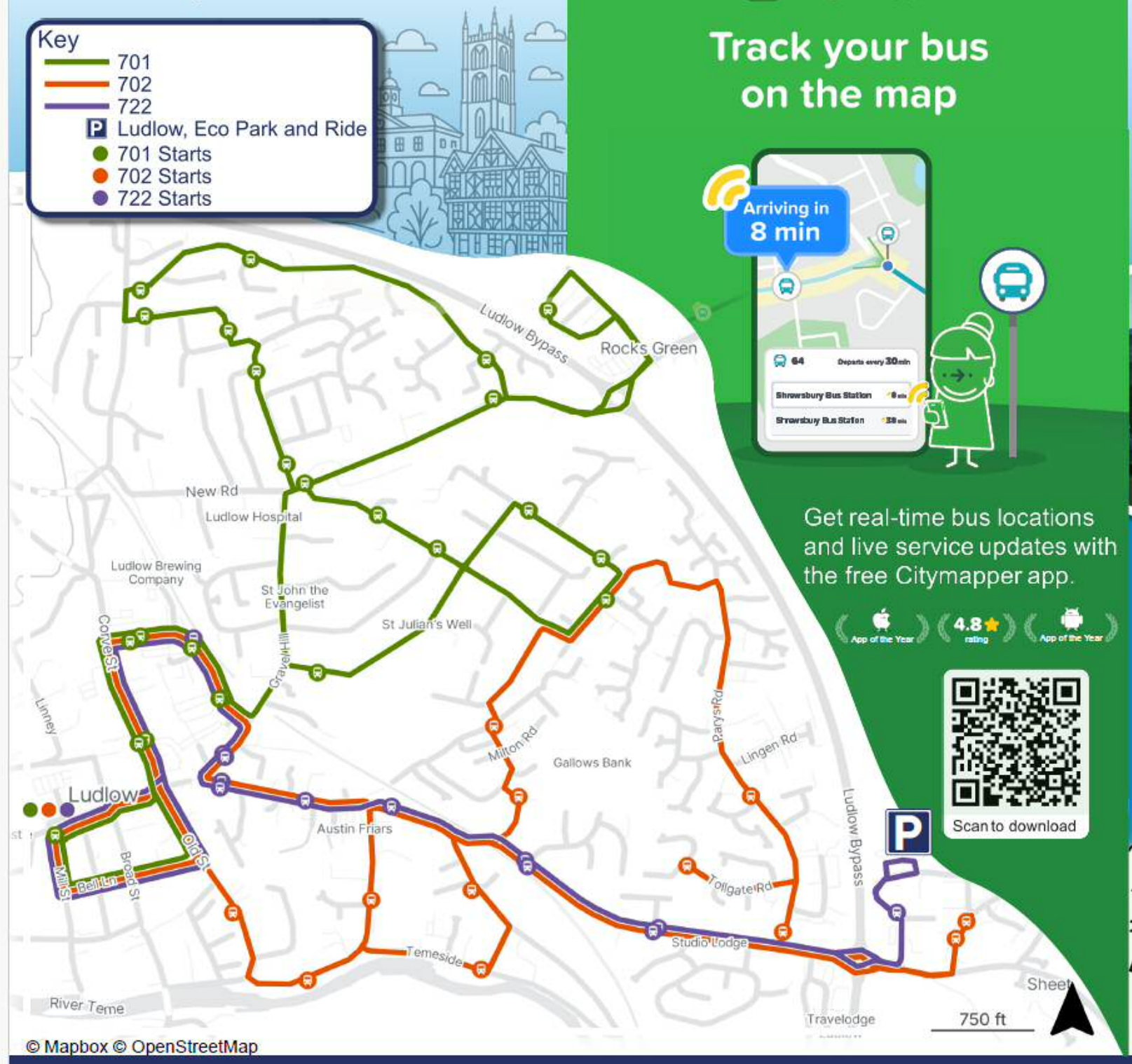
## Track your bus on the map



Get real-time bus locations and live service updates with the free Citymapper app.



Scan to download



## Q2 If 'Yes', tell us which existing bus stops would benefit most from a new shelter.

Answered: 30 Skipped: 10

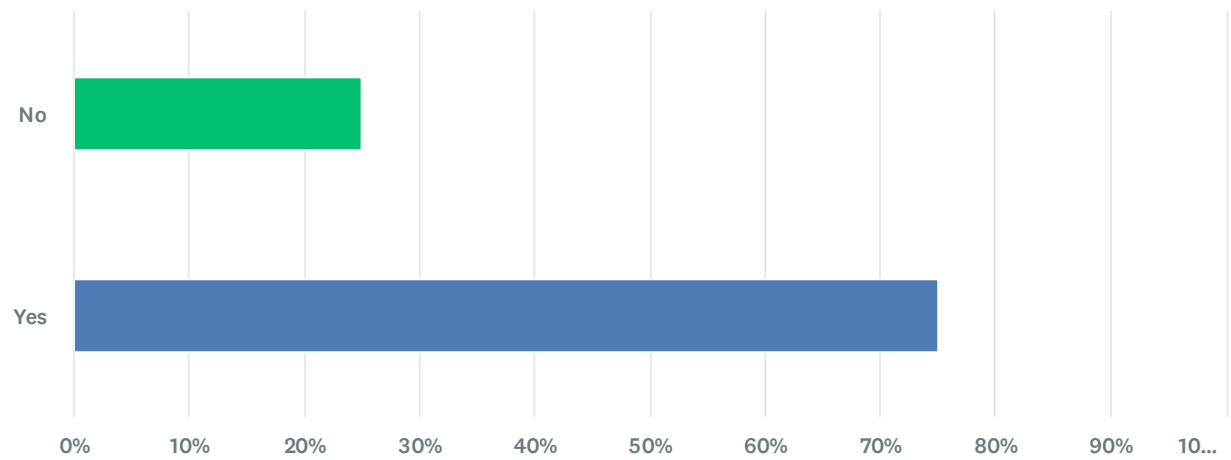
#	RESPONSES	DATE
1	Opposite the pet shop by doctors	10/13/2025 7:05 PM
2	Outside Beech Gardens SY8 IUT	10/8/2025 5:24 PM
3	Opposite Tescos by the fabric shop. Beechwood Gardens Sandpits Road and Morgan Close	10/6/2025 8:08 PM
4	Sandpits avenue	10/6/2025 8:02 PM
5	New estate on the Sheet	10/6/2025 4:56 PM
6	Sheet road (nfu) and first stop Parys road	10/6/2025 3:57 PM
7	Outside Aldi or Tesco.	10/6/2025 1:17 PM
8	Beech Gardens	10/5/2025 9:17 PM
9	By Aldi	10/5/2025 5:03 PM
10	Sainsbury on Dunn cow road rocksgreen	10/5/2025 4:40 PM
11	Beech Gardens, Ludlow	9/18/2025 11:28 AM
12	1) Lower Corve Street outside The Friary. Popular pick up for for 435 to Shrewsbury. 2) Weyman Road corner of Potter Close. 3) Rock Lane, junction of Houseman Crescent.	9/15/2025 12:24 AM
13	Aldi where most passengers queue or stop by the railway station.	9/14/2025 6:36 PM
14	Up at Rocks Green by the supermarket and new Costa. There is more people using this area now so would be good to have a shelter when waiting for the bus with shopping.	9/14/2025 4:53 PM
15	Outside aldi please	9/14/2025 11:19 AM
16	Parys road	9/14/2025 3:40 AM
17	By tesco!! Most popular and needed stop! I know the land outside lud interiors is owned by them but surely the stop could be put where a shelter could be put i e in the vicinity of the current stop.	9/11/2025 9:15 PM
18	Upper Galeford	9/10/2025 2:59 PM
19	They all should. It's miserable waiting in the rain	9/10/2025 1:38 PM
20	Tesco bus stops are well used but I understand the space outside is private. But at least a bench outside the curtain shop would be great. And with the cooperation of the shop owner, a blind outside the shop for shelter in bad weather? The bus stop in Parys Road by the Shrops Way could use a shelter or a bench. I complained about the poor state of the timetable here 2 years ago....a 5 minute job, no vast expenditure, yet nothing done! So not holding my breath for any improvements... thanks for asking!	9/10/2025 8:25 AM
21	As majority of users are OAP then ALL stops should have the shelters	9/10/2025 7:47 AM
22	Parys Road opposite TFM	9/9/2025 10:56 PM
23	The bus stop on bromfield road fed up getting wet and no where to sit when waiting for the 435 or the 740/738	9/9/2025 7:11 PM
24	By Sainsbury's , Duncow road Rocks Green	9/9/2025 7:05 PM
25	All around sandpit..... there is about 4 stops and not one shelter	9/9/2025 6:04 PM
26	Near Aldi on Station Drive	9/9/2025 5:25 PM

## New Bus Shelter Installation Consultation

27	Probably there are some but every time one is installed people who aren't getting the bus are forced to walk in the road to get round it. eg Corve Street, Upper Galdeford.	9/9/2025 5:04 PM
28	By Steventon Rd (route 722)	9/9/2025 4:59 PM
29	Sandpits avenue	9/9/2025 4:38 PM
30	All, with the weather blowing in and out...	9/9/2025 4:31 PM

Q1 Do you feel any existing Bus stops in Ludlow require a shelter?

Answered: 40    Skipped: 0



Answer Choices ↓	Percentage ↓	Responses ↓	
<div><div></div>No</div>	25.00%	10	...
<div><div></div>Yes</div>	75.00%	30	...
Total		40	

**Q2 If 'Yes', tell us which existing bus stops would benefit most from a new shelter.**

Answered: 30   Skipped: 10

Location	Number of votes
Upper Galdeford	2
Beech Gardens	4
Tesco/ Aldi	8
Morgans Close	1
Sandpits Avenue	3
NFU Sheet Road	1
Parys Road first stop	1
Parys Road	1
Parys Road/Shropshire Way	1
Parys Road by TFM	1
Corve Street o/s Friary	1
Weyman Road/ Potter Close	1
Rock Lane/Housman Crescent	1
Railway station	1
All bus stops	2
Bromfield Road	1
Steventon Road	1
	31

**NEIGHBOURHOOD PLAN**

## **Follow up information for Shropshire Council**

In terms of other Neighbourhood Development Plans (NDP) to look at, I recommend:

[Bishop's Castle](#) (adopted)

[Much Wenlock](#) (emerging)

As mentioned in the meeting, there is zero pressure from SC officers regarding whether or not to create a neighbourhood plan but we're there to support if needed.



# Neighbourhood Planning

Presentation to Ludlow Town Council Representational Committee

Tuesday 2<sup>nd</sup> December 2025

Edward West – Planned Policy and Strategy Manager

Rosie Corner – Policy and Neighbourhood Planning Officer

# National Planning Policy Framework

11. Plans and decisions should apply a presumption in favour of sustainable development [*i.e. the weighted balance*].

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (*see paragraphs 69-70*).

# Focused Neighbourhood Plans

## Planning Practice Guidance

*A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies. Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.*

Neighbourhood Plan	Evidence base
Vision	Record of community engagement
Objectives	
Site allocations	Housing Needs Assessment
Local Green Spaces policy	Local Green Spaces assessment
Heritage policy	List of designated and non-designated heritage assets
Design policy/ Design code	
Implementation and monitoring	

# Comprehensive Neighbourhood Plans

**Objective 1: Spatial strategy and housing**

MW1: Supporting sustainable development

MW2: Meeting local housing needs

MW4: Rural Exception Sites

MW5: Infill development and conversions

**Objective 2: The economy and jobs**

MW6: Commercial development

MW7: Protecting and enhancing the role and setting of Much Wenlock town centre

MW8: Promoting sustainable rural tourism

MW9: Visitor accommodation in rural areas

MW10: Supporting flexible workspaces and opportunities for homeworking

**Objective 3: Reducing flood risk**

MW11: Flooding and drainage

MW12: Sustainable drainage design and management

**Objective 4: Transport and movement**

MW13: Improving walking, cycling and equestrian opportunities

MW14: Publicly accessible parking

MW15: Mitigating vehicular impacts at junctions and pinchpoints

**Objective 5: Community well-being**

MW16: Improving opportunities for community and cultural facilities, sport and recreation

MW17: Resisting the loss of public houses

MW18: Public toilet provision

**Objective 6: Good quality design, local character and heritage**

MW19: Character and design of development

MW20: Energy efficiency and mitigating climate change

MW21: Conserving heritage assets

**Objective 7: Green and Open Spaces, local landscape and wildlife**

MW22: Local Green Space

MW23: Recreational open and play space

MW24: Green and blue infrastructure and delivering biodiversity net gain

MW25: Landscape and environment

MW26: Dark skies

MW27: Community and renewable energy

# Funding

- Locality funding withdrawn June 2025 (previously £10,000 to £18,000).
- Professional support remains a necessity for all Neighbourhood Plans.
- On adoption, the Town Council would receive a 25% share of the Community Infrastructure Levy (Neighbourhood Fund)

ITEM 17

**PLANNING AND INFRASTRUCTURE BILL NOW IN FORCE**

# Planning and Infrastructure Bill Now in Force

18 December 2025

The Planning and Infrastructure Bill came into force today (18th December 2025).

A key part of the government's reforms aimed at modernising the planning system and infrastructure in England, some of the key measures the Bill contains are:

- accelerating the delivery of major infrastructure projects such as new reservoirs, roads, and electricity infrastructure, including through changes to the nationally significant infrastructure projects process
- enabling electricity bill discounts of up to £2,500 over ten years for communities affected by new pylons and transmission infrastructure
- a new system for developers to offset environmental impacts
- making it easier for bodies, including town and parish councils, to acquire land through compulsory purchase orders
- streamlining the approval process for new electrical vehicle charging points on roads

It also enables the government to introduce regulations on the size of local authority planning committees and requiring their members to undertake mandatory training as well as introducing a national scheme of delegation for determining planning applications.

More information about the Bill and its contents can be found [here](#).



