

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
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Dispatch date: Thursday 19th March 2026

You are summoned to attend a meeting of
Representational Committee at
The Guildhall, Mill Street, Ludlow SY8 1RZ
on Tuesday 24th March 2026 at 7pm

Gina Wilding

Gina Wilding
Town Clerk

Key Agenda Items:

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

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

1. HEALTH AND SAFETY

Councillors and members of the public are to note that the fire exits can be found to the rear of the building and via the front door. The fire assembly point is on the pavement opposite the Guildhall. For fire safety purposes all Councillors should sign the attendance book and members of the public should sign the attendance sheet.

2. RECORDING OF MEETINGS

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

3. MEETING PROTOCOL

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

Councillors and officers have distinct yet complementary roles and work collaboratively in the best interests of the community. Councillors are responsible for setting policy and representing the public, while officers provide impartial advice and are tasked with implementing Council decisions.

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

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

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

4. APOLOGIES

To receive apologies from committee members.

5. DECLARATIONS OF INTERESTS

To receive members' declarations of interests for:

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

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

6. PUBLIC OPEN SESSION (15 minutes)

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

7. LUDLOW UNITARY COUNCILLORS SESSION

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

8. MINUTES

To approve as a correct record and sign the minutes of the Representational Committee meeting held on 24th February 2026.

9. ITEMS TO ACTION

To note the items to action of the Representational Committee on 24th February 2026.

10. SHROPSHIRE COUNCIL DECISIONS PENDING

To note the following pending decisions

26/00632/AMP	<u>Proposed Residential Development South Of A49, Ludlow</u> Amendments to planning permission 18/05461/REM - amended Proposed Site Plan to remove the footway from the eastern side of the internal access road to the A49 Trunk Road, amended Proposed Phasing Plan to include areas of earthworks to the A49 (and internal access road)
26/00618/PACMF	<u>Cobb Amos, 5 High Street, Ludlow, SY8 1BS</u> Change of use from of first and second floors to a 1No flat, with associated new internal partitions and alterations to existing modern staircase (Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3) under Schedule 2, Part 3, Class G)
<u>26/00632/AMP</u>	<u>Proposed Residential Development South Of A49 Ludlow</u> Amendments to planning permission 18/05461/REM - amended Proposed Site Plan to remove the footway from the eastern side of the internal access road to the A49 Trunk Road, amended Proposed Phasing Plan to include areas of earthworks to the A49 (and internal access road)
26/00549/CPE	<u>The Coach House, Rock Lane, Ludlow, SY8 1SF</u> Application for a Lawful Development Certificate for the existing use of the Coach House as a separate dwelling
26/00450/LBC	<u>Lloyds Bank Plc Bank House, 16 Broad Street, Ludlow, SY8 1NQ</u> Internal door repairs/upgrades with certain doors replaced with new designs (retrospective)
26/00459/TCA	<u>21 Gravel Hill, Ludlow, SY8 1QR</u> Fell 1no Apple within Ludlow (Gravel Hill) Conservation Area

11. SHROPSHIRE COUNCIL DECISIONS

To note the following decisions.

25/02670/LBC	<u>48 Old Street, Ludlow, SY8 1NS</u> Replacement of timber windows and doors	
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<u>25/04719/FUL</u>	<u>Westminster Cottage , 2 Bell Lane, Ludlow, Shropshire, SY8 1BN</u> Repair and conservation works including replacement windows, internal replastering, installation of fire doors and replacement conservatory doors and roof affecting a grade II listed building	GRANTED
25/04720/LBC	<u>Westminster Cottage , 2 Bell Lane, Ludlow, SY8 1BN</u> Repair and Conservation Works	GRANTED
25/04891/FUL	<u>8 Station Drive, Ludlow, SY8 2PQ</u> Single Storey extension to the rear of the property replacing an existing conservatory	GRANTED
26/00008/TCA	<u>The Coach House , 9A Corve Street, Ludlow, SY8 1DA</u> Re-pollard to previous pruning cuts at a height of 3-4m 1no Yew within Ludlow Conservation Area	NO OBJECTION
26/00007/TCA	<u>27 Broad Street, Ludlow, SY8 1NJ</u> Prune back from sun house by 3m, trim regrowth from trunk and balance crown of 1no Yew within Ludlow Conservation Area	NO OBJECTION
26/00047/FUL	<u>Local To Ludlow, Ground Floor Shop And Cafe, 4 Castle Street, Ludlow</u> Conversion of an existing gallery on the ground, first and second floors to residential accommodation	REFUSED
26/00048/LBC	<u>Local To Ludlow, Ground Floor Shop And Cafe, 4 Castle Street, Ludlow</u> Conversion of an existing gallery on the ground, first and second floors to residential accommodation	REFUSED
26/00201/TCA	<u>9 Station Drive, Ludlow, SY8 2PQ</u> Fell 4no. Leylandii (T1-4) within Ludlow Conservation Area	NO OBJECTION
26/00056/FUL	<u>2 Fishmore Close, Ludlow, SY8 2PS</u> Erection of single storey side extension	GRANTED
26/00043/FUL	<u>5 Brand Lane, Ludlow, SY8 1NN</u> Refurbish, extension and alterations to the existing building	GRANTED
26/00334/FUL	<u>53 Mill Street, Ludlow, SY8 1BB</u> Conversion of first floor (commercial use) into residential apartment	GRANTED

12. PLANNING APPLICATIONS

To consider and comment on all validated planning applications.

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

26/00730/VAR	<u>Beech House , 41 New Road, Ludlow, Shropshire, SY8 2NY</u> Variation of Conditions 1 and 2 of 25/02954/VAR to allow for a revised design of Plot 2 http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAXE
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	EVTDGMG00
26/00615/ADV	<u>Vision Express, 6 - 7 High Street, Ludlow, Shropshire, SY8 1BS</u> Replacement/ refurbishment of existing heritage style signage View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAKFQ8TDGG400
26/00617/LBC	<u>Vision Express, 6 - 7 High Street, Ludlow, Shropshire, SY8 1BS.</u> Replacement/refurbishment of existing heritage style signage http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAKFRVTDGG800
26/00619/FUL	<u>25 Castle View Terrace, Ludlow, Shropshire, SY8 2NG</u> Erection of detached garden room building for use as a home gym. http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAKFSKTDGGC00
26/00824/COU	<u>12 Castle Street, Ludlow, Shropshire, SY8 1AT</u> Change of Use from Sui Generis (Public House) to Class E (b) for the sale of food and drink for consumption (mostly) on the premises http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TB4T0JTDGR700
26/00870/VAR	<u>Marches Biogas Limited, Biodigester Station, Coder Road, Ludlow, Shropshire, SY8 1XE</u> Variation of Condition No. 2 attached to permission 25/00309/FUL dated 27 March 2025 http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBC7RXTDGU100

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
17 th May 2026- 18 th May 2026 From Sunday to Monday 08:00 - 06:00	Bell Lane Ludlow	amendment to temporary road closure	Severn Trent	Long comm pipe renew
17 th May 2026 Ludlow Storm the Castle 33k and sprint cycling course takes place SUN 17-MAY	Circular route from Ludlow Castle into Herefordshire via Pipe Aston, Leinthall Starkes, Wigmore, Adforton,	temporary road closure	Andali Events	Ludlow Storm the Castle duathlon - cycling (2026) Road open to normal traffic, possible minor delays at times. Marshals throughout route to provide assistance and

between 07:30 - 14:00	Leintwardine			warnings as required. Some short duration traffic control in place.
28/05/2026 between 09:30 and 15:30, under	15 Dinham, SY8 1EJ	Road Closure	Severn Trent	I am writing to notify you of a scheduled repair/replacement of a defective mapped manhole frame and cover on the road Attached is the TM plan.  14169246 TM PLAN rd closure severn tre

14. BUILDINGS, BUILDING LAND AND TREES

To consider updates and provide information for further investigation.

15. CONNEXUS PROPERTY DISPOSALS AND SANDPITS REGENERATION – LUDLOW

To consider a request to seek transparency / further information form Connexus.

16. NEIGHBOURHOOD PLAN

To note that Full Council approved the creation of a Task and Finish Group.
To consider and recommend approval of the Terms of Reference (TOR) including membership.

17. PLANNING APPEALS

To note the introduction of new legislation from 1 April 2026.

18. SLCC RESPONSE TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) CONSULTATION

To note the response.

19. NEW AMENDMENTS WILL CREATE SAFER STREETS, CHAMPION CULTURE, AND STRENGTHEN LOCAL ACCOUNTABILITY UNDER THE ENGLISH DEVOLUTION BILL

To note the amendment to the bill.

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 21st April 2026

ITEM 8

MINUTES

Conflicts of Interest

None

Personal Interest

None

R/252 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/253 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Councillor Parry was present and provided an update on Shropshire Council Highways works following a meeting with Andy Keyland. Sheet Road resurfacing is planned to begin 23rd March and will be done in two sections.

Highways are suggesting skimming High Street and King Street in October and would like LTC's thoughts on this taking place? Parys Road does also need doing at some point.

Cllr Parry has also asked that the signage is replaced on the railway bridge at the bottom of Sheet Road as it is currently the wrong height.

R/254 MINUTES

RESOLVED SH/PA (unanimous)

That the open and closed minutes of 27th January 2026, with the amendment at R/222 that the action was resolved by ISB/AT (unanimous), be approved as a correct record and signed by Chair.

R/255 ITEMS TO ACTION

RESOLVED SH/PA (unanimous)

To note the items to action of 27th January 2026.

R/256 SHROPSHIRE COUNCIL DECISIONS PENDING

RESOLVED SH/PA (unanimous)

That the decisions pending by Shropshire Council be noted.

R/257 **SHROPSHIRE COUNCIL DECISIONS**

RESOLVED **SH/KC (unanimous)**

That the decisions by Shropshire Council be noted.

R/258 **PLANNING APPLICATIONS**

26/00632/AMP Proposed Residential Development South of A49, Ludlow

RESOLVED **KC/ISB (unanimous)**

No Objection to the amended Proposed Site Plan to remove the footway from the eastern side of the internal access road to the A49 Trunk Road.

R/259 **26/00618/PACMF Cobb Amos, 5 High Street, Ludlow, SY8 1BS**

RESOLVED **PA/KC (unanimous)**

No Objection to the change of use from of first and second floors to a 1No flat.

R/260 **26/00334/FUL 53 Mill Street, Ludlow, SY8 1BB**

RESOLVED **PA/ISB (unanimous)**

No Objection to the conversion of first floor (commercial use) into residential apartment.

R/261 **26/00549/CPE The Coach House, Rock Lane, Ludlow, SY8 1SF**

RESOLVED **VP/KC (unanimous)**

To not support the Application for a Lawful Development Certificate for the existing use of the Coach House as a separate dwelling, for the following reasons:

- It has been previously rejected and there don't seem to have been any changes.
- Does the covenant not still apply given the relationship between tenants?
- More information is needed regarding the previous application and why it was denied, also solicitors' advice is required regarding the covenant.

R/262 **26/00450/LBC Lloyds Bank plc Bank House, 16 Broad Street, Ludlow, SY8 1NQ**

RESOLVED PA/VP (unanimous)

No Objection to the retrospective application from internal door repairs/upgrades with certain doors replaced with new designs.

R/263 **26/00459/TCA 21 Gravel Hill, Ludlow, SY8 1QR**

RESOLVED ISB/RO (4:2:1)

To Object to felling 1no Apple within Ludlow (Gravel Hill) Conservation Area for the following reason:

- Felling is not necessary, the crown of the tree could be raised with correct pruning to allow the access required.

R/264 **26/00693/HHE 23 Housman Crescent, Ludlow, SY8 1SG**

RESOLVED ISB/PA (unanimous)

To Object to erection of a single storey rear extension to an attached dwelling for the following reasons:

- A Design and Access statement is not included with the application
- The size of the extension is not in keeping with other properties.

R/265 **ROAD CLOSURE/TRAFFIC MANAGEMENT**

RESOLVED SH/ISB (unanimous)

To note the road closures.

R/266 **BUILDINGS, BUILDING LAND AND TREES**

RESOLVED KC/RO (unanimous)

To note there is no current update and add the following issues to the list for further investigation:

- Forest Dog Rescue building on Upper Galdeford (opposite The Queens) there is a tree growing out of the wall and windows appear unsafe.
- Wildwoods building, Broad Street. Rumours that the building is in a dire state and there are holes in the roof allowing water to get into the structure.
- Costa building, King Street. Site visit with Shropshire Councillors a week ago. Work is being delayed and there are concerns that the windows and insecure/unsafe.

R/267 **EXCLUSION OF PRESS AND PUBLIC: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

RESOLVED SH/KC (unanimous)

The Chair 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.

Meeting closed at 7:57pm

Chairman

Date

Closed Session minutes will be issued



CLOSED SESSION MINUTES

Closed Session minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at The Guildhall, Mill Street, Ludlow on **TUESDAY 24TH FEBRUARY 2026** at **7.00PM**.

R/268 BUS SHELTERS – UPDATED QUOTATIONS

RECOMMEND PA/ISB (unanimous)

That a conversation about installing a 2 bay Invincible Euroshell bus shelter on Station Drive is started with Tesco regarding the location and with Shropshire Council regarding the viability of a shelter at this location.

R/269 RESOLVED PA/SH (6:0:1)

To approve the installation of a replacement bus shelter at Henley Road. The shelter chosen is a 3 bay open Invincible Euroshell bus shelter which is the same design as other locations but slightly larger, at a cost of £7,820.00 + VAT.

The meeting closed at 7:57pm.

Town Mayor

Date

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24.02.2026

Rep meeting 24.02.2026	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
REP/25/258	<p><u>26/00632/AMP Proposed Residential Development South of A49, Ludlow</u></p> <p><u>RESOLVED KC/ISB (unanimous)</u> No objection to the amended Proposed Site Plan to remove the footway from the eastern side of the internal access road to the A49 Trunk Road.</p>	Email sent to case officer with comment.	26/2/2026	KA	Completed
REP/25/259	<p><u>26/00618/PACMF Cobb Amos, 5 High Street, Ludlow, SY8 1BS</u></p> <p><u>RESOLVED PA/KC (unanimous)</u> No objection to the change of use from of first and second floors to a 1No flat.</p>	Comments submitted to SC	26/2/2026	KA	Completed
REP/25/260	<p><u>26/00334/FUL 53 Mill Street, Ludlow, SY8 1BB</u></p> <p><u>RESOLVED PA/ISB (unanimous)</u> No objection to the conversion of first floor (commercial use) into residential apartment.</p>	Comments submitted to SC	26/2/2026	KA	Completed
REP/25/261	<p><u>26/00549/CPE The Coach House, Rock Lane, Ludlow, SY8 1SF</u></p> <p><u>RESOLVED VP/KC (unanimous)</u> To not support the Application for a Lawful Development Certificate for the existing use of the Coach House as a separate dwelling, for the following reasons:</p> <ul style="list-style-type: none"> • It has been previously rejected and there don't seem to have been any changes. • Does the covenant not still apply given the relationship between tenants? • More information is needed regarding the 	Comments submitted to SC	26/2/2026	KA	Completed

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	previous application and why it was denied, also solicitors advice is required regarding the covenant.				
REP/25/262	<p><u>26/00450/LBC Lloyds Bank plc, Bank House, 16 Broad Street, Ludlow, SY8 1NQ</u></p> <p><u>RESOLVED PA/VP (unanimous)</u> No objection to the retrospective application from internal door repairs/upgrades with certain doors replaced with new designs.</p>	Comments submitted to SC	26/2/2026	KA	Completed
REP/25/263	<p><u>26/00459/TCA 21 Gravel Hill, Ludlow, SY8 1QR</u></p> <p><u>RESOLVED ISB/RO (4:2:1)</u> To object to felling 1No Apple within Ludlow (Gravel Hill) Conservation Area for the following reason:</p> <ul style="list-style-type: none"> Felling is not necessary, the crown of the tree could be raised with correct pruning to allow the access required. 	Comments submitted to SC	26/2/2026	KA	Completed
REP/25/264	<p><u>26/00693/HHE 23 Housman Crescent, Ludlow, SY8 1SG</u></p> <p><u>RESOLVED ISB/PA (unanimous)</u> To Object to the erection of a single storey rear extension to an attached dwelling for the following reasons:</p> <ul style="list-style-type: none"> A Design and Access Statement is not included with the application The size of the extension is not in keeping with other properties. 	Comments submitted to SC	26/2/2026	KA	Completed
REP/25/266	<p><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED KC/RO (unanimous)</u> To note there is not current update and add the</p>	Added to spreadsheet	CA	19/03/2026	Ongoing

ITEMS TO ACTION

	<p>following issues to the list for further investigation:</p> <ul style="list-style-type: none"> • Forest Dog Rescue building on Upper Galdeford (opposite The Queens) there is a tree growing out of the wall and windows appear unsafe. • Wildwoods building, Broad Street. Rumours that the building is in a dire state and there are holes in the roof allowing water to get into the structure. • Costa building, King Street. Site visit with Shropshire Councillors a week ago. Work is being delayed and there are concerns that the windows are insecure/unsafe. 				
REP/25/268	<p><u>BUS SHELTERS – UPDATED QUOTATIONS</u></p> <p><u>RECOMMEND PA/ISB (unanimous)</u> That a conversation about installing a 2 bay Invincible Euroshell bus shelter on Station Drive started with Tesco regarding the location, and with Shropshire Council regarding the viability of a shelter at this location.</p>	Contacted SC Highways			
REP/25/269	<p><u>RESOLVED PA/SH (6:0:1)</u> To approve the installation of a replacement bus shelter at Henley Road. The shelter chosen is a 3-bay open Invincible Euroshell bus shelter which is the same design as other locations but slightly larger, at a cost of £7,820.00 + VAT.</p>	Ordered bus shelter with Euroshell			
Rep meeting 27.1.2026	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
REP/26/221	<p><u>25/04397/FUL Oakdale, Temeside, Ludlow, SY8 1JN.</u></p> <p><u>RESOLVED ISB/KC (unanimous)</u> To Object to the erection of replacement dwelling. For the following reasons: i) The proposed development is out of character with the existing street scene.</p>	Comments submitted to SC	02/02/2026	CA	Completed

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	<p>ii) The proposed development would take the building line closer to the river and the Environment Agency has not been consulted.</p> <p>iii) The town council endorses the comments from the Conservation Officer</p> <p>iv) The proposed development is also oversized for the plot and therefore overbearing on neighbouring properties.</p>				
REP/26/222	<p><u>25/04692/LBC Rickards & Son Limited, 6 - 7 Bull Ring, Ludlow, SY8 1AE.</u></p> <p><u>RESOLVED ISB/TA (unanimous)</u> To Object to the 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. For the following reasons: i) The proposed works will remove historical fabric from a Grade II listed building, which is unacceptable and should be avoided with a different approach that is more sympathetic to the listed historic fabric of the interior of the building.</p>	Comments submitted to SC	02/02/2026	CA	Completed
REP/26/224	<p><u>25/04719/FUL Westminster Cottage, 2 Bell Lane, Ludlow, SY8 1BN.</u></p> <p><u>RESOLVED GG/PA (unanimous)</u> To Object to the repair and conservation works including replacement Conservatory for the following reasons: i) The historic fabric of the building especially the floor is not adequately protected. ii) The application does not provide pictures of the original window, which means it is not possible to ascertain if the proposed works are suitable or appropriate.</p>	Comments submitted to SC	02/02/2026	CA	Completed
REP/26/225	<p><u>25/04720/LBC Westminster Cottage , 2 Bell Lane, Ludlow, SY8 1BN.</u></p>	Comments submitted to SC	02/02/2026	CA	Completed

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	<p><u>RESOLVED GG/PA (unanimous)</u> To Object to the repair and conservation works including replacement Conservatory for the following reasons: iii) The historic fabric of the building especially the floor is not adequately protected. iv) The application does not provide pictures of the original window, which means it is not possible to ascertain if the proposed works are suitable or appropriate.</p>				
REP/26/226	<p><u>26/0004/TCA 23 Broad Street, Ludlow, SY8 1NJ.</u></p> <p><u>RESOLVED ISB/PA (unanimous)</u> No Objection to Crown raise to 2.5m 1no Magnolia & reduce in height by approx 50%. To write to Shropshire Council to ask that pictures are include with all tree applications.</p>	Comments submitted to SC	28/01/2026	CA	Completed
REP/26/227	<p><u>26/0009/TCA Carpark Behind, 17 Corve Street, Ludlow, SY8 1DA.</u></p> <p><u>RESOLVED ISB/KC (unanimous)</u> No objection to French pollard 2no Apple within Ludlow Conservation Area</p>	Comments submitted to SC	28/01/2026	CA	Completed
REP/26/228	<p><u>25/04891/FUL 8 Station Drive, Ludlow, SY8 2PQ</u></p> <p><u>RESOLVED ISB/PA (unanimous)</u> No objection to Single Storey extension to the rear of the property replacing an existing conservatory.</p>	Comments submitted to SC	28/01/2026	CA	Completed
REP/26/229	<p><u>26/0008/TCA The Coach House , 9A Corve Street, Ludlow, SY8 1DA</u></p> <p><u>RESOLVED ISB/TG (unanimous)</u> No Objection to Re-pollard to previous pruning cuts at a height of 3-4m 1no Yew within Ludlow Conservation Area.</p>	Comments submitted to SC	28/01/2026	CA	Completed
REP/26/230	<p><u>26/0007/TCA 27 Broad Street, Ludlow, SY8 1NJ</u></p> <p><u>RESOLVED ISB/TG (unanimous)</u> To Object to Prune back from sun house by 3m, trim</p>	Comments submitted to SC	02/02/2026	CA	Completed

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	<p>regrowth from trunk and balance crown of 1no Yew within Ludlow Conservation Area. For the following reasons: i) There are no images of the tree, so it is impossible to know if the 3 m pruning works would be detrimental to the health of the tree.</p>				
REP/26/231	<p><u>26/00047/FUL Local To Ludlow, Ground Floor Shop And Cafe, 4 Castle Street, Ludlow,</u></p> <p><u>RESOLVED ISB/KC (unanimous)</u> To object to the Conversion of an existing gallery on the ground, first and second floors to residential accommodation for the following reasons i)There is no evidence of trying to re-let the shop as a commercial property before embarking on a proposed conversion to a dwelling, which could detrimentally impact the economic well being of the town centre. ii)There is no application for change of use. iii)The current proposals raise serious concerns about the detrimental impact of conversion to a residential dwelling would have on the historic architecture of the listed building including: a. the impact of the proposed subdivision of historic spaces and the application of internal insulation to historic walls. b. and the extension of the soil pipe on the rear elevation to Quality Square would increase the existing visual intrusion.</p>	Comments submitted to SC	02/02/2026	CA	Completed
REP/26/233	<p><u>26/00201/TCA 9 Station Drive, Ludlow, SY8 2PQ</u></p> <p><u>RESOLVED ISB/KC (unanimous)</u> No Objection to Fell 4no. Leylandii (T1-4) within Ludlow Conservation Area</p>	Comments submitted to SC	28/01/2026	CA	Completed
REP/26/234	<p><u>26/00056/FUL 2 Fishmore Close, Ludlow, SY8 2PS</u></p> <p><u>RESOLVED ISB/GG(unanimous)</u> No Objection to Erection of single storey side extension</p>	Comments submitted to SC	28/01/2026	CA	Completed
REP/26/235	<p><u>26/00043/FUL 5 Brand Lane, Ludlow, SY8 1NN</u></p> <p><u>RESOLVED ISB/TG (unanimous)</u></p>	Comments submitted to SC	28/01/2026	CA	Completed

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	No Objection to Refurbish, extension and alterations to the existing Building.				
REP/26/238	<p><u>BUS SHELTER CONSULTATION</u></p> <p><u>RESOLVED ISB/KC (unanimous)</u> To note the consultation results and approach Euroshell and assess the feasibility of a cantilever shelter attached to the wall at the Tesco site. If the location is considered to be potentially feasible to approach Tesco ask them to consider giving permission and any support that they may be able to offer.</p>	Action passed to KA to follow up and report back	02/02/2026	CA	Completed
REP/26/239	<p><u>NEIGHBOURHOOD PLAN</u></p> <p><u>RECOMMEND ISB/TG (5:0:1)</u> That Full Council approve the setting up of a Task and Finish Group to explore the feasibility of possible options.</p>	Passed to HJ for next FC agenda	19/02/26	GW	Completed
R/243	<p><u>BUS SHELTER REFURBISHMENT</u></p> <p><u>RECOMMEND ISB/AT (unanimous)</u></p> <p>That Full Council approve the removal of existing shelter and the installation of a Euroshel bus shelter of the same size and design as installed by the council since 2019, and with the same specification glass as Sandpits Road shelter.</p>	Action passed to KA to follow up and report back	19/02/26	GW	Completed
R/244	<p><u>RESOLVED ISB/PA (unanimous)</u></p> <p>To approve the expenditure of £677.50 plus VAT on the replacement glass panels for the Sandpits Road bus shelter.</p>	Action passed to KA to arrange with contractor.	19/02/26	GW	Completed
R/245	<p><u>RECOMMEND ISB/KC (unanimous)</u></p> <p>To approve quarterly cleaning of all eight-town council owned bus shelters by the council's existing contractor.</p>	Passed to HJ for next FC agenda	19/02/26	GW	Completed
Rep meeting 02.12.2025	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
REP/25/197	<u>25/03951/FUL 70 New Road, Ludlow, SY8 2LS</u>	Comments	3/12/25	CA	Completed

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

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	i) Back lit box signs are unnecessarily obtrusive in the conservation area				
REP/25/203	<p><u>25/04245/LBC The George Inn, 12 Castle Street, Ludlow, SY8 1AT</u></p> <p><u>RESOLVED GG/SH (7:0:2)</u> 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><u>25/03749/FUL Holmlands , 26 Dinham, Ludlow, SY8 1GF.</u></p> <p><u>RESOLVED KC/VP (unanimous)</u> That the amendments have not addressed the original objections stated by the town council and that these objections are as stated below:</p> <ul style="list-style-type: none"> • 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>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</p>	Comments submitted to SC	5/12/25	CA	Completed

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	<p>Conservation Areas:</p> <ul style="list-style-type: none"> • Materials should match those traditionally used in the Conservation Area. • Proposals should retain or restore traditional stone or brick boundary walls. <p>The Conservation Area Appraisal also notes:</p> <ul style="list-style-type: none"> • 4.11 A large amount of garden space survives in this residential town centre, and policy seeks to keep it that way. <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>				
<p>REP/25/205</p>	<p><u>25/04424/TCA Linney Villa , Linney, Ludlow, SY8 1EE.</u></p> <p><u>RESOLVED GG/KC (unanimous)</u></p> <p>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</p>	<p>Comments submitted to SC</p>	<p>3/12/25</p>	<p>CA</p>	<p>Completed</p>

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	Western Red Cedar (T3) within Ludlow Conservation Area				
REP/25/206	<p><u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u></p> <p><u>RESOLVED SH/KC (7:0:2)</u> 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 1st March 2026.</p>	Contacted SC streetworks	CA	11/12/25	Ongoing
REP/25/207	<p><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED SH/PA (unanimous)</u> 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.</p>	Contacted SC trees team	CA	11/12/2025	Ongoing
Rep meeting 4.11.2025	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
R/172	<p><u>25/03367/FUL 3 Lower Galdeford, Ludlow, SY8 1RN</u></p> <p><u>RESOLVED GG/TG (unanimous)</u> No objection to the alterations to the front elevation.</p>	Comments submitted to SC	5/11/25	KA	Completed
R/173	<p><u>25/03732/TCA Walcote House, 17 Broad Street, Ludlow, SY8 1NG</u></p> <p><u>RESOLVED GG/PA (unanimous)</u> No objection to the tree works to 1no Walnut</p>	Comments submitted to SC	5/11/25	KA	
R/174	<p><u>25/03077/FUL Tarwin, The Old Orchard, Ludlow, SY8</u></p> <p><u>RESOLVED GG/AT (unanimous)</u> To object to the demolition of existing dwelling and erection of eco home for the following reasons: a) No eco credentials including, but not limited to, solar panels or heat pumps are apparent in the</p>	Comments submitted to SC	5/11/25	KA	

	<p>application.</p> <p>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.</p>				
<p>R/175</p>	<p><u>25/03749/FUL Holmlands, 26 Dinham, Ludlow, SY8 1GF</u></p> <p><u>RESOLVED GG/KC (unanimous)</u></p> <p>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"> • The removal of the traditional local stone boundary wall would erode the historic enclosure and character of the lane. The wall, although partly realigned, contributes positively to the street scene. Its loss is unjustified and detrimental. • The replacement of traditionally detailed, side-hung painted timber garage doors and gate with a non-traditional aluminium sliding gate would introduce a visually intrusive and inappropriate feature. <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"> • Materials should match those traditionally used in the Conservation Area. • Proposals should retain or restore traditional stone or brick boundary walls. <p>The Conservation Area Appraisal also notes:</p> <ul style="list-style-type: none"> • 4.11 A large amount of garden space survives in this residential town centre, and policy seeks to keep it that way. <p>The creation of extensive hardstanding for vehicle parking and turning presents a serious concern. This</p>	<p>Comments submitted to SC</p>	<p>5/11/25</p>	<p>KA</p>	

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	<p>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"> • No existing or proposed east elevation of the garage/shed or the new lean-to store • No clear indication of existing and proposed external wall and roof materials <p>Without this information, the impact of the proposed new building cannot be properly assessed.</p>				
<p>R/176</p>	<p><u>25/03839/TCA Fairwater, Linney, Ludlow, SY8 1EG</u></p> <p><u>RESOLVED KC/GG (unanimous)</u> No objection to the tree works to 1no sycamore and 1no Willow within Ludlow Conservation area</p>	<p>Comments submitted to SC</p>	<p>5/11/25</p>	<p>KA</p>	
<p>R/177</p>	<p><u>25/03892/TCA Castle Weir House, Linney, Ludlow, SY8 1EG</u></p> <p><u>RESOLVED SH/TG (5:0:1)</u> No objection to the tree works to 1no Silver Birch</p>	<p>Comments submitted to SC</p>	<p>5/11/25</p>	<p>KA</p>	
<p>R/178</p>	<p><u>25/03967/TCA Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE</u></p> <p><u>RESOLVED SH/PA (unanimous)</u></p>	<p>Comments submitted to SC</p>	<p>5/11/25</p>	<p>KA</p>	

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	No objection to tree works to 3no Willow, subject to the agreement of Ludlow Rugby Club				
R/179	<p><u>25/03789/FUL Bowling Green, Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE</u></p> <p><u>RESOLVED PA/SH (unanimous)</u> 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><u>ROAD CLOSURE/ TRAFFIC MANAGEMENT</u></p> <p><u>RESOLVED GG/KC (unanimous)</u> 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><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED KC/SH (unanimous)</u> To report to Shropshire Council that the repairs to Ludford Bridge do not seem robust and a better repair is needed.</p>				
Rep meeting 07.10.2025	<u>ITEM</u>	<u>ACTION</u>	<u>DATE</u>		<u>STATUS</u>
R/148	<p><u>25/02967/TCA Dinham Lodge , Dinham, Ludlow, SY8 1EH</u></p> <p><u>RESOLVED SH/KC (5:0:2)</u></p>	Comments submitted to SC	CA	08/10/25	Completed

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	<p>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:</p> <p>i) The works would create an unbalanced shape that would have a detrimental impact on public amenity of the Yew trees.</p>				
R/149	<p><u>25/03404/LBC Dinham Hall, Dinham, Ludlow, SY8 1EJ.</u></p> <p><u>RESOLVED ISB/JH (5:1:1)</u> No objection to new handrails to the principal entrance</p>	Comments submitted to SC	CA	08/10/25	Completed
R/150	<p><u>25/03353/FUL Thistledown , St Johns Lane, Ludlow, SY8 1PF</u></p> <p><u>RESOLVED KC/PA (unanimous)</u> No objection to the alterations and extensions to existing bungalow.</p>	Comments submitted to SC	CA	08/10/25	Completed
R/151	<p><u>25/03451/FUL OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u></p> <p><u>RESOLVED KA/PA (unanimous)</u> No objection to internal and external alterations</p>	Comments submitted to SC	CA	08/10/25	Completed
R/152	<p><u>25/03452/LBC OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u></p> <p><u>RESOLVED KC/PA (unanimous)</u> No objection to internal and external alterations</p>	Comments submitted to SC	CA	08/10/25	Completed
R/153	<p><u>25/03453/ADV OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u></p>	Comments submitted to SC	CA	08/10/25	Completed

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

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

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<p>REP/25/128</p>	<p><u>25/03246/LBC Usher House , 30 Mill Street, Ludlow, SY8 1BG</u></p> <p><u>RESOLVED PA/TG (unanimous)</u> No objection to the internal adjustment to chimney breast to form new opening to garden room. re-opening existing blocked up window to garden</p>	<p>Comments submitted to SC</p>	<p>CA</p>	<p>08/10/25</p>	<p>Completed</p>
<p>REP/25/129</p>	<p><u>25/03358/TCA Apple Trees Barn, Linney, Ludlow, SY8 1EE</u></p> <p><u>RESOLVED KC/VP (5:0:1)</u> To Object to the Felling 1no. Sumac and 1no. False Acacia and prune overhanging growth from western boundary within Ludlow Conservation Area</p>	<p>Comments submitted to SC</p>	<p>CA</p>	<p>09/10/25</p>	<p>Completed</p>
<p>REP/25/130</p>	<p><u>25/03359/TC 56 Julian Road, Ludlow, SY8 1HD</u></p> <p><u>RESOLVED ISB/TG (unanimous)</u> To Object to the Felling of 1no. Box Elder (and replace with alternative species) within Ludlow (Gravel Hill) Conservation Area. Refer this application to the Shropshire Council Tree Conservation Officer.</p>	<p>Comments submitted to SC</p>	<p>CA</p>	<p>08/10/25</p>	<p>Completed</p>
<p>REP/25/131</p>	<p><u>25/03360/TCA Land To The Rear 46 Gravel Hill, Ludlow, SY8 1QR</u></p> <p><u>RESOLVED TG/PA (unanimous)</u> No objection to Reduce height by one-third and remove branch overhanging neighbouring property from 1no. Magnolia (T1), fell 1no. Cupressus (T2) and reduce crown by one-third and remove damaged branch from 1no. Betula (T3) all within Ludlow (Gravel Hill) Conservation Area</p>	<p>Comments submitted to SC</p>	<p>CA</p>	<p>08/10/25</p>	<p>Completed</p>
<p>REP/25/133</p>	<p><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED TG/ISB (unanimous)</u> Updates to be made to the spreadsheet as follows:</p> <ul style="list-style-type: none"> • To keep pressing SC to ensure 5 King Street is safe • The Sidney Road town green oak tree is alive • Bin situation is being monitored outside Greggs • Commercial bins from the George have been reported to company responsible for liquidation. 	<p>Write to Shropshire Council</p>	<p>KA</p>		

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<p>REP/25/135</p>	<p><u>CORONATION AVENUE</u></p> <p><u>RESOLVED ISB/KC (unanimous)</u> To note and recommend to Full Council that Shropshire Council are given a list of critical roads in Ludlow, which should not be closed, but if works are required they are open with 2 way traffic lights especially during the busiest times of year which are summer, Christmas and the festivals</p> <ul style="list-style-type: none"> • Sheet Road • Henley Road • Dinham Bridge • Temeside • Bromfield Road • Coronation Avenue • Galdeford • Overton Road 	<p>Write to SC</p>	<p>KA</p>		
<p>REP meeting 19.08.2025</p>	<p><u>ITEM</u></p>	<p><u>ACTION</u></p>		<p><u>DATE</u></p>	<p><u>STATUS</u></p>
<p>REP/25/095</p>	<p><u>25/02626/FUL Sparrow Hill Cottage, Sheet Road, Ludlow, SY8 1LR.</u></p> <p><u>RESOLVED GG/KC (unanimous)</u> No objection to the proposed Erection of single storey side extension</p>	<p>Comments submitted to Shropshire Council</p>	<p>CA</p>	<p>20/08/2025</p>	<p>Complete</p>
<p>REP/25/096</p>	<p><u>25/02725/FUL Whitehaven, 2 Julian Road, Ludlow, SY8 1HA</u></p> <p><u>RESOLVED PA/VP (unanimous)</u> To object to the extension and alterations for the following reason:</p> <p>i) The neighbour raises concerns regarding safe access to the site and the committee felt that reasonable safeguards should be in</p>	<p>Comments submitted to Shropshire Council</p>	<p>CA</p>	<p>21/08/2025</p>	<p>Complete</p>

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	place before approval of the application.				
REP/25/097	<p><u>25/02842/TCA Wootton House, 43 Gravel Hill, Ludlow, SY8 1QR.</u></p> <p><u>RESOLVED KC/PA (unanimous)</u> No objection to Crown reduction by 2m to previous reduction points of 1no Acer within Ludlow (Gravel Hill) Conservation Area</p>	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/098	<p><u>25/02846/TCA The Old Chapel, Old Street, Ludlow, SY8 1NP.</u></p> <p><u>RESOLVED SH/KC (unanimous)</u> No objection to Fell 1no Birch within Ludlow Conservation Area and replace with a native species, if there is space available.</p>	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/099	<p><u>25/02941/TCA Broadgate Close, Lower Broad Street, Ludlow, SY8 1PH</u></p> <p><u>RESOLVED KC/RO (unanimous)</u> No objection to Fell 1no. Leylandii (T1) and replace with a native species and re-pollard to previous height (approx. 7ft) 7no. Hornbeam (T2-8) within Ludlow Conservation Area.</p>	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/100	<p><u>25/02670/LBC 48 Old Street, Ludlow, SY8 1NS</u></p> <p><u>RESOLVED KC/PA (unanimous)</u> No objection to the replacement of timber sash windows, and doors</p>	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/101	<p><u>25/02943/FUL 16 Hillside, Ludlow, SY8 1RB</u></p> <p><u>RESOLVED SH/KC (4:1:1)</u> No objection to the demolition of existing garage,</p>	Comments submitted to Shropshire Council	CA	20/08/2025	Complete

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

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	<p>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>				
REP/25/108	<p><u>DARK LANE TREE WORKS (ROAD CLOSURE)</u> The Town Council has received representations from residents concerned about the detrimental impact of large-scale tree and vegetation removal works on local flora and fauna in areas that are nature corridors.</p> <p><u>RESOLVED SH/PA (unanimous)</u></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. 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. Ludlow Town Council would like Shropshire Council to consider ways to improve the lighting in Dark Lane to deter anti-social activities. To share the council's concerns regarding anti-social behaviour in the area with the local police.</p>	To write to Shropshire Council	GW		Ongoing
REP/25/110	<p><u>DOG FOULING PAVEMENT STENCILS</u></p> <p><u>RESOLVED SH/PA (unanimous)</u></p>	To approve the use of pavement			Ongoing

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	<p>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>	stencils			
REP/25/111	<p><u>SITE ALLOCATIONS</u></p> <p><u>RESOLVED SH/AT (unanimous)</u> 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><u>COMMERCIAL WASTE BINS</u></p> <p><u>RESOLVED PA/VP (unanimous)</u> 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	<p><u>GET MARCHES WORKING QUESTIONNAIRE</u></p> <p><u>RESOLVED SH/KC (unanimous)</u> To submit the following feedback to the questionnaire:</p>	To submit feedback	CA	26/08/2025	Complete

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	<p>1. Are there any specific issues that have been missed? What geographical variations exist in the issues identified?</p> <p>Rural access complexity.</p> <ul style="list-style-type: none">• 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. <p>Youth outmigration</p> <ul style="list-style-type: none">• Shropshire Council should be actively encouraging, and if possible supporting, local businesses to consider job creation opportunities to help keep young people stay in the local area.• In schools, there should be an emphasis on practical skills such as bricklaying and woodworking, so that pupils are given a head start to get an apprenticeship with local firms.• Partnerships could be developed between schools and employers.• Job fairs should be further developed to help create contact between potential employers and students.• This year work experience was not offered to Ludlow C of E year 10 students. It is a vital experience for young people to have an opportunity to prepare for adult life and potential choices as to what they wish to do in their career. Hopefully help can be provided to encourage more business to offer work experience to students. <p>Infrastructure gaps</p> <ul style="list-style-type: none">• As the LEA, Shropshire Council should be				
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	<p>supporting schools to fill teaching gaps – Ludlow C of E School is currently running a cookery class without a cookery teacher in place.</p> <ul style="list-style-type: none">• It is widely appreciated that it very difficult to find a local electrician, builder, or plumber – these are skill gaps that should be the focus for apprenticeship schemes.• When skills such as wiring a plug are taught in the classroom – the students should be fully challenged to undertake the task in a supportive environment – sometimes they are given prepared pieces to assemble and do not understand the range of skills required to complete the task.• Local charities and organisations that encourage mending and reuse could play a part in the education opportunities available to young people to help broaden their thinking / problem solving skills. <p>2. What activity is currently happening in your area regarding these groups or sub groups that we should be aware of.</p> <p>Community engagement around new developments: As projects like the biochar plant go ahead, ensuring local stakeholder awareness and involvement is vital—there’s risk of disruption, and the community might seek better inclusion.</p> <p>3. Are there any local data sources, strategies, research or evaluation reports that could support our analysis?</p> <p>Local retention strategy: While the proposal broadly points out youth retention</p>				
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	<p>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>Accessibility considerations for rural residents: Physical travel to training centres remains an issue; mobile delivery or hybrid (digital & in-person) models may enhance inclusivity.</p> <p>5. Any other feedback</p> <p>Continuous monitoring and feedback loops: 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>				
<p>REP meeting 15.07.2025</p>	<p><u>ITEM</u></p>	<p><u>ACTION</u></p>		<p><u>DATE</u></p>	<p><u>STATUS</u></p>
<p>R/071</p>	<p><u>25/02213/FUL Proposed Residential Development South of A49, Ludlow</u></p> <p><u>RESOLVED GG/KC (unanimous)</u> No objection to the proposed earthworks pursuant to provision of roundabout associated with consented residential development approved under 13/03862/OUT.</p>	<p>Comments submitted to SC</p>	<p>KA</p>	<p>16.07.2025</p>	<p>Completed</p>
<p>R/072</p>	<p><u>25/02215/ADV 18-19 King Street, Ludlow, SY8 1AQ</u></p>	<p>Comments submitted to</p>	<p>KA</p>	<p>16.07.2025</p>	<p>Completed</p>

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	<p><u>RESOLVED KC/RO (unanimous)</u> No objection to the application to erect and display Item B Main fascia sign and Item C projecting sign.</p>	SC			
R/073	<p><u>25/02243/FUL 23 Greenacres, Ludlow, SY8 1LU</u></p> <p><u>RESOLVED VP/GG (unanimous)</u> No objection to roof extension to front elevation.</p>	Comments submitted to SC	KA	16.07.2025	Completed
R/074	<p><u>25/02145/FUL Avon House, Henley Road, Ludlow, SY8 1QZ</u></p> <p><u>RESOLVED KC/GG (unanimous)</u> No objection to the demolition of existing rear extension and detached garage, and erection of new rear extension and attached garage.</p>	Comments submitted to SC	KA	16.07.2025	Completed
R/075	<p><u>25/02467/FUL Winslade, Henley Road, Ludlow, SY8 1QZ</u></p> <p><u>RESOLVED GG/KC (unanimous)</u> No objection to the loft conversion.</p>	Comments submitted to SC	KA	16.07.2025	Completed
R/076	<p><u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u></p> <p><u>RESOLVED GG/TG (7:0:1)</u> The Whitcliffe Road / Killhorse Lane road closure highlights a communication issue between neighbouring authorities as there has been a large number of piecemeal / clashing road closures on this stretch of road.</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</p>	Write to Shropshire Council and Herefordshire Council	GW		

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	many residents and businesses.				
R/077	<p><u>RESOLVED GG/TG (unanimous)</u> 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>	To contact Shropshire Council for clarification	KA	16.07.25	Update to next Rep
R/078	<p><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED SH/ISB (unanimous)</u> 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>	To contact Connexus	KA	16.07.25	Connexus confirmed work in schedule
R/079	<p><u>LUDLOW BUS SURVEY</u></p> <p><u>RESOLVED GG/PA (unanimous)</u> 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>	Town consultation	KA/GW	16.07.25	In progress
R/080	<p><u>NEIGHBOURHOOD PLANNING</u></p> <p>Ludlow Town Council acknowledges that:</p> <ul style="list-style-type: none"> • Neighbourhood planning empowers local communities to shape the development and growth of their areas through the creation of Neighbourhood Plans. • The preparation of Neighbourhood Plans requires significant time, expertise, and financial resources, often placing a burden on parish and town 	Write to Stuart Anderson MP	GW	16.07.25	Ongoing

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	<p>councils.</p> <ul style="list-style-type: none"> • Neighbourhood Plans contribute to more democratic, locally informed planning decisions and support the delivery of sustainable development aligned with community needs and aspirations. <p><u>RESOLVED GG/TG (7:1:0)</u></p> <ol style="list-style-type: none"> 1. Call upon His Majesty’s Government to provide increased and sustained funding to support the development, review, implementation and maintenance of Neighbourhood Plans. 2. Request that the Government ensures funding is accessible to all communities, to promote inclusivity and fairness in the planning process. 3. Write to Stuart Anderson MP and the Rt Hon Angela Rayner MP, Secretary of State for Housing, Communities, and Local Government to communicate this resolution and advocate for enhanced support for neighbourhood planning. 				
<p>R/081</p>	<p><u>STORM THE CASTLE CONSULTATION</u></p> <p><u>RESOLVED GG/KC (unanimous)</u> To thank Andali events for providing the information and ask them to come back to the committee for further discussions and negotiations when more detail is known.</p>	<p>Respond to Andali events</p>	<p>KA</p>	<p>16.7.2025</p>	<p>Completed</p>
<p>R/082</p>	<p><u>GOVERNMENT CONSULTATION ON CHANGES TO BIODIVERSITY NET GAIN</u></p> <p><u>RESOLVED RO/KC (3:2:4)</u> The chairman used their casting vote in favour of the</p>				

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	<p>motion. To respond to the consultation in support of option B – enhanced biodiversity net gain (BNG) requirements.</p> <p>Issue</p> <p>Scope & Exemptions</p> <p>Timeline & Transition</p> <p>On-site vs Off-site Gains</p> <p>Baseline Degradation Handling</p> <p>Templates and Guidance</p> <p>Compulsory Purchase</p>	<p>Option B: Enhanced BNG Requirements</p> <p>Special treatments for irreplaceable habitats only</p> <p>Bring in freestanding Biodiversity Gain Statement sooner</p> <p>Encourage/exemplify estate-based portfolios for efficiency</p> <p>Use pre-Jan 2020 baseline if degraded to prevent gaming</p> <p>Issue NSIP-specific templates and guidance now</p> <p>Encourage guided acquisition aligned with mitigation hierarchy</p>				
REP meeting 17.06.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>	
REP/25/035	<u>25/01779/LBC 26 Bell Lane, Ludlow, SY8 1BN</u>	Comments submitted to	CA	18.06.2025	Completed	

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	<p><u>RESOLVED GG/KC (unanimous)</u> To consider all three applications together.</p>	SC			
REP/25/036	<p><u>RESOLVED TG/DL (unanimous)</u> 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.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/037	<p><u>25/01869/TCA The Croft , St Julians Avenue, Ludlow, SY8 1EU</u> <u>RESOLVED TG/KC (9:0:1)</u> No Objection to the reduction by 50% new growth of 1no. Poplar (T1) and crown reduction by 30% to last pruning points 3no. Ginkgo Biloba (T2-4) within Ludlow (Gravel Hill) Conservation Area.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/038	<p><u>25/01910/FUL 9 Camp Lane, Ludlow, SY8 1EQ</u> <u>RESOLVED KC/TG (unanimous)</u> No Objection to the proposed replacement of existing conservatory with a new orangery and a small single storey rear extension, replacement of existing roughcast render with traditional lime render to external walls.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/039	<p><u>25/02090/TCA Mill House, 23 Mill Street, Ludlow, SY8 1BG</u> <u>RESOLVED DL/KC (unanimous)</u> To Object to the felling of 1no Snake Bark Maple within Ludlow Conservation Area for the following reasons: i) No valid reason is given for the felling.</p>	Comments submitted to SC	CA	18.06.2025	Completed

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	ii) No replacement tree is offered.				
REP/25/040	<p><u>25/02091/TCA Belvedere, 9 Julian Road, Ludlow, SY8 1HA</u></p> <p><u>RESOLVED SH/ISB (unanimous)</u></p> <p>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	Completed
REP/25/041	<p><u>25/02092/TCA 54 Corve Street, Ludlow, SY8 1DU</u></p> <p><u>RESOLVED SH/TG (unanimous)</u></p> <p>No Objection to the removal of one branch of 1no Eucalyptus within Ludlow Conservation Area.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/042	<p><u>25/01889/FUL 3 - 4 Market Street, Ludlow, SY8 1BP</u></p> <p><u>RESOLVED PA/SH (unanimous)</u></p> <p>To Object to the conversion and two storey extension to create 11 No. Apartments for the following reasons:</p> <ul style="list-style-type: none"> • The proposal is an overdevelopment of a small site. • It would create overcrowded development with very cramped living conditions. • There would not be adequate bin space provision. • The proposed development would overstretch the existing infrastructure including drainage, and sewage. 	Comments submitted to SC	CA	24.06.2025	Completed

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	<ul style="list-style-type: none"> • There would be a lack of amenity space. • It is out of keeping with the existing street scene. • The SUDS report is inadequate. • The protected species report is inadequate. • There has been no change of use from commercial to residential use. • The property has not been delicensed. 				
REP/25/043	<p><u>25/01890/LBC 3 - 4 Market Street, Ludlow, SY8 1BP</u></p> <p><u>RESOLVED SH/TG (unanimous)</u> To Object to works to facilitate the conversion and two storey extension to create 11No apartments for the following reasons:</p> <ul style="list-style-type: none"> • The proposal is an overdevelopment of a small site. • It would create overcrowded development with very cramped living conditions. • There would not be adequate bin space provision. • The proposed development would overstretch the existing infrastructure including drainage, and sewage. • There would be a lack of amenity space. • It is out of keeping with the existing street scene. • The SUDS report is inadequate. • The protected species report is inadequate. • There has been no change of use from commercial to residential use. • The property has not been delicensed. 	Comments submitted to SC	CA	24.06.2025	Completed
REP/25/044	<p><u>25/02099/TCA 2 Warrington Gardens, Ludlow, SY8 1RP</u></p> <p><u>RESOLVED GG/SB (unanimous)</u> No Objection to Felling 1no Holly within Ludlow</p>	Comments submitted to SC	CA	18.06.2025	Completed

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	(Galdeford) Conservation Area				
REP/25/045	<p><u>25/02177/TCA The Lime House, 16 Lower Mill Street, Ludlow, SY8 1BH</u></p> <p><u>RESOLVED GG/SB (8:0:2)</u> No Objection to remove two branches from 1no Silver Birch & 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><u>25/02178/TCA 12 St Marys Mews, Ludlow, SY8 1FG</u></p> <p><u>RESOLVED GG/DL (unanimous)</u> 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><u>25/02155/TCA 3 Friars Garden, Ludlow, SY8 1RX,</u></p> <p><u>RESOLVED GG/DL (unanimous)</u> 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
REP/25/049	<p><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED SH/ISB (unanimous)</u> To maintain the pressure on Shropshire Council regarding 5 King Street through Ludlow's Unitary Councillor.</p>	Write to SC Officer, Ludlow's Unitary Councillor and Portfolio Holder.	GW	18.06.2025	Ongoing

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	To get an update on the reported H&S concerns related to old trouser factory on Old Street.	Follow up with SC.	CA		
REP/25/050	<p><u>THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND</u></p> <p><u>RESOLVED GG/KC (unanimous)</u> To support Shropshire Council's Response as follows: to express apprehension regarding the potential erosion of democratic decision-making resulting from these reforms. The Council emphasizes the importance of maintaining appropriate democratic scrutiny in planning decisions to ensure that developments align with local needs and character.</p> <p>That the scaling used in the proposed reforms is not appropriate to a town the size of Ludlow (pop: 10,000).</p>	Submit consultation response to central Government.	GW	07.07.2025	Complete
REP/25/052	<p><u>GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES</u></p> <p><u>RESOLVED GG/ISB (unanimous)</u> To support Shropshire Council's concerns regarding these proposed reforms, that the Council emphasizes the importance of maintaining local democratic oversight in planning decisions. The Council is wary that increased delegation to planning officers and standardized committee structures may undermine the role of elected representatives and reduce community engagement in the planning</p>	Submit consultation response to SLCC and central Government.	GW	07.07.2025	Complete

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	<p>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>				Complete
REP/25/053	<p><u>GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL</u></p> <p><u>RESOLVED GG/VP (9:1:0)</u> To support the following changes to the legislation: <ul style="list-style-type: none"> • Agree with reducing the seizure-to-disposal window (Section 59) from 14 days to 48 hours? • Support moving from “working days” to “days”? • Agree with harmonising all disposal timeframes to 7 days and the 48-hour rule under Section 59. • To approve an inflation-linked increase. </p>	<p>Submit consultation response to SLCC and central Government.</p>	GW	26.06.2025	
REP/25/054	<p><u>WILD-JUSTICE-LOST-NATURE-SUMMARY</u></p> <p><u>RESOLVED RO/PA (9:0:1)</u> To make a written representation to Shropshire Council that they enforce the five principles within the planning system.</p>	<p>Write to Shropshire Council</p>	GW	07/07/25	
REP/25/055	<p><u>RESOLVED SH/ISB (unanimous)</u> 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>	<p>Write to Shropshire Council</p>	GW		
REP/25/056	<p><u>20 MPH SCHOOL SPEED LIMIT</u></p> <p><u>RESOLVED GG/KC (unanimous)</u> To support the 20mph speed limit to be enforced by the police and to support a zebra crossing to be installed at both Sandpits Road and Old Street.</p>	<p>Write to Shropshire Council</p>	GW		

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<p>REP/25/057</p>	<p><u>FISHMORE ROAD – PARKING PROBLEMS</u></p> <p><u>RESOLVED GG/PA (unanimous)</u> To wait to receive more information from the resident and undertake a public consultation.</p>	<p>Cllr Addis is in contact with the resident.</p> <p>CA to check in with Cllr Addis prior to next agenda</p>	<p>CA</p>		
<p>REP meeting 20.05.2025</p>	<p><u>ITEM</u></p>	<p><u>ACTION</u></p>		<p><u>DATE</u></p>	<p><u>STATUS</u></p>
<p>REP/25/014</p>	<p><u>25/01145/LBC Linney House, Linney, Ludlow, SY8 1EE.</u></p> <p><u>RESOLVED SH/GG (6:0:1)</u> To object to the replacement of 8No. front facing sash windows with new sash windows of same appearance, for the following reasons: i) That the windows should be repaired to maintain the historic fabric of the building as recommended by Historic England. This action is supported by information in a report in the document bundle that accepted it would be possible to repair the windows.</p>	<p>Comments submitted to SC</p>	<p>CA</p>	<p>23.05.2025</p>	<p>Completed</p>
<p>REP/25/015</p>	<p><u>25/01528/FUL 2 Linney Fields Linney, Ludlow, SY8 1EE</u></p> <p><u>RESOLVED TG/DL (unanimous)</u></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>	<p>Comments submitted to SC</p>	<p>CA</p>	<p>23.05.2025</p>	<p>Completed</p>

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<p>REP/25/016</p>	<p><u>25/01742/TCA 8 Station Drive, Ludlow, SY8 2PQ</u></p> <p><u>RESOLVED DL/TG (7:1:0)</u> To approve the re-pollarding to the previous pollard points of the Willows trees, and to approve the felling of the Leylandii subject to the planting of a replacement indigenous tree.</p>	<p>Comments submitted to SC</p>	<p>CA</p>	<p>23.05.2025</p>	<p>Completed</p>
<p>REP/25/018</p>	<p><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED TG/RO (unanimous)</u> To update the spreadsheet with the following:</p> <p>The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.</p>	<p>Updated spreadsheet Email sent to SC.</p> <p>Response received and added to the spreadsheet.</p>	<p>CA</p> <p>GW</p>	<p>22.05.2025</p>	<p>Complete</p>
<p>REP/25/020</p>	<p><u>INCINERATION PLANT LUDLOW</u></p> <p><u>RESOLVED TG/GG (unanimous)</u> To restate the objections previously stated by the council as they remain unresolved, namely:</p> <p>i) The site is not suitable because it is too close to a residential area. it appears that the placement of the site has been decided because it is convenient for Shropshire Council as owners of the site, rather than for a strategic reason.</p> <p>ii) The process is largely untested, and any resultant air pollution will be taken into a residential area by the prevailing wind. This could put the health of residents, or their quality of life at risk.</p> <p>iii) The plant will increase the traffic in the area, and this is considered to be unacceptable in a largely residential area.</p>	<p>Response emailed to Shropshire Council</p>	<p>GW</p>	<p>02.06.25</p>	<p>Complete</p>

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<p>REP/25/021</p>	<p><u>DANGEROUS TRAFFIC ON LOWER CORVE STREET</u></p> <p><u>RESOLVED</u> GG/KC (unanimous)</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>	<p>Email sent to police inspector and response communicated to Councillors and residents.</p>	<p>GW</p>	<p>23.05.25</p>	<p>Complete</p>
<p>REP/25/022</p>	<p><u>EMPTY BUILDINGS</u></p> <p><u>RESOLVED</u> ISB / PA (unanimous)</p> <p>To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.</p>	<p>Email to SC Becky Jones</p> <p>Received confirmation that Owen Gore is the officer managing the case. The Council's concerns have been restated to OG.</p> <p>Unitary Cllrs asked to support LTC's call for action.</p>	<p>CA GW</p>	<p>23/05/2025</p>	<p>Complete</p>
<p>REP meeting 08.04.2025</p>	<p><u>ITEM</u></p>	<p><u>ACTION</u></p>		<p><u>DATE</u></p>	<p><u>STATUS</u></p>

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REP/25	<p><u>25/00860/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u></p> <p><u>RESOLVED GG/SH (unanimous)</u> No objection to the removal limb from 1no. Cypress (T1) and crown lift 3no. Yews (T3 and T4) (as per schedule) within Ludlow Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/00991/TCA 19 Broad Street, Ludlow, SY8 1NG</u></p> <p><u>RESOLVED GG/AT (unanimous)</u> No objection to the felling 1no Katsura tree and replant with a native species within Ludlow Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/00554/FUL New Prospect , Julian Road, Ludlow, SY8 1HD.</u></p> <p><u>RESOLVED AD/DT (unanimous)</u> No objection to replacing garage door with bay window, erection of brick piered fence within garden boundary, garden shed, change windows into French doors (north/south elevations)</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/01010/TCA The Bridge Inn , Corve Street, Ludlow, SY8 1DX</u></p> <p><u>RESOLVED DT/RJ (unanimous)</u> No objection to crown reduction by up to 50% 1no. Sycamore (T1) within Ludlow Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/00878/FUL 4 Brand Lane, Ludlow, SY8 1NN</u></p> <p><u>RESOLVED GG/RJ (unanimous)</u> No Objection to Fenestration alterations, ground level reduction to rear garden area and installation of york stone hard surfacing</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/00879/LBC 4 Brand Lane, Ludlow, SY8 1NN</u></p>	Comments	CA	09.04.2025	Completed

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	<p><u>RESOLVED GG/RJ (unanimous)</u> No objection to Rear fenestration and doors alterations, ground level reduction to rear garden area and installation of york stone hard surfacing, internal layout alterations including removal of the existing brick fireplace and installation of a new stove and surround to the dining room, removal of partition walls and ceiling adjustments including installation of roof insulation</p>	<p>submitted to SC</p>			
REP/25	<p><u>25/00884/LBC Feathers Hotel , Bull Ring, Ludlow, SY8 1AA.</u></p> <p><u>RESOLVED GG/AT (unanimous)</u> No objection to Installation of additional fire compartmentalization into the existing building</p>	<p>Comments submitted to SC</p>	CA	09.04.2025	Completed
REP/25	<p><u>25/01054/TPO39 The Cliff Park , Halton Lane, Ludlow, SY8 2JF.</u></p> <p><u>RESOLVED GG/DT (unanimous)</u> No Objection to reduce elongated southern limbs by 1.5m of 1no. Douglas Fir (T25) protected by The Council of the South Shropshire District Council (Cliffe Caravan Park, Dinham, Ludlow) TPO 2001 (SS/00058/01)</p>	<p>Comments submitted to SC</p>	CA	09.04.2025	Completed
REP/25	<p><u>25/00966/FUL Spencer Manufacturing Co Ltd, Orleton Road, Ludlow, SY8 1XF</u></p> <p><u>RESOLVED GG/BW (unanimous)</u> No objection to the proposed mixed use of Spencer Manufacturing unit as storage and distribution, retail, offices and complementary uses by St Michael's Hospice (Class B8 and E)</p>	<p>Comments submitted to SC</p>	CA	09.04.2025	Completed
REP/25	<p><u>25/00934/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow</u></p> <p><u>RESOLVED GG/AT (6:0:1)</u> No objection to the Proposed ATM and signage removal on a listed building</p>	<p>Comments submitted to SC</p>	CA	09.04.2025	Completed

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REP/25	<p><u>25/01015/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow,</u></p> <p><u>RESOLVED GG/SW (unanimous)</u> No objection to internal door repairs/upgrades with certain doors replaced with new designs</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/01074/FUL Holdgate , St Johns Lane, Ludlow, SY8 1PF</u></p> <p><u>RESOLVED GG/SH (unanimous)</u> No objection to new dormer and rooflight, chimney alterations and amendment of ground floor window to a door</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/01241/TCA Stanton House, 41 Gravel Hill, Ludlow, SY8 1QR</u></p> <p><u>RESOLVED GG/RJ (unanimous)</u> No objection to pollard to previous points at 1.5m 2no Sycamores within Ludlow (Gravel Hill) Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/01188/FUL Ludlow Rugby Football Club, Ludlow Rugby Club, Linney Ludlow SY8 1EE</u></p> <p><u>RESOLVED GG/RJ (unanimous)</u> To object for the following reason: i)The proposal will detrimentally increase the volume of traffic on a very narrow lane for functions, and commercial events on non-match days.</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><u>25/01175/LBC 50 Old Street, Ludlow, SY8 1NS</u></p> <p><u>RESOLVED RJ/SH (unanimous)</u> To object for the following reasons: i) There are conflicting statements regarding the type of materials to be used. It is described as like for like (wooden),and also described as UPVC and cast aluminium.</p>	Comments submitted to SC	CA	09.04.2025	Completed

Representational Committee
ITEMS TO ACTION

24.02.2026

	<p>ii) The committee was also concerned that the written proposal does not reflect the plans.</p> <p>ii) The committee would like the material used for the replacements to be wood.</p>				
REP/25	<p><u>BUILDINGS, BUILDING LAND AND TREES</u></p> <p><u>RESOLVED GG/SW (unanimous)</u> To update the spreadsheet with the following: To report to Connexus that the right had free-standing wall (when travelling downhill) between the library to Tesco has collapsed.</p>	Updated	CA	09.04.2025	Completed
REP/25	<p><u>PAVEMENT LICENCE CONSULTATION - HARP LANE DELI.</u></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 8th 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"> • Church Street is a pedestrian thoroughfare that is 3.5m wide. Aragon's café already has an approved seating area of 1 m wide opposite, so in a street that is 3.5m wide, two pavement permits of 1 m each only leaves 1.5 m width for pedestrians. It is therefore not workable to suggest that the responsibility for both Aragon's and Harp Lane Deli is that they must ensure a 2m distance between both sets of pavement licenses to ensure pedestrian access. • Further to this, and as the attached photograph taken outside Aragon's on Friday shows, the 1m width is not complied with, so it is very likely that the two pavement permits will close off a main commercial thoroughfare, which means that business including the Rose and Crow Public house, The Church Inn, 	Comments submitted to SC	CA	08.04.2025	Completed

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	<p>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.</p> <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

Buildings, Building Land							
DATE	Query	Action	Response	Further updates			
14/01/2025	CA reported to Streetworks and await reply 15/01/2025) 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 - 1 will arrange to see if CA reported to Becky Jones who will investigate 15/01/2025 currently is no work being done it appears the works have come to a standstill Thanks Charlie	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 tarmac'd potholes are a temporary measure and will the area be surfaced? Await a reply	08/10/2025H Charlotte CA emailed graham.downes@shropshire.gov.uk. As per email from Charlotte Farrow Highway Works Programmer Streetsworks Place Directorate Shropshire Council 4/10/2025	23/01/2026H Charlotte. The patches on Ludford bridge were a result of safety inspection which we undertake at this location on a monthly basis. It is my intention, pending budgets that we will resurface over the bridge deck next financial year. This is a difficult site and the road would need to be closed to
14/01/2025	1) That Shropshire Council visit the site of the Old Trousar factory on Old Street to investigate concerns that the structure of the property is falling due to damage to the roof.	They were concerned about the structural integrity of the building and that it's been left standing for so long - there currently is no work 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) Historic Environment Team	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.	
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 Three and buses Road and near Station Drive to SC they have said 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 customerinfo@shropshire.gov.uk	From: Deborah Tabone] Sent: 22 December 2025 RE: Advance notification of planned tree works in Ludlow. Hi Gina Thank 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.	
20/05/2025	On 20th May Representational Committee meeting, 5 King Street was discussed with the following decision R/022 EMPTY BUILDINGS RESOLVED 58 / PA (unanimous) To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor	CA raised query / update from Becky Jones @ SC I have forwarded your correspondence to my colleague Owen Gore who is dealing with this building. I believe a scheme of repairs has been agreed in the short term whilst the owners work up a more detailed scheme for submission as part of their listed building consent and planning application forthcoming.	(From Owen Gore 23/05 email to KF) Good afternoon Kim, With regards to this building, I have been in discussion with the owner and contractor for some time, to seek improvements and alterations to the property with the view of securing a long term use for the building. In the shorter term, the Historic Environment team has agreed a patch repair to the front elevation with the planning and conservation officers and receive any concerns prior to formal submission of the	Hi Stuart By way of an update, we are in detailed discussions with a national casual dining/cafe/bar operator to take the lower floor of 4-5 King Street, Ludlow, being the former Costa unit. We are working up some detailed plans to accommodate the incoming tenant's operational requirements and to bring the rest of the upper floors back into beneficial use. Once the plans have been finalised it is our intentions to raise these for discussion with the Planning and Conservation Officers and receive any concerns prior to formal submission of the	Thank you for your email. I am writing to provide you with a further update on the above property following further dialogue myself and other officers have had with the owners and their surveyor, who is acting as their agent. Firstly, in terms of the safety of the building, I have asked our Building Control Team to respond to your letter of 8 October. In summary, the team manager	Kind regards 24/02/2026 Costa building, King Street. Site visit with Shropshire Councillors a week ago. Work is being delayed and there are concerns that the windows are insecure/unsafe	
16/07/2025	To contact Connexus regarding a partially collapsed retaining wall at the junction of Temeside and St Johns Road which is an eyesore and poses a health and safety risk due to loose bricks.	KA to contact Connexus Thank you for your email - I know exactly where you mean and have reported this to our repair team before. I have just chased them up and put it as urgent.	08/10/2025 CA emailed connexus for an update	no reply	no reply	CA emailed Owen Gore 19/09/2026	
13/08/2025	"I have concerns about the property The Oaklands in Bromfield Road. I believe this house and land has redevelopment permission for the bins behind the George at Castle Street Car Park	Concerns and photographs evidence has been sent to the owner. The owner has now scaffolled part of the front elevation of the building, although not that	CA has emailed planning enforcement for an update 08/10/2025	14/10/25 CA had call from SC to say they have a bid on a money had to be done and should start again soon	Work commenced on site November 2025		
09/09/2025	Tree for people to cover Covid is suitable for a plaque	The tree is healthy	CA spoke to KA who is monitoring the tree and will get a metal grid and plaque sorted as soon as possible	20/10/2025 KA monitoring tree	22/01/2026 KA monitoring Tree for suitability		
02/12/2025	Update on 5 King Street Ludlow	Dear Charlotte, Thank you for your email and request for an update - I can now advise the following - Andy Jones Building Control Manager Shropshire Council 01743 258710 *As you will be aware, the owner has now scaffolled part of the front elevation of the building, although not that	I am due in Ludlow shortly and will carry out an assessment in due course Kind regards Andy Jones Building Control Manager Shropshire Council 01743 258710	CA emailed Andy for an update 22/01/2026			
24/02/2025	Forest Dog Rescue building on Upper Galsford (opposite The Queens) there is a tree growing out of	email to SC CA					
24/02/2025	Widwoods building, Broad Street, Rumours that the building is in a dire state and there are holes in	email to SC CA					

ITEM 15

CONNEXUS PROPERTY DISPOSALS AND SANDPITS
REGENERATION- LUDLOW

Connexus Property Disposals and Sandpits Regeneration – Ludlow

Executive Summary

Purpose

This summary outlines concerns regarding recent property disposals by Connexus in Ludlow, the status of the Sandpits regeneration scheme, and the alignment of these actions with local housing need. It seeks clarification and oversight from the Council.

1. Reported Property Sales

Connexus is reported to be auctioning two three-bedroom properties in Ludlow (Sandpits Estate and Lacy Road) in February 2026 via an auction house in Ledbury.

Three-bedroom family homes remain in demand locally, with families on the Homepoint housing register requiring this property type. Clarification is requested as to how the disposal of such homes aligns with identified housing need in Ludlow.

2. Sandpits Regeneration Programme

The Sandpits regeneration began in 2022 with a reported £6.5 million budget covering 77 homes and an anticipated two-year completion period.

As of 2026:

- The regeneration has not been completed.
- Some homes remain empty.
- Some residents have reportedly been informed their homes may no longer form part of the regeneration scheme and that rehousing may be required.

Clarification is requested regarding:

- The current status and revised timeline of the regeneration.
- The number of homes removed from the original scheme.
- The allocation and expenditure of the £6.5 million budget.

3. Economic Viability and Rehousing

At least one tenant was reportedly informed that their home was not economically viable to repair and was offered rehousing or the option to purchase and undertake repairs independently.

Clarification is requested regarding:

- The criteria used to determine when repair is not economically viable.
- The number of properties assessed in this way in Ludlow.
- The number of households rehoused as a result.

4. Connexus Disposal Policy

Connexus' published policy states that properties may be disposed of if they no longer meet local housing need, and that sale proceeds are reinvested into maintaining viable homes or delivering new housing.

Connexus has also stated that it aims to build up to 130 new homes annually across Shropshire and Herefordshire.

Given the scale of the operating area, clarification is requested on:

- How many homes have been sold in Ludlow since 2022.
- How many new homes have been delivered in Ludlow in the same period.
- How sale proceeds from Ludlow properties have been reinvested locally.

5. Repairs and Maintenance

Residents have reported ongoing disrepair issues in retained housing stock, including delays in non-emergency repairs.

Clarification is requested regarding:

- Average repair response times in Ludlow.
- Whether prolonged disrepair contributes to later decisions that a property is not economically viable to retain.

Key Request

Councillors are asked to seek transparency on:

- The application of Connexus' disposal policy in Ludlow.
- The delivery and funding of the Sandpits regeneration scheme.
- The balance between property disposals and replacement housing locally.
- The impact of these decisions on community stability and housing availability.

The intention of this summary is to support informed scrutiny and ensure that housing decisions reflect identified local need and effective stewardship of public and social housing assets.

Cllr Harris.
March 2026.

NEIGHBOURHOOD PLAN



Neighbourhood Plan Task & Finish (T&F) Group

TERMS OF REFERENCE

1. OBJECTIVE

- 1.1 Ludlow Town Council is the qualifying body for the purposes of preparing the Neighbourhood Plan.
- 1.2 The objective of the Neighbourhood Plan T&F Group is to produce an effective Neighbourhood Plan document for Ludlow.
- 1.3 The Plan should incorporate planning policy priorities that have been identified through an extensive community consultation process, ensuring that the final Plan submission is one which has been community led and as such reflects community aspirations.

2. MEMBERSHIP

- 2.1 The T&F Group comprises the following members:

Note: it will be recommended at the Annual Town Council Meeting, to maintain the same members appointed to this Group for the duration of the Neighbourhood Plan development to maintain consistency and knowledge gained during the process.

- Up to four Ludlow Town Council Members.
 - Two member from neighbouring parishes (if included in the plan area).
 - These will be elected in May each year at the Town Council Annual General Meeting.
 - One Shropshire Unitary Councillor
 - Up to four members of public, business owners, and local organisations.
 - Ludlow Town Council Officer
 - Shropshire Council Planning Support Officer, to attend as requested by the group.
- 2.2 Meetings will be chaired by an elected Chair or in his/her absence by an elected Vice-Chair and, in the unlikely event of both not being available, by a member of the group, who will be selected at the relevant meeting;
 - 2.3 The T&F Group membership will be reviewed from time to time. Whilst organisations have nominated representatives, it will be acceptable for an alternative representative to attend meetings as appropriate in their absence.

- 2.4 Representatives will be expected to give unbiased feedback to the organisations that they are representing.

3. MEETINGS

- 3.1 The T&F Group will elect a Chair and Vice-Chair from its membership annually in May.
- 3.2 A Town Council Officer will be the Secretary of the group. The Secretary will prepare meetings, agendas, draft minutes and all relevant documentation and help research and formulate the Neighbourhood Plan.
- 3.3 A minimum of four members are required to make the T&F Group meeting quorate.
- 3.4 Decisions made by the T&F Group should normally be by consensus at meetings.

4. ACCOUNTABILITY

- 4.1 The group will report to the Representational Committee with documentation being presented to Town Council for information only.

5. REMIT

Undertake the preparation of the Neighbourhood Plan;

Produce policies, minutes, reports and documents relating to the plan;

Identify sources of external funding to help develop the Plan, and apply as appropriate with the support of the Grants & Projects Officer;

Liaise with local organisations, Shropshire Council and other potential stakeholder organisations on the production of the Neighbourhood Plan including maintaining links with the Local Planning Authority to ensure that the final Plan is as inclusive as possible;

Identify ways of involving the whole community in the Plan, gathering the views and opinions of as many groups, organisations and individuals from the local community as possible;

Determine the types of consultation and information gathering to be used and be responsible for the analysis of consultation results;

Manage the gathering of evidence necessary to inform on each of the issues/sections identified within the scope of the plan;

Keep under review the legislative requirements around Neighbourhood Planning to ensure the Plan meets all requirements;

Update the general public and Ludlow Town Council on progress via presentations, press releases and Ludlow Town Council website to ensure effective communication;

Identify and assess options available in respect of each issue identified for inclusion in the Neighbourhood Plan and prepare a Draft Plan for wider consideration;

Present a Draft Neighbourhood Plan document to Town Council;

Once approved by Town Council assist the appointed Independent Assessor in arrangements for the Referendum.

6. DELEGATED POWERS

- 6.1 The Town Council will approve the budget for the creation of the Neighbourhood Plan. Expenditure will be managed by the Town Clerk.
- 6.2 The Town Council will approve the Final Draft of the Neighbourhood Plan document prior to its submission to the local Planning Authority.

7. CONDUCT

- 7.1 While there is an expectation that Members as individuals will report back to their parent organisations, the T&F Group as a whole is accountable to the wider community for ensuring that the Neighbourhood Plan reflects their collective expectations.

Accordingly, the T&F Group will achieve this by applying the following principles:

Make recommendations for decision to Representation Committee;

Be as open as possible about all the recommendations. Reasons should be given for all recommendations and information should only be restricted when the wider public interest demands it;

Work with mutual trust and respect, and combine expertise;

Be clear when individual roles or interests are in conflict (**refer to section 8**);

Individuals to provide feedback from T&F Group meetings to their parent organisation;

Individuals to assist their parent organisation by bringing appropriate ideas and concerns to the attention of the T&F Group;

Individuals must Inform the T&F Group as soon as possible if they are going to be unable to deliver agreed actions;

Individuals must treat everyone with dignity, courtesy and respect regardless of their age, gender, sexual orientation, ethnicity, ability, or religion and belief;

Individuals to actively promote equality of access and opportunity.

Remain neutral on independent issues in connection with proposed planning in the parish of Ludlow.

8. CONFLICT OF INTERESTS

- 8.1 T&F Group members should declare any real or perceived conflicts of interest at the start of each meeting. These will be recorded by the Secretary.
- 8.2 The T&F Group will take a collective decision on whether there is a conflict (real or perceived) and the appropriate response i.e. whether or not the Individual Member should leave the Meeting while the Item is being discussed.

9. DISSOLUTION

- 9.1 The project is intended to run until a Plan has been presented for independent examination. The T&F Group will remain active until at least the independent examiners report is published.
- 9.2 The group will agree the date for any dissolution with a period of 31 days notice; with formal notification being provided to Ludlow Town Council at the next available Full Council meeting.

PLANNING APPEALS

New simplified Planning Appeal process

12 March 2026

The government has announced a series of changes to the planning appeal procedure aimed at simplifying and speeding up the process.

In terms of how the changes will affect the sector, the main one is that the new procedure does not allow for third parties (including local councils) to submit new information or further representations at the appeal stage for certain types of minor planning applications. Instead, they will be asked whether they wish for any comments they made at the application stage to go forward or be withdrawn. The changes will take effect on 1 April 2026.

Further information can be found **here**.

<https://www.gov.uk/guidance/planning-appeals-procedural-guide-for-appeals-relating-to-applications-dated-on-or-after-1-april-2026>

**SLCC RESPONSE TO THE NATIONAL PLANNING POLICY
FRAMEWORK(NPPF) CONSULTATION**

SLCC's Response to NPPF Consultation

12 March 2026

SLCC has responded to the government's consultation on the revised National Planning Policy Framework (NPPF), which closed on 10 March 2026. A copy of our response can be found [here](#).

In preparing the response we have worked very closely with the National Association of Local Councils (NALC).

We would like to thank all those members who contributed to our response.

The NPPF is a key planning document as it sets out the government's planning policies for England and how these are expected to be applied. The draft consultation document is a significant re-write of existing planning policy.

Meanwhile, the government has announced that the revised NPPF is expected to be published in the summer not the spring as had been previously expected.

ITEM 19

**NEW AMENDMENTS WILL CREATE SAFER STREETS, CHAMPION
CULTURE AND STRENGTHEN LOCAL ACCOUNTABILITY UNDER THE
ENGLISH DEVOLUTION BILL**

Press release

New amendments will create safer streets, champion culture, and strengthen local accountability under the English Devolution Bill

Communities and local leaders will benefit from new powers introduced in the English Devolution and Community Empowerment Bill.

From:

[Ministry of Housing, Communities and Local Government](#), [Department for Transport](#), [Miatta Fahnbulleh MP](#) and [The Rt Hon Heidi Alexander MP](#)

Published

18 March 2026



- Communities to gain new powers to protect local spaces, shape their high streets, and celebrate culture.
- New tools for local leaders to keep residents safe by cracking down on dangerous pavement parking and strengthening standards for taxi and private hire vehicle licencing.
- Local people will see stronger and more public scrutiny of their regional mayors, through new Local Scrutiny Committees.

Streets will be made safer, arts and culture will be championed, and local people will be handed more tools to transform the places they live under measures tabled yesterday (17th March) to shift more power out of Westminster and into the hands of local leaders.

Measures tabled to the landmark English Devolution and Community Empowerment Bill represent the latest step in giving local leaders, people who know their areas best, the keys to the driving seat in kick-starting real change for their areas.

If voted through, the measures will hand communities the power to tackle the concentration of gambling premises on high streets, and make streets safer by enforcing against dangerous pavement parking outside of London.

Communities will have far longer to save the pubs, parks, libraries and local spaces that matter most to them, with the Community Right to Buy listing period doubling from five to 10 years. Mayors will also gain new powers to champion arts, heritage

and the creative industries, celebrating what makes each place distinctive, as culture becomes an official responsibility for Strategic Authorities for the first time.

This comes on top of measures to empower local people to take charge of their futures through the Pride in Place programme, now extending to 284 neighbourhoods across the UK.

£150m has also been provided to turn the tide on the decline of our high streets, helping bolster community pride and give our villages, towns and cities a boost. Together with the new powers introduced through the Bill, this package gives communities across the country the tools, funding and authority to make the changes that matter most to them.

Minister for Devolution, Miatta Fahnbulleh, said:

“Each region in England has its own unique history, culture and identity. It’s right that we recognise that, champion it, and provide the people in those communities with the powers they need to make the most of the places they call home.

“We’ve listened to what our regions want and need - and that’s why we are providing the powers that local leaders need, and the accountability local people deserve, to make a real difference at the heart of villages, towns and cities up and down the country.”

Secretary of State for Transport Heidi Alexander said:

“It’s vital that authorities can act fast to stop dangerous drivers, taxis and private hire vehicles wherever they operate. These new powers will mean safer journeys for everyone with drivers still subject to the highest criminal background checks.

“Meanwhile, people shouldn’t have to dodge vehicles parked up on pavements as part of their daily routines. That’s why we’re giving local authorities powers to clamp down on pavement parking, helping to make our town centres and high streets open and accessible for all.”

The package also ensures that increased power comes alongside stronger accountability. As regional mayors take on greater responsibility for their regions, new Local Scrutiny Committees will hold them to a higher standard of scrutiny on how public money is spent and decisions are made.

Recognising the unique priorities and pressures of each region and mayoral authority, mayors will also be able to hire up to 10 commissioners allowing them to better respond to the demands and focuses of their region, and their residents.

Rolling out powers already provided in London, local leaders across the country will be able to enforce against pavement parking, delivering on a commitment made in the 2020 pavement parking consultation and building on the Road Safety Strategy published in January 2026. The measure will make streets safer and more accessible for wheelchair users, people with visual impairments, and parents with pushchairs, ensuring communities are accessible to everyone.

Addressing concerns around taxi and private hire vehicle safety, enforcement officers will be able to temporarily suspend licences issued by another English authority where a driver or vehicle is operating outside their licensed area and there is a need to suspend a licence with immediate effect to protect the public.

In London, boroughs will benefit from a more direct route to central government funding, with Ministers able to pay grants straight to a joint committee of all London borough leaders - cutting out delays and getting investment into projects faster, from tackling rough sleeping to rolling out electric vehicle infrastructure.

These measures build on the English Devolution White Paper, published in December 2024, which set out the government's programme to shift power from Westminster to local leaders and communities across England.

ENDS

Notes to editors

- The English Devolution and Community Empowerment Bill completed Lords Committee Stage on 5 March 2026.
- Lords Report Stage runs from 24 March to 13 April 2026.
- The English Devolution White Paper was published on 16 December 2024.
- Local Scrutiny Committees will apply to all established Mayoral Strategic Authorities from April 2027, and all other Mayoral Strategic Authorities from April 2028.
- The Bill's Impact Assessment received a green rating from the Regulatory Policy Committee, indicating a likely positive growth outcome.
- The London Councils grant amendment enables Ministers to pay funding directly to a joint committee comprising leaders from all London Boroughs and the City of London, under Section 31 of the Local Government Act 2003.
- Further information on the Bill is available at: [English Devolution and Community Empowerment Bill publications - Parliamentary Bills - UK Parliament](#)