



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE Zoom Meeting** held on **WEDNESDAY 17th February 2021**.

R/225 PRESENT

Chair:	Councillor Ginger
Councillors:	Councillors Adams, Clarke, Gill , Jones, Lyle, Naysmith, O'Neill (7.10pm), Pote, Sheward (Vice Chair).
Officers:	Gina Wilding, Town Clerk Kate Adams, Deputy Town Clerk Charlotte Ambrazas, Committee Officer

R/226

VIRTUAL MEETING WELCOME

Chairman of the Committee Councillor Glenn Ginger welcomed everyone to the virtual Representational Committee meeting, confirmed that the Councillors present could be heard and could all hear each other, and as there were no members of the public that everyone present had read the following:

This is a formal Town Council meeting and will be held, just as ones in the Guildhall, using the published agenda.

As with meetings in the Guildhall, members of the public will be given the opportunity to speak during public participation, but will not be permitted to speak at other times, unless invited to do so by the Chairman.

The Clerk has the ability to mute or remove anyone who does cause a nuisance, but of course, we hope that this won't be necessary.

It is impossible to hear if everyone speaks at once. So that we have some order, I'd be grateful if you could speak one at a time and use the 'reactions' button at the bottom of the Zoom screen and raise your virtual hand if you'd like to speak.

Please note that we will not be using the 'chat' function and will not be sharing any files via Zoom. In order to avoid your technology being compromised, please do not use Chat and do not respond to any messages made via Chat.

R/227 RECORDING OF MEETINGS

The Chairman confirmed that all those present knew that under the Openness of Local Government Regulations 2014, recording and broadcasting is permitted during public session of Council Meetings. The act of recording and broadcasting must not interfere with the meeting.

The Council understands that some members of the public may not wish to be recorded and asks that they turn off their camera and access the meeting via audio only.

R/228 APOLOGIES

No apologies were received.

R/229 DECLARATIONS OF INTEREST**Declaration of Disclosable Pecuniary Interests**

<u>Member</u>	<u>Item</u>	<u>Reasons</u>
Cllr Parry		Ludlow In Bloom

Declaration of Conflicts of Interest

<u>Member</u>	<u>Item</u>	<u>Reasons</u>
<u>Cllr Adams</u>	Item 20	Member of In & Out of Ludlow Forum
<u>Cllr Clarke</u>	Item 18	Knows proprietor
<u>Cllr Ginger</u>	21/00490/FUL 21/00375/FUL 21/00428/FUL	Owns neighbouring property Knows applicant Knows applicant
<u>Cllr Lyle</u>	Item 9	Member of the Civic Society
<u>Cllr Parry</u>	Item 9	Member of the Civic Society
<u>Cllr Pote</u>	21/00375/FUL Item 20	Knows applicant Chairman of In & Out of Ludlow Forum
<u>Cllr Sheward</u>	Item 20	Council representative on In & Out of Ludlow Forum

Declaration of Personal Interest

<u>Member</u>	<u>Item</u>	<u>Reasons</u>
Cllr Lyle	21/00375/FUL 21/00490/FUL 21/00453/FUL	Knows Agent Knows an objector Patron
Cllr Parry	21/00453/FUL	Patron

R/230 PUBLIC OPEN SESSION (15 minutes)

There were four members of the public present.

A representative spoke on behalf of the Ludlow Sustainable Transport Group. The group noted a concern that the Council suggested delaying further work on the proposed grant application for on street EV chargers until 3 current projects have been completed.

They respectfully request this decision be reconsidered for the following reasons

1. The time period has been extended and Ludlow is well ahead of other Shropshire towns and the demand for funding is really substantial.
2. The energy saving Trust have offered a three-way zoom between Ludlow Town Council, Ludlow 21 sustainable transport group and themselves which would resolve any questions about procurement Jason Hughes will join the meeting as well.
3. They have already sent the Town council office an application form, which if used, would speed things up and require minimal time and effort put on Office staff if any further work is needed. Ludlow 21 sustainable transport group will be very happy to assist.

They suggest respectfully again that the draught application form be submitted to council for approval as soon as possible.

A second member of the public addressed the committee regarding a report he had written for IOL that was item 20 on the agenda - One Stop Junction.

He thanked the committee for inviting him to speak, and brief those present on his concerns, which had now been going on for nearly 5 years with very little progress. He referred to papers submitted by the In and Out of Ludlow Forum (IOL) concerning the safety issues at this Junction. The safety audits that were requested in June 2019 and carried out between 2009 and 2015 raised safety concerns that were expressed to the local highway manager for Shropshire Council and to the newly formed in and out of Ludlow Group. All 4 audits raised specific safety problems with recommendations, several of which were not in the original scheme and still remain outstanding as a safety problem for us today. They are as follows

1. Poor visibility
2. Vehicles over - running and or undercutting the mini roundabout
3. Pedestrian safety crossing at Henley Road using the official zebra crossing.
4. Crossing New Road using the designated disabled crossing point's pedestrians are not seen by motorist until they are in the middle of the road because of the on street parking outside Cafe V close to the junction
5. Crossing Gravel Hill to get to One Stop due to a lack of visibility and a speed of approaching vehicles.

After further concerns were raised by locals about unsafe vehicle and pedestrian activity, a 24-hour video survey was done in 2018. This identified over 10000 vehicles and 2400 pedestrians movements per day, many of which were school children using this Junction and it identified 12 incidents of potentially unsafe movement. However the authority concluded that the junction operated effectively and safely and some additional measures were suggested to further enhance safety.

In 2009 a letter prompted an official freedom of information request and the safety audit details 12 unsafe movements. Both the audit and the 12 incidents confirmed actions brought about by poor design bringing cars and people into potentially dangerous conflict.

IOL have provided sufficient information to highlight that Ludlow has been given a very substandard scheme which compromises the safety of the residents. Minor improvements could be carried out at this junction in a matter of a few days before a serious accident occurs and before the new supermarket and additional housing at Rocks Green are completed, which will add even more traffic to what is already a very busy junction. If you look at what Shropshire Council insisted that the developer provide on Fishmore Road and by New Road railway bridge when they built their mini-roundabout it is to a much higher standard they have raised dome on the mini roundabout coloured anti-skid surfacing on all approaches which is not at the One Stop shop.

7.10pm Cllr O'Neill joined the meeting.

R/231 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Cllr Boddington addressed the committee starting with the Ludlow sustainable transport strategy which is progressing slowly because of the forthcoming elections.

He agreed that the One Stop Junction needed to be improved, and added that the new supermarket, new housing at Rocks Green, and Fishmore would create much more traffic at this junction. And as it does not work now, it is unlikely that it will work in the future, so something needs to be done immediately. It is a complex junction and safety needs to be improved.

R/232 MINUTES

RESOLVED GG/CS (unanimous)

That the minutes of the Representational Committee meeting held on 20th January 2021 be approved as a correct record of the meeting, and signed as such by the Chairman.

R/233 **ITEMS TO ACTION**

The Chairman thanked staff for their work on the items to action.

RESOLVED GG/CS (unanimous)

That the items to action be noted.

R/234 **PRESENTATION LUDLOW CIVIC SOCIETY**

The committee noted the images and information provided by the Ludlow Civic Society, and asked that a full draft planning application be provided by the Civic Society for committee consideration at the next Representational Committee.

R/235 **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**

RESOLVED GG/PA (unanimous)

To note the LCAAC agenda of the 20th January 2021

R/236 **SHROPSHIRE COUNCIL DISCHARGE OF CONDITIONS AND PERMITTED DEVELOPMENT**

RESOLVED GG/MC (unanimous)

To note the item.

R/237 **SHROPSHIRE COUNCIL DECISIONS - PENDING**

RESOLVED GG/CS (unanimous)

To note Shropshire Council's pending decisions

R/238 **SHROPSHIRE COUNCIL DECISIONS**

RESOLVED GG/MC (unanimous)

To note the decisions from Shropshire Council

PLANNING APPLICATIONS

R/239 **21/00388/TCA & 20/00220/TCA 33 Corve Street 33 Corve Street, Ludlow, SY8 1DL**

RESOLVED GG/RP (unanimous)

To Object

The trees have public amenity value and should be considered by the County Tree Officer for a TPO

- R/240** **21/00284/FUL 35 Julian Road, Ludlow, SY8 1HA**
Modification to previously approved 20/01186/FUL to allow for change in external materials; addition of window; re-position door; erection of external staircase to loft

RESOLVED GG/DL (unanimous)

To Object.

The development of this site should revert to original planning permission that has been granted

- R/241** **21/00375/FUL The Laurels, Gravel Hill, Ludlow, SY8 1QL**
Erection of two bay car port with accommodation above (revised scheme)

RESOLVED GG/RN (unanimous)

To Object

For the following reasons:

- i) Overdevelopment of the site
- ii) Planning should revert to the previously granted application

- R/242** **21/00312/FUL Castle Lodge, Castle Square, Ludlow, SY8 1AY**
Conversion of third floor (attic) to provide two additional guest studio bedrooms in connection with previously approved C1 (hotel) Use

RESOLVED GG/CS (unanimous)

No Objection subject to the developer's adherence to regulations relating to Bat Activity and Nesting Bird Surveys report submitted by Swift Ecology Ltd. www.swiftecology.co.uk .

This is a comprehensive survey covering evidence of bat roost and activity as well as evidence of nesting birds.

In their summary the report states that:

'There is historical evidence that the building supports nesting swifts, Apus apus'. The use of the term 'historical evidence' is of concern as it implies sometime in the past. However, the Ludlow Swift Group has detailed records of nesting swifts in the whole of Ludlow going back over 7 years and Castle Lodge has a significant record of up to 4 pairs nesting annually in that time. [2 pairs under the north facing eaves and 2 under the east facing eaves.]

And further correctly report that:

"Because the existing roof void will be modified as the result of the proposed works, there is a risk that offences could be committed if bats or bat roosts

are present. Works to external areas of the building could potentially impact nesting birds if present.”

Two points further in the summary quoted are:

“Because the presence of roosting bats and nesting birds cannot be ruled out, precautionary Risk Mitigation should be carried out in respect of roosting bats and nesting birds. However, there are no significant constraints and it is considered that erection of scaffolding and development works can proceed as no impacts to protected species are anticipated.

This statement is misleading and inaccurate. Between the 1st of May and August 7th, swifts are almost certain to be nesting under the eaves of Castle Lodge as pairs return faithfully to their nest sites and breed with the same partner. External scaffolding is one of the major causes of swifts nests being deserted in the breeding season as it blocks their flight paths to their nesting spaces. The swift is a Red Listed species, considered to be in serious decline in the UK. No building activity either in the rood space or externally around the eaves can be permitted by the Wildlife and Countryside Act 1981 that prohibits the disturbance of most nesting bird species.

Ludlow Town Council request that those applying for these permissions are made aware of these constraints and that their adherence to them is strictly monitored.

R/243 21/00313/LBC Castle Lodge, Castle Square, Ludlow, SY8 1AY

Internal works to facilitate the conversion of third floor (attic) to form two additional studio bedrooms to include insertion of partition walling, facilities, rooflights and windows

RESOLVED GG/CS (unanimous)

No Objection subject to the developer’s adherence to regulations relating to Bat Activity and Nesting Bird Surveys report submitted by Swift Ecology Ltd. www.swiftecology.co.uk .

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Ludlow Town Council request that those applying for these permissions are made aware of these constraints and that their adherence to them is strictly monitored.

R/244 **21/00622/TCA 89 Corve Street Ludlow, SY8 1EB**
Fell Leylandii Hedge/tree within Ludlow Conservation Area

RESOLVED GG/VP (unanimous)

No Objection

R/245 **21/00490/FUL Compasses Cottage, Upper Linney, Ludlow, SY8 1EF.**
Various alterations to include erection of a two storey rear extension to replace existing balcony, insertion of solar panels to west facing roofslope, lowering of parapet wall and erection of a glass balustrade above, replacement of rotten windows and re-rendering the entire property

7:49pm Cllr Ginger made a statement that he had made his comments on the application on Shropshire Council’s website, and left the meeting.

The item was chaired by the Vice Chair

RESOLVED CS/TG (9:0:1)

To Object to the proposal for the following reasons:

- i) The proposed modern style is out of keeping and detrimental to the character of the surrounding listed buildings
- ii) Further to this, it would have a detrimental impact on the visual amenity of the area including views to St Laurence's Church
- iii) It would be an over development of the site and out of proportion to the surrounding buildings

7.56pm Cllr Ginger returned to Chair the meeting.

R/246 **21/00453/FUL The Railway Shed, Station Drive, Ludlow, SY8 2PQ**
Erection of extension to existing cold store building

RESOLVED GG/DL (unanimous)

No Objection,

20:01 Cllr Lyle left the meeting.

20:03 Cllr O'Neill left the meeting.

R/247 **21/00428/FUL La Tache, 55 Stanton Road, Ludlow, SY8 2PF**
Erection of a single story extension to rear

RESOLVED TG/CS (6:3:0)

No Objection

R/248 **ROAD CLOSURE/TRAFFIC MANAGEMENT** <https://roadworks.org/>

RESOLVED GG/CS (unanimous)

To note the road closures listed below:

Date	Location	Traffic Management	Company	Work Description
15 February — 25 March	Duncow Road North West of junction with Rocks Green	Traffic control (multi-way signals)	Shropshire Council	Other Obstruction S278 Works
22.3.2021 - 28.3.2021 Monday to Sunday 09:30 - 14:45	Sandpits Road, Ludlow		Kier on behalf of Shropshire Council Works Promoter Ref: UJ216ITP- 874570	carriageway resurfacing, construction of raised table, road markings and traffic signs

03 February —03 March	Old Street, Ludlow, Shropshire Works location: O/S The Olive Branch	Scaffolding	Shropshire Council	No carriageway incursion
23 February - 23 February	Dinham, Ludlow, Shropshire	Delays likely - Diversion route Anti- Clockwise Diversion	Shropshire Council	Streetworks / License - Streetworks
23 February - 23 February	Linney, Ludlow, Shropshire Outside Sundown	Delays likely - Road closure Diversion route Clockwise Diversion	Shropshire Council Cadent	Streetworks / License – Streetworks Rework footway patch to spec and raise sunken kerb
18 February — 19 February	Whitcliffe Road, Ludlow Hereford and Worcester County Boundary Lower Whitcliffe to Whitcliffe Road Start, Ludlow, Shropshire	Traffic control (two- way signals)	Shropshire Council	Installation of 4 new posts and signs
23 February — 23 February	Sheet Road, Ludlow, Shropshire O/S 1 Fairview Sheet Rd and O/S Jcn. Downs Drive Sheet Rd Ludlow Shropshire. SY8 1LJ	Delays likely - Traffic control (two- way signals)	Openreach	Gully sucker required for JRC 12 55 & JRC 1 49. TM will be required for these, Two way lights and AB Boards.
18 February — 19 February	Stanton Road, Ludlow, Shropshire O/S 84 STANTON ROAD	Delays likely - Traffic control (two- way signals)	Severn Trent Water	HV Bbox Install 25mm and Meter
17 February — 17 February	Temeside, Ludlow, Shropshire Opposite Linden House	DEFECT - Reinstate tarmac to be in level with the kerblines. Historical permit	Cadent	Delays likely - Traffic control (priority working)

		WM0515 DEFECT		
22 February — 22 February	18 Broad Street, Ludlow, Shropshire	Delays possible - Some carriageway incursion	Severn Trent Water	Concrete between cobble needs to be redone
16 February — 18 February	15, 31 Mill Street, Ludlow, Shropshire & O/S THE COACH HOUSE MILL STREET LUDLOW SY8 1BB	Some carriageway incursion	Openreach	excavation in f,way to lay telecoms duct for fibre service - approx 5m
16 February — 18 February	Townsend Close, Ludlow, Shropshire S/O Ludlow Youth Centre Lower Galdeford, Ludlow, SY8 1RT	Delays possible - Some carriageway incursion	Openreach	excavation in verge to lay approx 1m telecoms duct
24 February — 24 March	Corve Street, Ludlow, Shropshire OS Tesco's Store	Delays unlikely - No carriageway incursion	Shropshire Council	Scaffolding
18 February — 22 February	Rock Lane, Ludlow, Shropshire O/S Number 13 Rock Lane	Delays unlikely - No carriageway incursion	Severn Trent Water	Maintaining flow monitoring equipment in the dirty water system to help prevent drains backing up into properties and streets. This work takes 1-2 hours but cannot safely be done when water levels are high so 3 days booked to ensure this vital equipment is fitted as soon as possible.

R/249 EV CHARGING POINTS**RESOLVED GG/MC (unanimous)**

- i) That the response from Shropshire Council regarding allocation of EV charge points under the agile scheme in Ludlow is brought back to the next meeting.

- ii) To review the application written by the Sustainable Transport Group at the next meeting.

R/250 **WAITING RESTRICTIONS CONSULTATION**

To consider

RESOLVED GG/MC (unanimous)

To write a letter of support for the proposed waiting restrictions and speed humps in Sandpits Road, Ludlow.

R/251 **PAVEMENT PERMIT APPLICATION**

To consider the pavement permit application for Harp Lane Deli, Ludlow

20:20pm Cllr Ginger left the meeting
The item was chaired by the Vice Chair
20.23pm Cllr Ginger re-joined the meeting

RESOLVED TG/VP (6:1:2)

That the premises already holds a pavement permit, and Ludlow Town Council does not support the proposal for an increased footprint for addition tables and chairs and a gazebo, which would create visual and physical clutter in a busy pedestrian area .

R/252 **OPEN CONSULTATION - RIGHT TO REGENERATE: REFORM OF THE RIGHT TO CONTEST**

RESOLVED GG/PA (unanimous)

To support the NALC concerns that NALC is concerned that developers will be tempted to approach local people and remunerate them for putting their names on the challenges being made. Whether local councils are subsequently subjected to the 'Right to Contest' or the 'Right to Regenerate', there needs to be a requirement about how the land or buildings are subsequently dealt with after they are passed on to ensure that developers are not tempted to use a front to acquire land or buildings, perhaps at below market value.

In addition NALC has some other minor concerns regarding the new right to regenerate as below:

- That semi-natural wildlife areas become deemed to be 'under-used'.
- Given the government's pro-developer stance, will any land that is transferred in this way be given some kind of 'prior permission' status, thereby by-passing the normal planning system?
- What mechanism will be available to adjudicate between competing claims for the same piece of land?
- What are the implications for council-owned land that is subject to certain statutes, such as allotments or village green?

- Assuming local councils were to be added to the Schedule 16 list, would all of them have to produce regular reports, or just those where requests have been made under the 'right'?

R/253

ONE STOP JUNCTION, GRAVEL HILL LUDLOW

RESOLVED RP/PA (unanimous)

To strongly urge Shropshire Council to carry out a new Safety Audit after current road works have been completed, and to provide a copy of the audit to Ludlow Town Council.

Ludlow Town Council supports a new safety audit for Shropshire to take action to action to improve the junction. The junction is already unsafe as highlighted in the numbered points below from the In and Out of Ludlow report written by Len Schwartz.

In addition to these defects, a significant amount of new housing is to be built at Fishmore and Rocks Green, and a new edge of town supermarket constructed – all of which will increase the traffic following through the junction. Action needs to be taken to improve the junction before there is a serious accident.

Specific improvement identified in the report from In and Out of Ludlow are:

- 1. The existing carriageway markings.** The existing carriageway markings should be regularly maintained, the central disc should be domed and the centre road markings for the “splitter islands” on all 3 approaches should be widened and raised to make them more visible to motorists and to deflect vehicles to enter the roundabout on the correct alignment. (These points were all made by Mouchel in their 2015 Safety Audit, Ref: items 4.2 and 4.3.) In the Stage 3 Safety Audit, Mouchel Ref: A3.5 recommended using a larger island marking with a raised dome to encourage better driver discipline through the roundabout. They also suggested considering shortening the zig-zags on the exit side of the Zebra Crossing and extending the white area to improve deflection. Yet again this was not done! (It is very interesting that when the original developer for the “Brickyard Development on Fishmore Road”, put in the new mini roundabouts on Fishmore Road and on New Road by the railway bridge, Shropshire Council insisted that the central discs and all the splitter islands on the approaches, had to be raised, to deflect vehicles entering the roundabout). For some reason none of this was done by Shropshire Council at the One Stop mini roundabout junction! If it was now done as recommended by Mouchel, it would not only make the mini roundabout junction more visible, it would also help slow down vehicles driving through the roundabout too fast and also deflect vehicles to enter the roundabout on the correct alignment.
- 2. Better signage.** When this scheme was initially installed, a sign was put up in New Road informing the motorists approaching the junction, of a “New Road Layout”, a “GIVE Way” sign was put upon both sides of New Road and a carriageway marking,

stating "Give Way Ahead" was also put on the carriageway surface, by the end of New Street, yet nothing was done on the opposite side of the roundabout for traffic coming into town down Henley Road. Why? Traffic entering the town down Henley Road has to deal with:-

Traffic turning both into and coming out of Sandpits Road,
Pedestrians using the Pedestrian Crossing,
Vehicles turning into or coming out of Dodmore Lane
And then the mini roundabout itself, which is often busy and congested at peak times!

In the Stage 3 Safety Audit carried out in December 2009 Ref: C5.4, it was documented *"It is understood that an interactive speed sign is proposed on the eastern approach to the Zebra crossing. This measure is supported as it should help to address concerns regarding occasional high vehicle speeds on this approach due to the long straight alignment along Henley Road from the by-pass"*. This sign was provided to help with addressing vehicle traffic speeds entering the town but no sign was put up informing motorists of the "New Junction Layout"!

3. **Minor alterations to the existing on street parking on New Road.** In all 5 of the Mouchel Safety Audits, they have highlighted the fact that this on street parking seriously obscures visibility for pedestrians attempting to cross New Road at the designated disabled crossing point outside Café V. *"Pedestrians cannot see an approaching vehicle unless they walk out into the road which would bring them into conflict with traffic"*. For traffic coming up New Road the parked vehicles also *"obscures forward visibility and can focus the drivers' attention on the passing manoeuvre rather than the junction and pedestrian crossing ahead"*. The on street parking also considerably compromises both pedestrian and driver safety and some of the parking bays need to be removed. In addition, illegal parking on the double yellow lines outside Café V and the Chinese Takeaway seriously compromises safety at the junction for both pedestrians and drivers alike.
4. **Better Parking Enforcement** is required at peak times outside Café V and the Chinese Take-away as these illegally parked vehicles, force traffic coming up New Road, out into and over the centre of the road, into the path of vehicles wanting to turn into and go down New Road.
5. **One Stop HGV delivery vehicles** are causing un-necessary obstruction and congestion on Gravel Hill, so close to the mini roundabout, especially during peak hours and at school times. Unfortunately when the planning approval was granted for this new shop, no provision was made for any off road parking for the delivery vehicles so the only option now is to work with the store to ensure all deliveries are made during quieter times of the day.

R/254 **LUDLOW10**

RESOLVED GG/MC (unanimous)

Whilst the committee are not against the event, only in principle support can be given until government regulations explicitly permit the event to take place.

R/255 **ROOTS OF REMEMBRANCE**

RESOLVED VP/RP (unanimous)

To recommend to Council that a single oak tree is planted on the small area of the Town Green (to the right of the larger area) in commemoration of those who lost their lives during the 2020/21 pandemic. The tree should be protected by a hand forged enclosure, and a permanent commemorative plaque installed. The tree would be registered on the Heart of England in Bloom national map as part of the Roots of Remembrance project.

Meeting closed at 8:51 pm

Chairman _____

Date