



MINUTES

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

R/256 PRESENT

Chair: Councillor Ginger

Councillors: Councillors Adams, Clarke, Gill, Lyle, Naysmith (7.10pm), O'Neill, Parry, Pote, Sheward (Vice Chair).

Officers: Gina Wilding, Town Clerk
Kate Adams, Deputy Town Clerk
Charlotte Ambrazas, Committee Officer

R/257 VIRTUAL MEETING WELCOME

The Chairman of the Committee 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/258 **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/259 **APOLOGIES**

No apologies were received.

R/260 **DECLARATIONS OF INTEREST**Declaration of Disclosable Pecuniary Interests

None received

Declaration of Conflicts of Interest

<u>Member</u>	<u>Item</u>	<u>Reasons</u>
<u>Cllr Lyle</u>	21/00752/VAR	Supporter of Castle View Meadow protest group and pledged money to stop developers

Declaration of Personal Interest

<u>Member</u>	<u>Item</u>	<u>Reasons</u>
<u>Cllr Clarke</u>	14	Wife manages Jewellers on King street
<u>Cllr Lyle</u>	21/01202/TCA 21/00810/HHE 21/01197/TCA	Knows applicant Knows applicant Knows applicant
<u>Cllr Sheward</u>	21/00921/FUL 21/00922/LBC	Knows surveyor

R/261 **PUBLIC OPEN SESSION (15 minutes)**

There were no members of the public present.

R/262 **MINUTES**

RESOLVED GG/SO (unanimous)

To approve the signing of the minutes as a correct by the Chairman with an amendment to the spelling of a surname to read O'Neill

R/263 **ITEMS TO ACTION**

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

RESOLVED GG/MC (unanimous)

That the items to action be noted.

7.10pm Cllr Naysmith joined the meeting

R/264 **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**

RESOLVED GG/CS (unanimous)

To note the LCAAC agenda of the meeting held on 3rd March 2021.

R/265 **SHROPSHIRE COUNCIL DISCHARGE OF CONDITIONS AND PERMITTED DEVELOPMENT**

RESOLVED GG/CS (unanimous)

To note that there are no discharge of conditions and permitted developments.

R/266 **SHROPSHIRE COUNCIL DECISIONS - PENDING**

RESOLVED GG/CS (9:0:1)

To note Shropshire Council's pending decisions.

R/267 **SHROPSHIRE COUNCIL DECISIONS**

RESOLVED GG/PA (9:0:1)

To note the decisions from Shropshire Council.

PLANNING APPLICATIONS

R/268 **21/05416/FUL Risca, 10 Temeside Estate, Steventon Crescent
Ludlow, SY8 1JR**

Erection of a single storey rear extension and single storey side extension.

RESOLVED GG/CS (unanimous)

No Objection.

R/269 **21/00921/FUL 1 Bell Lane, Ludlow, SY8 1BN**

Erection of a 1.8m high brick garden boundary wall – stone capped.

RESOLVED MC/DL (8:1:1)

To Object for the following reason:

That for conservation purposes the design of the wall should be amended to leave a gap for the egress of hedgehogs.

R/270 **21/00922/LBC 1 Bell Lane, Ludlow, SY8 1BN**

Erection of a 1.8m high brick garden boundary wall – stone capped.

RESOLVED MC/DL (8:1:1)

To Object for the following reason:

That for conservation purposes the design of the wall should be amended to leave a gap for the egress of hedgehogs.

R/271 **21/01202/TCA Stanton House, 41 Gravel Hill, Ludlow, SY8 1QR**

Re-pollard 2No sycamore trees within Ludlow Conservation Area.

RESOLVED GG/MC (unanimous)

No Objection.

R/272 **21/00810/HHE 44 Stanton Road, Ludlow, SY8 2PF**

Erection of a single storey rear extension of existing property.

RESOLVED GG/PA (unanimous)

No Objection.

R/273 **21/00996/HHE 27 Sandpits Road, Ludlow, SY8 1HH**
Erection of a single storey rear extension of existing property.

RESOLVED GG/MC (unanimous)

No Objection.

R/274 **21/00752/VAR Proposed Residential Development East of Fishmore Road, Ludlow**

Variation of Condition no. 15 (land stability) pursuant of 16/03096/OUT to allow for a proposed stability solution in addition to that already approved; to include removal of trees.

RESOLVED GG/PA (unanimous)

To delegate authority to the Town Clerk in consultation with Chair of the Committee to seek advice from the County Tree Officer and to submit a comment on behalf of the committee.

Delegated Decision:

To Object for the following reasons:

The lack of open and clear communication of the overview of the landscaping plans from the developer has caused confusion, which seems to have led to the incremental erosion of existing and proposed landscape provision associated with this site.

The town council is concerned that a multitude of variation applications has created this confusion and does not recognise this as a sustainable strategy.

Ludlow Town Council agrees with Shropshire Council's tree team that the resulting loss of trees and green infrastructure without significant compensation appears to be contrary to the national aspirations for the protection restoration and enhancement of the natural environment and biodiversity net gain set out in the Government's A Green Future: Our 25 Year Plan to Improve the Environment to which the NPPF and local planning policies on sustainable development are subservient.

Going forward Ludlow Town Council would like to see a greater degree of accountability from the developer to avoid further incidences of tree works apparently taking place prior to permission being granted.

Ludlow Town Council supports the proposals below from Shropshire Council's Tree Team:

(i) A legally binding agreement that modifies the site boundary to include all works and landscape mitigation that would currently fall outside the

site boundary. This is necessary to ensure that any related approve plans and conditions are binding and enforceable.

(ii) The details and broader implications of this application should be properly scrutinised by a competent landscape architect at the first opportunity.

(iii) There should be a full provision of detailed specifications of all planting stock with appropriate schedules for planting materials and ground treatment including volumes and depths of soil and or ground amelioration where existing soils are to be used.

(iv) A ten year management plan and clear time lines for planting and aftercare of landscape compensation / mitigation is required with measures for the replacement of any losses.

(v) A legally binding agreement should be sought with named parties and allocation of an appropriate funds identified for the delivery of appropriate aftercare and replacement of all loses for landscape compensation / mitigation until it is established and independent in the landscape.

If all of the above cannot be secured prior to the determination of this application, then then the Tree Team recommend that robust pre-commencement conditions are applied to secure appropriate details. If it is not possible to apply conditions to this variation application, then the Tree Team conclude that due to the material changes proposed there is a case to require a new / amended application.

RECOMMEDED CONDITIONS

On the basis that for the reason set out above the Tree Team are unable to support this application we are not recommending conditions at this time. However, should the Case Officer consider that the material changes do not merit a new application and that there is no reasonable need for the submission of more detail before determination then the Tree Team would be happy to recommend conditions.

R/275 **21/00854/FUL 35 New Road, Ludlow, SY8 2NY**

Conversion of existing outbuilding/garage in to residential accommodation ancillary to the main house (no external alterations).

RESOLVED GG/CS (unanimous)

No Objection.

R/276 **21/01197/TCA 17 Broad Street, Ludlow, SY8 1NG**

Reduction of 4-5% to lower branches of 1No Walnut Tree within Ludlow Conservation Area

RESOLVED GG/CS (unanimous)

No Objection.

R/277 21/01266/TCA The Maples, 39 Gravel Hill, Ludlow, SY8 1QR.

To reduce by a maximum of 33% 1no Beech tree (T1), 1no Snake Bark Maple (T5) and 1no Cornus Mas (T7), fell 1no Beech (T2), 1no Elm (T3), 1no Rowan (T4) and 1no Conifer (T6) within the front garden and in the rear garden a maximum of 33% reduction of various trees and the removal of several trees as per works schedule within Ludlow (Gravel Hill) Conservation Area.

RESOLVED GG/DL (unanimous)

To Object for the following reasons:

- i) The trees are of high amenity value, and the visible skyline from Gravel Hill will be altered dramatically by any works undertaken..
- ii) A clearer specification of the work is required, and the species affected in the back garden is required before a final decision is made.
- ii) Further to the comments above, the documents supporting this application are extremely poor quality and the downloaded schedule of works appears to be a corrupted file.

Visual inspection at the site leads to the following observations.

Front garden - The planting of seven trees in this relatively small front garden and including species capable of growing very large, must inevitably result in the need to thin or reduce the tree cover at some point with a high potential impact on public amenity given the prominent location on Gravel Hill.

The four trees identified for felling are one Beech of upright (fastigate) form; one small multi-stemmed Elm; one small young Rowan and one tall columnar conifer (probably Cypress) very close to the house. This would leave one similar Beech and two smaller decorative species - Snake-bark Maple and Cornus mas which are identified for up to 33% reduction... The loss of public amenity - particularly of the columnar Cypress will be significant.

Rear garden - The application refers to "various trees" for 33% reduction and "several trees" for removal. A rough sketch plan shows about 20 trees and shrubs in the area but they are not individually identifiable. The tree cover can only be seen from Quarry Gardens where several substantial crowns affect the skyline. In the absence of a list of individual trees and species to be affected it is not possible to assess any potential loss of amenity although, given the location, it is likely to be small.

R/278 20/05347/COU Ludlow Masonic Hall , Brand Lane, Ludlow, SY8 1NN**RESOLVED GG/CS unanimous**

To note the decision from Shropshire Council

R/279 21/01072/FUL 29 Poyner Road, Ludlow, SY8 1QT

Erection of side and rear extensions following demolition of existing and amended access and parking area.

RESOLVED GG/CS (9:0:1)

No Objection.

R/280 21/01108/FUL 8 Warrington Gardens, Ludlow, SY8 1RP

Installation of a replacement bay window with roof over to create a full width porch

RESOLVED GG/SO (unanimous)

No Objection.

R/281 ROAD CLOSURE/TRAFFIC MANAGEMENT <https://roadworks.org/>**RESOLVED GG/MC (unanimous)**

To note the road closures listed below:

Date	Location	Traffic Management	Company	Work Description
22-24 th March	New Road Ludlow	2 way traffic control	Cadent	2 way traffic control
22-24 th March	Fishmore Road	Traffic lights	BT Open Reach	Traffic lights
19 th March	Mill Street	Some carriageway incursion	Shropshire Council	Some carriageway incursion
16 th July -4 th April	Sandpits Road	Road Closure	Seven Trent	Flood Alleviation

R/282 REINSTATEMENT OF ROAD CLOSURE KING STREET, LUDLOW

To consider a proposal from Shropshire Council that the King Street closure be reinstated in line with Step 2 of the road map which includes the return of all retail. The earliest step 2 is likely to be implemented is 12th April meaning the earliest possible closure would be Friday 16th

and Saturday 17th April. The closure would then remain in place on every subsequent Friday and Saturday until Step 4 of the road map is implemented no earlier than 21st June meaning that after Saturday 19th June, the closure would no longer be required.

RESOLVED GG/PA (6:4:0)

To support the road closure proposed by Shropshire Council.

8:00pm Cllr O'Neill left the meeting

R/283 ELECTRIC VEHICLE CHARGING POINTS

RESOLVED GG/PA (unanimous)

- i) To note that Shropshire Council has confirmed that four Electric Vehicle charging points will be installed within the town, and will be accessible to residents, and the exact location and technical details have not yet been confirmed.
- ii) That the information on locations and technical details will be provided to members of the committee when it is available, and it will be brought back to the committee for further consideration.
- iii) To note the further information is required to assess the viability of the proposed project.
- iv) That the viability of the project is assess through initial conversation with Shropshire Council to ascertain if the parking bays are suitability located, and could be modified for use as Electric Vehicle charging points.
- v) That the viability of the project is further assessed through consideration of the options and estimated costs for sourcing electricity from the Castle Street toilet block.
- vi) That the Town Council contact the Energy Saving Trust to register an expression of interest for funding whilst the viability of the project is being assessed.

FEEDBACK AND UPDATES

R/284 RESOLVED GG/MC (unanimous)

To note that no response has yet been received from Shropshire Council regarding the request safety audit for the One Stop junction at Gravel Hill, and to make a further request for a response to be available for the next meeting of the Committee.

R/285 RESOLVED GG/TG (8:0:1)

- i) To note that Ludlow 10K organisers are assessing the viability of the event and checking with other organisations for any date clashes on the 10th July 2021.
- ii) To await a firm proposal from the organisers on the date, time and participation numbers before considering the request further.

Meeting closed at 8:09 pm

Chairman _____

Date