

## MINUTES

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

### **R/184    PRESENT**

Chair: Councillor Harris

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

Officers: Gina Wilding Town Clerk  
Charlie Ambrazas Committee Officer

### **R/185    ABSENCES**

Councillors Hepworth was absent.

### **R/186    HEALTH AND SAFETY**

The Chairman informed Councillors, and everyone present, of the fire exits, fire assembly point and asked that everyone sign the attendance log.

### **R/187    RECORDING OF MEETINGS**

The Chairman notified those present that under the Openness of Local Government Regulations 2014, recording and broadcasting is permitted during public session of Council Meetings.

### **R/188    APOLOGIES**

Apologies were received from Councillors Hepworth.

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

Disclosable Pecuniary Interests  
None.

Conflicts of Interest  
None

Personal Interest

Cllr K Cowell

25/04223/TCA

Knows the resident

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

There were no members of the public

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

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

7.06pm Cllr Gill joined the meeting.

**R/192 NEIGHBOURHOOD PLAN**

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

**R/193 MINUTES**

**RESOLVED SH/GG (unanimous)**

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

**R/194 ITEMS TO ACTION**

**RESOLVED SH/GG (unanimous)**

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

**R/195 SHROPSHIRE COUNCIL DECISIONS PENDING**

**RESOLVED GG/KC (unanimous)**

That the decisions pending by Shropshire Council be noted.

**R/196 SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED SH/KC (unanimous)**

That the decisions by Shropshire Council be noted.

**R/197 PLANNING APPLICATIONS**

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

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

No objection to the erection of single storey rear extension

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

**RESOLVED SH/PA (unanimous)**

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

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

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

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

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

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

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

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

**RESOLVED GG/KC (unanimous)**

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

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

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

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

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

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

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

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

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

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

**RESOLVED KC/VP (unanimous)**

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

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

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

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

- Materials should match those traditionally used in the Conservation Area.
- Proposals should retain or restore traditional stone or brick boundary walls.

The Conservation Area Appraisal also notes:

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

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

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

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

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

**RESOLVED GG/KC (unanimous)**

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

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

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

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

To note the other road closures.

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

**RESOLVED SH/PA (unanimous)**

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

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

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

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

To note the consultation.

Meeting closed at 8:21 pm

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Chairman

\_\_\_\_\_  
Date