

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **TUESDAY 4th November 2025 at 7pm.**

R/160 PRESENT

Chair: Councillor Harris

Councillors: Councillors Addis, Cowell, Gill (7.03pm), Ginger, and Tapley.

Officers: Gina Wilding Town Clerk
Kate Adams, Deputy Town Clerk

R/161 ABSENCES

Councillors Hepworth, Owen, Parry, Scott Bell were absent.

R/162 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/163 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/164 APOLOGIES

Apologies were received from Councillors Hepworth, Owen & Scott Bell.

R/165 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests
None.

Conflicts of Interest
None

Personal Interest

Cllr G Ginger 25/03892/TCA Knows the resident

R/166 PUBLIC OPEN SESSION (15 minutes)

There was one member of the public present.

A resident raised concerns regarding planning application 25/03749/FUL at Holmlands, 26 Dinham.

There are concerns that vital information has been missed within the application and there is no reference to a 200-year-old 8ft high retaining wall that will be affected by the works. The works proposed would change the historic appearance of the lane which is highly valued by neighbouring properties.

7.03pm Cllr Gill joined the meeting.

R/167 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

No Unitary Councillors were present.

R/168 MINUTES

RESOLVED KC/GG (unanimous)

To approve the minutes of 7th October 2025 as a correct record for the Chairman to sign.

R/169 ITEMS TO ACTION

RESOLVED GG/TG (unanimous)

To note the items to action of 7th October 2025.

R/170 SHROPSHIRE COUNCIL DECISIONS PENDING

RESOLVED GG/KC (unanimous)

That the decisions pending by Shropshire Council be noted.

R/171 SHROPSHIRE COUNCIL DECISIONS

RESOLVED KC/PA (unanimous)

That the decisions by Shropshire Council be noted.

R/172 PLANNING APPLICATIONS

25/03667/FUL 3 Lower Galdeford, Ludlow, SY8 1RN

RESOLVED GG/TG (unanimous)

No objection to the alterations to the front elevation.

R/173 25/03732/TCA Walcote House, 17 Broad Street, Ludlow, SY8 1NG

RESOLVED GG/PA (unanimous)

No objection to the tree works to 1no Walnut within Ludlow Conservation Area.

R/174 25/03077/FUL Tarwin, The Old Orchard, Ludlow, SY8 1JW

RESOLVED GG/AT (unanimous)

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 application.
- 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.

R/175 25/03749/FUL Holmlands, 26 Dinham, Ludlow, SY8 1GF

RESOLVED GG/KC (unanimous)

To Object to the demolition of existing garage and partial removal of boundary wall for the following reasons:

- 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.

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.

The submission lacks essential information:

- 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

Without this information, the impact of the proposed new building cannot be properly assessed.

R/176 25/03839/TCA Fairwater, Linney, Ludlow, SY8 1EG

RESOLVED KC/GG (unanimous)

No objection to the tree works to 1no Sycamore and 1no Willow within Ludlow Conservation Area.

R/177 25/03892/TCA Castle Weir House, Linney, Ludlow, SY8 1EG

RESOLVED SH/TG (5:0:1)

No objection to the tree works to 1no Silver birch within Ludlow Conservation Area.

R/178 25/03967/TCA Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE

RESOLVED SH/PA (unanimous)

No objection to tree works to 3no Willow, subject to the agreement of Ludlow Rugby Club.

R/179 25/03789/FUL Bowling Green, Ludlow Castle Tennis & Bowling Club, Linney, Ludlow, SY8 1EE

RESOLVED PA/SH (unanimous)

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.

R/180 ROAD CLOSURE/TRAFFIC MANAGEMENT

RESOLVED GG/KC (unanimous)

To note the road closures and to bring an item to the next Representational Committee to discuss road repairs/ closures in Ludlow, and the possibility of using traffic management to ensure that roads can remain open.

R/181 BUILDINGS, BUILDING LAND AND TREES

RESOLVED KC/SH (unanimous)

To report to Shropshire Council that the repairs to Ludford Bridge do not seem robust and a better repair is needed.

R/182 PLANNING RESPONSES BRIEFING NOTE

RESOLVED GG/TG (unanimous)

To note the Shropshire Council guidance note to assist Parish & Town Councils to respond to planning applications following changes to the NPPF and withdrawal of the previous draft local plan.

R/183 FUTURE LOCAL RAILWAY CONNECTIVITY

RESOLVED GG/PA (unanimous)

To note both sides of the conversation regarding Ludlow station and to have a watching brief on the situation.

Meeting closed at 7:33 pm

Chairman

Date