

## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **TUESDAY 15<sup>th</sup> JULY 2025 at 7pm.**

### **R/058    ELECTION OF A TEMPORARY CHAIR**

#### **RESOLVED TG/KC (unanimous)**

To elect Councillor Ginger as the temporary Chair of this meeting.

### **R/059    PRESENT**

Chair:	Councillor Ginger (temporary Chair)
Councillors:	Councillors Addis, Cowell, Gill, Hepworth, Owen, Parry, Tapley
Officers:	Gina Wilding, Town Clerk Kate Adams, Deputy Town Clerk

### **R/060    ABSENCES**

Councillors Harris, Lyle and Scott-Bell were absent.

### **R/061    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/062    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/063    APOLOGIES**

Apologies were received from Councillor Harris (childcare issues), Councillor Lyle (prior commitments), and Councillor Scott-Bell (prior commitments).

**R/064 DECLARATIONS OF INTEREST**Disclosable Pecuniary Interests

None.

Conflicts of Interest

None

Personal Interest

Cllr Gill	Owner of 26 Bell Lane	Discussed the matter informally with the applicant.
Cllr Hepworth	Item 12 road closure	Lives within the area affected
Cllr Owen	Item 12 road closure	Lives within the area affected
Cllr Cowell	Item 12 road closure	Has been in contact with a resident in relation to the culvert road closure.
Cllr Parry	Item 12 road closure	Has been in contact with a resident in relation to the culvert road closure.

**R/065 PUBLIC OPEN SESSION (15 minutes)**

There were four members of the public present and two wished to speak to the Committee.

The owner of 26 Bell Lane informed the committee that the property had previously been empty for 10 years and requires renovation and was previously subject to some unsympathetic renovation. The property currently has no plumbing, heating or electrics. They purchased the property due to historical interest and plan to work sympathetic to bring it back to a liveable standard. He said that they are proposing a modern single storey extension which would make the property fit for modern day living and have employed an experienced local builder and conservation consultant. He said that their application is supported by the neighbours that would be affected.

A neighbouring resident of 25 Bell Lane wanted to add his support to the planning application for 26 Bell Lane as they were pleased to see an empty house being brought back to life.

**R/066 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Councillor Parry was present but had no updates.

**R/067 MINUTES**

**RESOLVED GG/KC (unanimous)**

To approve the minutes of 17<sup>th</sup> June 2025 as a correct record for the Chairman to sign.

**R/068 ITEMS TO ACTION**

**RESOLVED GG/PA (unanimous)**

To note the items to action of 17<sup>th</sup> June 2025.

**R/069 SHROPSHIRE COUNCIL DECISIONS PENDING**

**RESOLVED GG/KC (unanimous)**

That the decisions pending by Shropshire Council be noted.

**R/070 SHROPSHIRE COUNCIL DECISIONS**

**RESOLVED GG/PA (unanimous)**

That the decisions by Shropshire Council be noted.

**R/071 PLANNING APPLICATIONS**

**25/02213/FUL Proposed Residential Development South of A49, Ludlow**

**RESOLVED GG/KC (unanimous)**

No objection to the proposed earthworks pursuant to provision of roundabout associated with consented residential development approved under 13/03862/OUT.

**R/072 25/02215/ADV 18-19 King Street, Ludlow, SY8 1AQ**

**RESOLVED KC/RO (unanimous)**

No objection to the application to erect and display Item B Main fascia sign and Item C projecting sign.

**R/073 25/02243/FUL 23 Greenacres, Ludlow, SY8 1LU**

**RESOLVED VP/GG (unanimous)**

No objection to roof extension to front elevation.

**R/074 25/02145/FUL Avon House, Henley Road, Ludlow, SY8 1QZ**

**RESOLVED KC/GG (unanimous)**

No objection to the demolition of existing rear extension and detached garage, and erection of new rear extension and attached garage.

**R/075 25/02467/FUL Winslade, Henley Road, Ludlow, SY8 1QZ**

**RESOLVED GG/KC (unanimous)**

No objection to the loft conversion.

**R/076 ROAD CLOSURE/TRAFFIC MANAGEMENT**

**RESOLVED GG/TG (7:0:1)**

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.

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 many residents and businesses.

**R/077 RESOLVED GG/TG (unanimous)**

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.

**R/078 BUILDINGS, BUILDING LAND AND TREES**

**RESOLVED SH/ISB (unanimous)**

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.

**R/079 LUDLOW BUS SURVEY**

**RESOLVED GG/PA (unanimous)**

To note the bus survey responses.

To undertake a whole town consultation for new bus shelter locations based on the amended bus routes.

**R/080 NEIGHBOURHOOD PLANNING**

Ludlow Town Council acknowledges that:

- 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 councils.
- Neighbourhood Plans contribute to more democratic, locally informed planning decisions and support the delivery of sustainable development aligned with community needs and aspirations.

**RESOLVED GG/TG (7:1:0)**

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.

**R/081 STORM THE CASTLE CONSULTATION****RESOLVED GG/KC (unanimous)**

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.

**R/082 GOVERNMENT CONSULTATION ON CHANGES TO BIODIVERSITY NET GAIN**

**RESOLVED RO/KC (3:2:4)** The chairman used their casting vote in favour of the motion.

To respond to the consultation in support of option B – enhanced biodiversity net gain (BNG) requirements.

Issue	Option B: Enhanced BNG Requirements
Scope & Exemptions	Special treatments for irreplaceable habitats only
Timeline & Transition	Bring in freestanding Biodiversity Gain Statement sooner
On-site vs Off-site Gains	Encourage/exemplify estate-based portfolios for efficiency
Baseline Degradation Handling	Use pre-Jan 2020 baseline if degraded to prevent gaming

Issue	Option B: Enhanced BNG Requirements
<b>Templates and Guidance</b>	Issue NSIP-specific templates and guidance now
<b>Compulsory Purchase</b>	Encourage guided acquisition aligned with mitigation hierarchy

Meeting closed at 8:48 pm

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Chairman

Date

Closed Session minutes will not be issued.