

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall Mill Street Ludlow on **TUESDAY 17th JUNE 2025 at 7pm.**

R/023 PRESENT

Chair: Councillor Harris.

Councillors: Councillors Addis, Scott- Bell, Cowell, Gill, Ginger, Lyle, Owen, Parry, Tapley

Officers: Gina Wilding, Town Clerk
Charlotte Ambrazas Committee Officer

R/024 ABSENCES

Councillor Hepworth.

R/025 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/026 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/027 APOLOGIES

Apologies were received from Councillor Hepworth (work commitments)

R/028 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

Cllr Scott-Bell	Item 17	Lives next door
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Conflicts of Interest

None

Personal Interest

Cllr Addis	Item 20	Responded to Resident by email
Cllr Lyle	25/01869/TCA	Knows the applicant
	25/02090/TCA	Knows the applicant
	25/02092/TCA	Knows the applicant

R/029 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/030 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Unitary Councillor Parry was present but had no updates.

R/031 MINUTES**RESOLVED PA/ISB (8:0:2)**

To approve the minutes of 20th May 2025 as a correct record for the Chairman to sign.

R/032 ITEMS TO ACTION**RESOLVED GG/TG (8:0:2)**

To note the items to action of 20th May 2025

R/033 SHROPSHIRE COUNCIL DECISIONS PENDING**RESOLVED SB/DL (8:0:2)**

That the decisions pending by Shropshire Council be noted.

R/034 SHROPSHIRE COUNCIL DECISIONS**RESOLVED PA/KC (8:0:2)**

That the decisions by Shropshire Council be noted.

Cllr Scott Bell left the meeting at 7:08 pm

R/035 PLANNING APPLICATIONS

25/01779/LBC 26 Bell Lane, Ludlow, SY8 1BN

RESOLVED GG/KC (unanimous)

To consider all three applications together.

R/036 RESOLVED TG/DL (unanimous)

To object to the creation of new window on rear elevation and the erection of single storey rear extension because the photographs referred to are not present, and there is not sufficient information to facilitate decision making.

Cllr Scott-Bell returned to the meeting at 7:17pm

R/037 25/01869/TCA The Croft , St Julians Avenue, Ludlow, SY8 1EU

RESOLVED TG/KC (9:0:1)

No Objection to the reduction by 50% new growth of 1no. Poplar (T1) and crown reduction by 30% to last pruning points 3no. Gingko Biloba (T2-4) within Ludlow (Gravel Hill) Conservation Area.

R/038 25/01910/FUL 9 Camp Lane, Ludlow, SY8 1EQ

RESOLVED KC/TG (unanimous)

No Objection to the proposed replacement of existing conservatory with a new orangery and a small single storey rear extension, replacement of existing roughcast render with traditional lime render to external walls.

R/039 25/02090/TCA Mill House, 23 Mill Street, Ludlow, SY8 1BG

RESOLVED DL/KC (unanimous)

To Object to the felling of 1no Snake Bark Maple within Ludlow Conservation Area for the following reasons

- i) No valid reason is given for the felling.
- ii) No replacement tree is offered.

R/040 25/02091/TCA Belvedere, 9 Julian Road, Ludlow, SY8 1HA

RESOLVED SH/ISB (unanimous)

No Objection to the felling of 1no Thuja, subject to replanting an indigenous tree.

No Objection to reduction by 20% of 1no Magnolia within Ludlow (Gravel Hill) Conservation Area, subject to work is done late September early October to protect the good health of the tree.

R/041 25/02092/TCA 54 Corve Street, Ludlow, SY8 1DU

RESOLVED SH/TG (unanimous)

No Objection to the removal of one branch of 1no Eucalyptus within Ludlow Conservation Area.

R/042 25/01889/FUL 3 - 4 Market Street, Ludlow, SY8 1BP

RESOLVED PA/SH (unanimous)

To Object to the conversion and two storey extension to create 11 No. Apartments for the following reasons:

- The proposal is an overdevelopment of a small site.
- It would create overcrowded development with very cramped living conditions.
- There would not be adequate bin space provision.
- The proposed development would overstretch the existing infrastructure including drainage, and sewage.
- There would be a lack of amenity space.
- It is out of keeping with the existing street scene.
- The SUDS report is inadequate.
- The protected species report is inadequate.
- There has been no change of use from commercial to residential use.
- The property has not been delicensed.

R/043 25/01890/LBC 3 - 4 Market Street, Ludlow, SY8 1BP

RESOLVED SH/TG (unanimous)

To Object to works to facilitate the conversion and two storey extension to create 11No apartments for the following reasons:

- The proposal is an overdevelopment of a small site.
- It would create overcrowded development with very cramped living conditions.
- There would not be adequate bin space provision.
- The proposed development would overstretch the existing infrastructure including drainage, and sewage.
- There would be a lack of amenity space.
- It is out of keeping with the existing street scene.
- The SUDS report is inadequate.
- The protected species report is inadequate.
- There has been no change of use from commercial to residential use.
- The property has not been delicensed.

R/044 25/02099/TCA 2 Warrington Gardens, Ludlow, SY8 1RP.

RESOLVED GG/SB (unanimous)

No Objection to Felling 1no Holly within Ludlow (Galdeford) Conservation Area

R/045 25/02177/TCA The Lime House, 16 Lower Mill Street, Ludlow, SY8 1BH.

RESOLVED GG/SB (8:0:2)

No Objection to remove two branches from 1no Silver Birch & fell 1no Crab Apple and replant with acer tree within Ludlow Conservation Area.

R/046 25/02178/TCA 12 St Marys Mews, Ludlow, SY8 1FG.

RESOLVED GG/DL (unanimous)

No Objection to reduce from 20ft to 12ft in height group of Leylandii within Ludlow Conservation Area

R/047 25/02155/TCA 3 Friars Garden, Ludlow, SY8 1RX.

RESOLVED GG/DL (unanimous)

No Objection to Crown reduce by max. 25% 1no. Purple Beech (T1) and fell 1no. Crab Apple (T2) within Ludlow (Galdeford) Conservation Area, and replace with indigenous tree.

R/048 ROAD CLOSURE/TRAFFIC MANAGEMENT

RESOLVED ISB/KC (unanimous)

For the Town Clerk under delegated authority, to contact Shropshire Council for more information on the 'Within the walls' Road Closure

R/049 BUILDINGS, BUILDING LAND AND TREES

RESOLVED SH/ISB (unanimous)

To maintain the pressure on Shropshire Council regarding 5 King Street through Ludlow's Unitary Councillor.

To get an update on the reported H&S concerns related to old trouser factory on Old Street.

R/050 THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND

RESOLVED GG/KC (unanimous)

To support Shropshire Council's Response as follows:
to express apprehension regarding the potential erosion of democratic decision-making resulting from these reforms. The Council emphasizes the importance of maintaining appropriate democratic scrutiny in planning decisions to ensure that developments align with local needs and character.

That the scaling used in the proposed reforms is not appropriate to a town the size of Ludlow (pop: 10,0000).

R/051 GOVERNMENT TO CONSULT ON REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) LATER THIS YEAR

RESOLVED TG/DL (unanimous)

To note the consultation

R/052 GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES

RESOLVED GG/ISB (unanimous)

To support Shropshire Council's concerns regarding these proposed reforms, that the Council emphasizes the importance of maintaining local democratic oversight in planning decisions. The Council is wary that increased delegation to planning officers and standardized committee structures may undermine the role of elected representatives and reduce community engagement in the planning process.

To further object to the flawed reform for the following reasons

- i) The proposed changes are not reflective of the different tiers of local authorities.

R/053 GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL

RESOLVED GG/VP (9:1:0)

To support the following changes to the legislation:

- Agree with reducing the seizure-to-disposal window (Section 59) from 14 days to 48 hours?
- Support moving from "working days" to "days"?
- Agree with harmonising all disposal timeframes to 7 days and the 48-hour rule under Section 59.
- To approve an inflation-linked increase.

R/054 WILD-JUSTICE-LOST-NATURE-SUMMARY

RESOLVED RO/PA (9:0:1)

To make a written representation to Shropshire Council that they enforce the five principles within the planning system.

R/055 RESOLVED SH/ISB (unanimous)

That principle no. 5 'To join an army of ecological enforcers' is consider by the Climate Action Group and a report comes back to committee.

R/056 20 MPH SCHOOL SPEED LIMIT

RESOLVED GG/KC (unanimous)

To support the 20mph speed limit to be enforced by the police and to support a zebra crossing to be installed at both Sandpits Road and Old Street.

R/057 FISHMORE ROAD – PARKING PROBLEMS

RESOLVED GG/PA (unanimous)

To wait to receive more information from the resident and undertake a public consultation.

Meeting closed at 8:58 pm

Chairman

Date

Closed Session minutes will not be issued.