

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **TUESDAY 27th January 2026 at 7pm.**

R/209 PRESENT

Chair: Councillor Scott-Bell

Councillors: Councillors Addis, Cowell, Gill (7.03pm), Ginger, Scott-Bell, Tapley.

Officers: Gina Wilding Town Clerk
Charlie Ambrazas Committee Officer

R/210 ABSENCES

Councillors Harris, Owen Parry, and Hepworth were absent.

R/211 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/212 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/213 APOLOGIES

Apologies were received from Councillors Harris, Owen and Parry.

7.03pm Cllr Gill joined the meeting.

R/214 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

Cllr Scott-Bell	25/04719/ FUL	owns a property close-by
	25/04720/LBC	owns a property close-by

Conflicts of Interest
None

Personal Interest

Cllr Scott-Bell 25/04397/FUL Knows the resident

R/215 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public

R/216 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

No unitary Councillors were present.

R/217 MINUTES

RESOLVED ISB/KC (unanimous)

To approve the minutes of 2nd December 2025 as a correct record for the Chairman to sign.

R/218 ITEMS TO ACTION

RESOLVED GG/ISB (unanimous)

To note the items to action of 2nd December 2025.

R/219 SHROPSHIRE COUNCIL DECISIONS PENDING

RESOLVED ISB/PA (unanimous)

That the decisions pending by Shropshire Council be noted.

R/220 SHROPSHIRE COUNCIL DECISIONS

RESOLVED ISB/KC (unanimous)

That the decisions by Shropshire Council be noted.

R/221 PLANNING APPLICATIONS

25/04397/FUL Oakdale, Temeside, Ludlow, SY8 1JN.

RESOLVED ISB/KC (unanimous)

To Object to the erection of replacement dwelling.

For the following reasons:

- i) The proposed development is out of character with the existing street scene.
- ii) The proposed development would take the building line closer to the river and the Environment Agency has not been consulted.
- iii) The town council endorses the comments from the Conservation Officer
- iv) The proposed development is also oversized for the plot and therefore overbearing on neighbouring properties.

R/222 25/04692/LBC Rickards & Son Limited, 6 - 7 Bull Ring, Ludlow, SY8 1AE.

RESOLVED ISB/AT (unanimous)

To Object to the Conversion of the first and second floor into two separate 2-bed residential apartments (Use Class C3a), including all associated building works and connection to services, use of the ground floor and The Courtyard Building as Use Class E (incorporating Ea, Eb and Ciii, Eci & Ecii).

For the following reasons:

- i) The proposed works will remove historical fabric from a Grade II listed building, which is unacceptable and should be avoided with a different approach that is more sympathetic to the listed historic fabric of the interior of the building.

7:10pm Cllr Scott Bell left the meeting

R/223 ELECTION OF A TEMPORARY CHAIR

RESOLVED PA/KC (unanimous)

To elect Councillor Ginger as Chair for 25/04719/FUL Westminster Cottage, 2 Bell Lane, Ludlow, SY8 1BN

R/224 25/04719/FUL Westminster Cottage, 2 Bell Lane, Ludlow, SY8 1BN.

RESOLVED GG/PA (unanimous)

To Object to the repair and conservation works including replacement Conservatory for the following reasons

- i) The historic fabric of the building especially the floor is not adequately protected.

- ii) The application does not provide pictures of the original window, which means it is not possible to ascertain if the proposed works are suitable or appropriate.

R/225 25/04720/LBC Westminster Cottage , 2 Bell Lane, Ludlow, SY8 1BN.
RESOLVED GG/PA (unanimous)

To Object to the repair and conservation works including replacement Conservatory for the following reasons:

- iii) The historic fabric of the building especially the floor is not adequately protected.
- iv) The application does not provide pictures of the original window, which means it is not possible to ascertain if the proposed works are suitable or appropriate.

7:20pm Cllr Scott Bell re-joined the meeting

R/226 26/00004/TCA 23 Broad Street, Ludlow, SY8 1NJ.

RESOLVED ISB/PA (unanimous)

No Objection to Crown raise to 2.5m 1no Magnolia & reduce in height by approx 50%.

To write to Shropshire Council to ask that pictures are include with all tree applications.

R/227 26/00009/TCA Carpark Behind, 17 Corve Street, Ludlow, SY8 1DA.

RESOLVED ISB/KC (unanimous)

No objection to French pollard 2no Apple within Ludlow Conservation Area

R/228 25/04891/FUL 8 Station Drive, Ludlow, SY8 2PQ

RESOLVED ISB/PA (unanimous)

No objection to Single Storey extension to the rear of the property replacing an existing conservatory.

R/229 26/00008/TCA The Coach House , 9A Corve Street, Ludlow, SY8 1DA

RESOLVED ISB/TG (unanimous)

No Objection to Re-pollard to previous pruning cuts at a height of 3-4m 1no Yew within Ludlow Conservation Area

R/230 26/00007/TCA 27 Broad Street, Ludlow, SY8 1NJ

RESOLVED ISB/TG (unanimous)

To Object to Prune back from sun house by 3m, trim regrowth from trunk and balance crown of 1no Yew within Ludlow Conservation Area.

For the following reasons:

- i) There are no images of the tree, so it is impossible to know if the 3 m pruning works would be detrimental to the health of the tree.

R/231 26/00047/FUL Local To Ludlow, Ground Floor Shop And Cafe, 4 Castle Street, Ludlow,

RESOLVED ISB/KC (unanimous)

To object to the Conversion of an existing gallery on the ground, first and second floors to residential accommodation for the following reasons

- i) There is no evidence of trying to re-let the shop as a commercial property before embarking on a proposed conversion to a dwelling, which could detrimentally impact the economic welling being of the town centre.
- ii) There is no application for change of use.
- iii) The current proposals raise serious concerns about the detrimental impact of conversion to a residential dwelling would have on the historic architecture of the listed building including:
 - a. the impact of the proposed subdivision of historic spaces and the application of internal insulation to historic walls.
 - b. and the extension of the soil pipe on the rear elevation to Quality Square would increase the existing visual intrusion.

R/232 26/00048/LBC Local To Ludlow, Ground Floor Shop And Cafe, 4 Castle Street, Ludlow,

RESOLVED ISB/KC (unanimous)

To object to the Conversion of an existing gallery on the ground, first and second floors to residential accommodation for the following reasons:

- iv) There is no evidence of trying to re-let the shop as a commercial property before embarking on a proposed conversion to a dwelling, which could detrimentally impact the economic welling being of the town centre.
- v) There is no application for change of use.
- vi) The current proposals raise serious concerns about the detrimental impact of conversion to a residential dwelling would have on the historic architecture of the listed building including:
 - a. the impact of the proposed subdivision of historic spaces and the application of internal insulation to historic walls.
 - b. and the extension of the soil pipe on the rear elevation to Quality Square would increase the existing visual intrusion.

R/233 26/00201/TCA 9 Station Drive, Ludlow, SY8 2PQ

RESOLVED ISB/KC (unanimous)

No Objection to Fell 4no. Leylandii (T1-4) within Ludlow Conservation Area

R/234 26/00056/FUL 2 Fishmore Close, Ludlow, SY8 2PS

RESOLVED ISB/GG(unanimous)

No Objection to Erection of single storey side extension

R/235 26/00043/FUL 5 Brand Lane, Ludlow, Shropshire, SY8 1NN

RESOLVED ISB/TG (unanimous)

No Objection to Refurbish, extension and alterations to the existing Building.

R/236 ROAD CLOSURE/TRAFFIC MANAGEMENT

RESOLVED ISB/KC (unanimous)

To note the road closures.

R/237 BUILDINGS, BUILDING LAND AND TREES

RESOLVED SH/PA (unanimous)

To note the updates and add them to the spreadsheet

R/238 BUS SHELTER CONSULTATION

RESOLVED ISB/KC (unanimous)

To note the consultation results and approach Euroshell and assess the feasibility of a cantilever shelter attached to the wall at the Tesco site. If the location is considered to be potentially feasible to approach Tesco ask them to consider giving permission and any support that they may be able to offer.

R/239 NEIGHBOURHOOD PLAN

RECOMMEND ISB/TG (5:0:1)

That Full Council approve the setting up of a Task and Finish Group to explore the feasibility of possible options.

R/240 PLANNING AND INFRASTRUCTURE BILL

RESOLVED ISB/TG (unanimous)

To note that the Planning and Infrastructure Bill is now in force.

Meeting closed at 8:15 pm

Chairman

Date

Closed Session minutes will be issued