



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 6th MARCH 2019** at **7pm**.

R/291 PRESENT

Chair:	Councillor Ginger
Vice Chair	Councillor Sheward
Councillors:	Councillors Lyle, Pote, Parry,
Officers:	Gina Wilding, Town Clerk Stephanie Williams, Committee Officer

R/292 HEALTH & SAFETY

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

R/293 RECORDING OF MEETINGS

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

R/294 APOLOGIES

Apologies were received from Councillors Gill, Jones, Malhalski, O' Neil, Paton, Smithers.

R/295 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

Cllr Lyle	Item 14	Nearby resident
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Personal Interest

Cllr Lyle	19/00750/TCA Item 15 (i) (iii)	Customer of Lloyds Knows the applicants
Cllr Pote	Item 15 (i) (iii)	Knows the applicants
Cllr Parry	19/00699/FUL	Knows the applicant

R/296 PUBLIC OPEN SESSION (15 minutes)

There was one members of the public present.

A representative of People for Ludlow (P4L) attended the meeting to speak about the grant application for the 'Great Get Together' which will take place in Ludlow Town Centre in June.

He stated that the event is to mark the anniversary of the late Jo Cox MP and to promote a fairer more tolerant society. There will be food, music, entertainment and children's activities. It has successfully taken place in Ludlow for the past two years, and last year Ludlow Fringe Festival supported the event.

There have been in discussions with the Rockspring Centre to host a second event at the centre therefore the expenses will be higher hence the increase on the amount requested in the grant application.

The application has been made by P4L and Ludlow Fringe, who assisted with the publicity in their brochure last year.

R/297 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There was one Unitary Councillors present, Councillor Andy Boddington, Ludlow North

Fishmore Road Development

The decision to grant planning permission for 74 houses on the site of the former quarry is financially unviable for developers due to the high costs of decontamination of the ground and the stabilising of the rock face. The site will not include any affordable housing due to these costs.

A separate application for 18 houses on the former bus depot site are due to be discussed by the South Area Planning Committee on 7th March 2019.

R/298 MINUTES

RESOLVED (unanimous)
GG/CS

To adopt the minutes of the Representational Committee meeting held on Wednesday 6th February 2019 with the amendment of minute R/267 and that the Teme Weirs Trust is replaced with Friends of the Corve and Teme, as a correct record.

R/267 Residential Redevelopment Land to the rear of Linney House Ludlow

Mr Colin Richards Conservation Consultant, presented the revised plans for the development of the land at the rear of Linney House Ludlow. The site is situated in a sensitive area adjacent to the River Corve.

Mr Richards explained the scheme had been ongoing for the past fifteen years and the developer welcomed the opportunity discuss the development of the site prior to the planning application being submitted to Shropshire Council.

He explained that the density of the site development proposed on previous schemes has been reduced to a lower density and a higher quality design more in character with the area incorporating mono-pitched roofs, stone, slate and timber materials.

The properties have been positioned with consideration to the nearby flood plain. The use of permeable materials/surfaces have been incorporated in the planning to assist drainage, sedum roofs, and water retention systems. Tree planting has been increased to screen the properties from the Linney approach similar to that of a 'Nordic Woodland Design'. The margin of land between the site and the River Corve, will be managed by a separate company following the completion of the site.

The scheme includes the rebuilding of a section of the stone perimeter wall, alongside Linney (opposite St. Leonards Church Yard) which would be moved by 0.5 meters increasing the width of the highway, which is currently a 'pinch point' for traffic.

Mr Colin Richards invited questions from members

Q: Were the below ground materials supporting the permeable surfaces also permeable?

A: *This will be investigated prior to the planning application being submitted to Shropshire Council.*

Q: Have the Friends of Corve and Teme been consulted regarding the scheme?

A: *Mr Richards was not unaware until this evening that the Friends of Corve and Teme had been formed since the 2007 floods but will contact Mrs Wood to arrange a presentation.*

Q: How will the rainwater be retained?

A: *Rain water will be caught at the highest point of the site by rain butts.*

The Chair thanked Mr Richards for the presentation.

R/299 ITEMS TO ACTION

The Chairman thanked the Town Clerk and staff for completing the items to action.

RESOLVED (unanimous)
GG/CS

To note the items to action.

R/300 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)

RESOLVED (Unanimous)
CS/GG

To note the LCAAC minutes of the meeting held on 6th February 2019 and the agenda for the meeting to be held on 6th March 2019.

R/301 SHROPSHIRE COUNCIL DECISIONS - PENDING

RESOLVED (Unanimous)
GG/CS

To note the pending decisions from Shropshire Council.

R/302 SHROPSHIRE COUNCIL DECISIONS - GRANTED

RESOLVED (Unanimous)
GG/CS

To note Shropshire Councils decisions - Granted

R/303 SHROPSHIRE COUNCIL DISCHARGE OF CONDITIONS/VARIATIONS

RESOLVED (Unanimous)
GG/CS

To note Shropshire Councils discharge of conditions

PLANNING APPLICATIONS

R/304 19/00652/TCA Briar Cottage 5 Julian Road Ludlow SY8 1HA

RESOLVED (Unanimous)

DL/GG

To object

To request that Shropshire Council's Tree Office carries out an inspection to establish whether TPO action might be appropriate.

- The application gives no reason for the works.
- Three of the trees are clearly visible from Julian Road and their crowns contribute to the generally "bosky" atmosphere of the street.

R/305 19/00426/LBC 31 Broad Street Ludlow SY8 1NJ

RESOLVED (Unanimous)
GG/DL

No objection

R/306 19/00599/LBC 48 Corve Street Ludlow SY8 1DU

RESOLVED (unanimous)
GG/DL

To object

- Insufficient information in the application
- Concern regarding the removal of the internal walls resultant in the structural stability of the building

R/307 19/00750/TCA Bank House 16 Broad Street Ludlow SY8 1NQ

RESOLVED (unanimous)
GG/DL

No objection

Providing the work proposed is supervised by a qualified arboreal consultant.

The three trees birch, Lawson cypress and London plane - are in a secluded garden behind Lloyd's bank. They are not visible from Broad Street.

R/308 19/00699/FUL Proposed Residential Development Land South of Poyner Road Ludlow

RESOLVED (unanimous)
GG/CS

No objection

R/309 19/00844/TCA Dyddle Cottage 21 Dinham Ludlow SY8 1EJ

RESOLVED (unanimous)

DL/CS

No objection

The crowns of some of these trees can only be glimpsed from Dinham and none are of any amenity value. The garden is grossly overcrowded and the proposed clearance is desirable.

The existing tree cover does affect the privacy of adjacent gardens and the possibility of phasing the work over the two-year period within which the section 211 approval will apply to minimise the impact on neighbours.

R/310 19/00394/FUL Spencer Manufacturing Ltd Orelton Road Ludlow

RESOLVED (unanimous)

GG/DL

No objection

R/311 19/00826/FUL Linney House Linney Ludlow

No objection

Members strongly supported the installation of bat boxes and the ecological assessment.

RESOLVED (3:1:1)

DL/CS

R/312 19/01047/LBC Walcote House Broad Street Ludlow

No objection

RESOLVED (3:1:1)

GG/DL

R/313 APPEAL TO THE SECRETARY OF STATE – 19/02702/REF

RESOLVED (unanimous)

CS/GG

Ludlow Town Council object to the proposed housing development at Sidney Road, Ludlow (17/05170/FUL) for the construction of five independent living affordable residential developments, and asked Shropshire Council to call the application to the Shropshire Council Planning Committee.

Ludlow Town Council strongly objects to the application because it is exactly the same application that has been refused by Shropshire Council Planning Committee. No new material reasons have been put forward, and simply reiterating a planning application to erode the resistance to it should not be a legitimate strategy, or a material planning consideration. To be clear, there have been no material changes that warrant reconsideration of the planning application.

Ludlow Town Council previously objected to the application in May and June 2017, and does not believe that their concerns as stated at these times have ever been addressed within the planning application.

The green open space at Charlton Rise/Sidney Road is a 'showcase' space on a main route into the historic town of Ludlow and development on this green open space would have a considerable detrimental impact on the visual amenity of the area, and the negative impact of the loss of a green open space on the social amenity, opportunities for interaction, and overall social cohesion of the area would be to the detriment of the residents living in the local community.

The Town Council believes that the amenity value of the land is significant to the residents, who have enjoyed the use of the land for over twenty years. There is precedent in case law established by the Sunningwell case in Oxfordshire, and others, where the development was refused on the grounds that the space had been used as an amenity area for over 20 years.

The proposed development would be detrimental to the visual amenity of the area; the existing footpath and the bridleway across the land are on the definitive map; and there are Tree Protection Orders on all trees on the site

The Town Council also objects to the proposed parking leading off Sidney Road because this is a very busy road, which is reduced to single width by parked cars. There is the bus stops at the end of Sidney Road where the proposed entrance has been planned. The area is therefore congested, with many competing priorities for pedestrians and vehicles, and any further entrances to the road would further obscure vision and increase the hazards for all users.

R/314 SMALL CORE AND PROJECT SUPPORT GRANTS

i) Ludlow Green Festival

RESOLVED (unanimous)

GG/CS

Members could not support the grant application due to inaccurate financial accounts being submitted. The Chair requested that the Ludlow Green Festival reapplies with the correct information for the grant to be considered.

R/315 ii) **Loudwater Studio**

RESOLVED (unanimous)
GG/DL

The application was not supported due to criteria (4) not being met.

(4) The local organisation has a clear financial need. Account will be taken regarding how much money the organisation has, including any special reserves set aside for particular projects. Additionally, if the balance is high in relation to spending then an explanation will be required to justify the reasons why the organisation is still applying for a grant.

R/316 iii) **People for Ludlow and Ludlow Fringe Festival**

RESOLVED (unanimous)
GG/CS

The application could not be supported because two organisations were named as presenting the application, but there was only financial information from one organisation. It was requested that the application was resubmitted.

R/317 iii) **Read Easy Shropshire Hills**

RESOLVED (3:2:0)
GG/VP

To award £150.00 to Read Easy Shropshire Hills

R/318 **SHROPSHIRE COUNCIL – PUBLIC PATH DIVERSION ORDER 2019 (Footpaths 23 and 7 (parts) Town of Ludlow and Parish of Ludford)**

RESOLVED (unanimous)
GG/DL

No objection

R/319 **ROAD CLOSURE/TRAFFIC MANAGEMENT**

RESOLVED (unanimous)
GG/RJ

To note the road closures

- i. Bell Lane 19th March – Cadent
- ii. May Fair 1st – 7th May

R/320 **STREET WORKS ENFORCEMENT POLICY CONSULTATION 2019**

RESOLVED (unanimous)

GG/RJ

- i) To support the enforcement policy in relation to:
- **Skips**
 - **Scaffolds**
 - **Hoardings**
 - **Barriers**
- ii) That the statutory obligation utilities to notifications their works is communication in a joined up way, and Shropshire Council provides the Town Council with advance notification of all works.

Meeting closed at 8:08 pm

Chairman

Date

NB: Closed Session minutes will not be issued