



MINUTES

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

R/260 PRESENT

Chair:	Councillor Ginger
Vice Chair	Councillor Sheward
Councillors:	Councillors Clark, Gill, Jones, Lyle, O'Neil
Officers:	Gina Wilding, Town Clerk Stephanie Williams, Committee Officer

R/261 HEALTH & SAFETY

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

R/262 APOLOGIES

Apologies were received from Councillors Pote, Malhalski and Paton.

R/263 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

Cllr Lyle	19/00369/ADV 19/00504/TCA	Know the applicant Know the applicant
Cllr Sheward	19/00504/TCA	Know the applicant

R/264 PUBLIC OPEN SESSION (15 minutes)

There was one members of the public present.

Removal of parking Concessions for Holiday Accommodation Owners

The resident stated that he is an owner of a self- catering property within the town centre. He stated that Shropshire Council had removed guest house parking concessions without notification, which he said had affected his business and many others within the centre.

He stated there are currently 165 metered parking bays to 3 holiday accommodation businesses; prior to the new parking charges scratch cards were £4.00 per day or £28.00 per week which has now increased to £18.00 per day or £126.00 per week. He stated that the cheaper, alternative car parks at Galeford and Smithfield are quite a distance to walk with luggage and guests worry about their cars being left for long periods.

The resident stated that he had written to Shropshire Council without reply, he has also met with the Transport Commissioner and was informed that it was not currently possible for a temporary solution to be put into place until the review in May 2019. He was also informed by Shropshire Council that the introduction of scratch card scheme in Ludlow was not officially made in the first instance, therefore no consultation or notice prior to the removal of the scheme was required. He stated that he believed the correct protocols have not been followed regarding the removal of the scratch card scheme, and that Shropshire Council have misled such businesses and have not taken part in consultations. He requested the support of the Town Council as tourist trade is being affected already, which will have a knock on affect to all businesses in Ludlow.

R/265 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

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

Revised Parking Stategy

Councillor Boddington informed members that he will be attending a Cabinet Meeting at Shropshire Council on Wednesday 13th February and will to put forward concerns raised regarding the revised parking strategy in Ludlow and will be requesting an emergency review in March.

Fishmore Road Development (formerly Bus Depot) 19/00242/REM

Councillor Boddington informed members that there were several breaches of planning in the application including the proposed access to properties off Fishmore Road and the proposed zero provision of affordable housing.

R/266 **MINUTES**

RESOLVED (unanimous)

GG/CS

To approve the minutes of the Representational Committee meeting held on Wednesday 6th January 2019 as a correct record.

R/267 **PRESENTATION**

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 Teme Weirs Trust been consulted regarding the scheme?

A: *Mr Richards was not unaware until this evening that the Teme Weirs Trust 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/268 ITEMS TO ACTION

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

RESOLVED (unanimous)
GG/RJ

To note the items to action.

R/269 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)

RESOLVED (Unanimous)
CS/GG

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

R/270 SHROPSHIRE COUNCIL DECISIONS - PENDING

RESOLVED (Unanimous)
GG/RJ

To note the pending decisions from Shropshire Council.

R/271 SHROPSHIRE COUNCIL DECISIONS - GRANTED

RESOLVED (Unanimous)
GG/CS

To note Shropshire Councils decisions - Granted

R/272 SHROPSHIRE COUNCIL DISCHARGE OF CONDITIONS/VARIATIONS

RESOLVED (Unanimous)
GG/CS

To note Shropshire Councils discharge of conditions

PLANNING APPLICATIONS

R/273 19/00183/FUL 12 Upper Linney Ludlow

RESOLVED (Unanimous)

GG/CS

No objection

R/274 19/00133/LBC High Hall Castle Square Ludlow

**RESOLVED (Unanimous)
GG/DL**

No objection

That the 'Swift boxes' are retained on the front elevation.

R/275 SC 000328/19 The Old Rectory College Street Ludlow

**RESOLVED (unanimous)
GG/DL**

No objection

Councillor Jones left the meeting at 7.41pm

R/276 19/00309/FUL 97 Old Street Ludlow

**RESOLVED (unanimous)
GG/DL**

To object

Drawings validated by Shropshire Council were inadequate and lacked necessary detail

Councillor Jones returned to the meeting at 7.43pm

R/277 19/00221/FUL Friary Cottage 32 Corve Street Ludlow SY8 1GB

**RESOLVED (unanimous)
CS/GG**

No objection

R/278 19/00432/TCA Wigley Fields Allotments Lower Halton Lane Ludlow

**RESOLVED (unanimous)
DL/CS**

No objection

R/279 19/00369/ADV 7-8 Tower Street Ludlow**RESOLVED (unanimous)****GG/CS**

To object

Support Shropshire Council's Conservation Officers comments;

The proposal affects a non-designated heritage asset that lies within the Ludlow Conservation Area. The host building is faced with stone, where the existing shopfront dates from the 1960s/70s. In considering the proposal due regard to the following local and national policies and guidance has been taken, when applicable including policies CS6 'Sustainable Design and Development Principles' and CS17 'Environmental Networks' of the Shropshire Core Strategy, policy MD13 of SAMDev as well as with national policies and guidance, the revised National Planning Policy Framework (NPPF) published July 2018. Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended). There is a strong preference to keep the existing green colour scheme and contemporary white lettering on the existing fascia which is clean and uncluttered, rather than painting it black, where the green paint finish works well with the existing stone, where it currently has a neutral impact upon the existing character and appearance of the conservation area. There is objection to the multi-coloured logo on the left-hand side, where this should remain in white to match the other fascia text. Overall there is objection to this proposal where the proposed fascia detailing would be detrimental to the existing character and appearance of the conservation area, where it is considered that it is not in accordance with paragraph 192 of the NPPF, along with policies CS6 and CS17 of the Core Strategy and policy MD13 of SAMDev.

R/280 19/00180/LBC 22 Broad Street Ludlow SY8 1NG**RESOLVED (unanimous)****GG/CS**

No objection

R/281 19/00343/FUL Bankside Burway Lane Ludlow**RESOLVED (unanimous)****GG/DL**

To object

- Unable to see the feasibility of reversing onto a 10 foot highway
- The step gradient of the driveway would be impossible to maintain

R/282 19/00504/TCA St. Leonards Cottage Linney Ludlow

RESOLVED (unanimous)

GG/DL

No objection

R/283 19/00458/VAR 1 New Road Bank Ludlow SY8 2NY

RESOLVED (unanimous)

GG/RJ

To object

Class A1 should be retained to prevent repeat parking/waiting which would be detrimental to the area.

R/284 19/00242/REM Former Bus Depot Fishmore Road Ludlow

RESOLVED (unanimous)

GG/RJ

To object

Although members welcomed the proposed development of the inner 'Brown Field Site' concerns were raised regarding several aspects of the development.

- Access to the individual properties should not be directly off Fishmore Road
- There is no provision for affordable housing included in the development. The statutory requirement is 15%.

Lack of information regarding;

- Permeable surface
- Sewage and drainage
- Contamination of land from previous use

R/285 18/05173/FUL The Old Forge 80 Corve Street Ludlow SY8 1DX

RESOLVED (unanimous)

GG/CS

To object

- Over development of the site

SMALL CORE AND PROJECT SUPPORT GRANT

R/286 Application

- i) Ludlow Local Agenda

RESOLVED (unanimous)
GG/RJ

To decline the application due to criteria (2) not fulfilled

- The work of the organisation directly benefits a number of residents of Ludlow

R/287 Application

- ii) RSPB South Shropshire Group

RESOLVED (unanimous)
DL/RJ

To decline the application due to criteria (1) not fulfilled

- The organisation is based, or has a local branch, in Ludlow.
- The work of the organisation directly benefits a number of residents of Ludlow.
- Grant applications for amounts of £300 or less will be considered at Representational Committee or Full Council meetings.

R/288 Application

- iii) Ludlow Concert Band

RESOLVED (unanimous)
GG/DL

To award the grant of £225.44 to Ludlow Concert Band.

R/289 ROAD CLOSURE/TRAFFIC MANAGEMENT

RESOLVED (unanimous)
GG/MC

To note the road closures

- i. Corve Street, Old Street (upwards from Brand Lane)
Station Drive Junction (adjoining Corve Street)
10th, 17th, 24th February 08:00 -17:00hrs - re-surfacing

R/290 **SHROPSHIRE GREAT OUTDOORS**

RESOLVED (unanimous)
GG/DL

To note the Shropshire Great Outdoors Final Strategy

Meeting closed at 8:18 pm

Chairman

Date

NB: Closed Session minutes will not be issued