

LUDLOW TOWN COUNCIL A G E N D A

REPRESENTATIONAL COMMITTEE

To: All Members of the Council, Unitary Councillors; Press

Contact: Gina Wilding, Town Clerk
Ludlow Town Council, The Guildhall
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Dispatch date: Thursday 30th October 2025

You are summoned to attend a meeting of
Representational Committee at
The Guildhall, Mill Street, Ludlow SY8 1RZ
on Tuesday 4th November 2025 at 7pm

Gina Wilding

Gina Wilding
Town Clerk

Key Agenda Items:

- **PLANNING APPLICATIONS**
- **TRAFFIC MANAGEMENT & ROAD CLOSURES**

Public Open Session (15 minutes in total) – Members of the public are invited to make representations to the Committee on any matters relating to the work of the Committee. The maximum time allotted per person is three minutes.

1. HEALTH AND SAFETY

Councillors and members of the public are to note that the fire exits can be found to the rear of the building and via the front door. The fire assembly point is on the pavement opposite the Guildhall. For fire safety purposes all Councillors should sign the attendance book and members of the public should sign the attendance sheet.

2. RECORDING OF MEETINGS

Under the Openness of Local Government Regulations 2014, recording and broadcasting, including blogging, tweeting and other social media is permitted during public session of Council meetings. The act of recording and broadcasting must not interfere with the meeting.

3. MEETING PROTOCOL

Members are reminded of the vital importance of mutual respect, professionalism, and full adherence to the Council's Code of Conduct, Standing Orders, and Meeting Protocol.

Councillors and officers have distinct yet complementary roles and work collaboratively in the best interests of the community. Councillors are responsible for setting policy and representing the public, while officers provide impartial advice and are tasked with implementing Council decisions.

During meetings, Members must conduct themselves with decorum, follow the established rules of debate, and respect the authority of the Chair.

Disruptive behaviour, undue pressure on officers, or prioritising personal interests above Council objectives undermines good governance and is contrary to the standards of conduct expected in Council proceedings.

Maintaining integrity, accountability, and a respectful environment is essential to ensuring effective and transparent decision-making.

4. APOLOGIES

To receive apologies from committee members.

5. DECLARATIONS OF INTERESTS

To receive members' declarations of interests for:

- a) Disclosable Pecuniary Interest
- b) Declaration of conflicts of Interest
- c) Declarations of personal interest

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

6. PUBLIC OPEN SESSION (15 minutes)

Members of the public are invited to make representations to the Committee on any matters relating to the work of the Committee. The maximum time allotted per person is three minutes. The maximum time for this session if there are multiple speakers is 15 minutes. The public may not speak during the rest of the meeting.

7. LUDLOW UNITARY COUNCILLORS SESSION

Ludlow's Unitary Councillors are invited to provide a short update on Shropshire Council matters relating to Ludlow.

8. MINUTES

To approve as a correct record and sign the minutes of the Representational Committee meeting held on 7th October 2025.

9. ITEMS TO ACTION

To note the items to action of the Representational Committee on 7th October 2025.

10. SHROPSHIRE COUNCIL DECISIONS PENDING

To note the following pending decisions

25/02967/TCA	<u>Dinham Lodge, Dinham, Ludlow, SY8 1EH</u> Reduce height by approx. 60% to 2m above ground level and maintain at height through annual pruning for duration of five years a group of Yews (See Photo) within Ludlow Conservation Area
25/02670/LBC	<u>48 Old Street, Ludlow, SY8 1NS</u> Replacement of timber windows and doors
25/02040/FUL	<u>26 Bell Lane, Ludlow, SY8 1BN</u> Erection of single storey rear extension
25/03574/FUL	<u>Castle House, Castle Square, Ludlow, SY8 1AY</u> Removal of turf and installation of permeable hard standing to enlarge existing hard standing parking area

11. SHROPSHIRE COUNCIL DECISIONS

To note the following decisions.

25/03249/TCA	<u>St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u> Fell 5no. immature deciduous trees within Ludlow Conservation Area	CONSENT BY RIGHT - TREES
25/03358/TCA	<u>Apple Trees Barn, Linney, Ludlow, SY8 1EE</u> Fell 1no. Sumac and 1no. False Acacia and prune overhanging growth from western boundary within Ludlow Conservation Area	CONSENT BY RIGHT - TREES
25/03359/TCA	<u>56 Julian Road, Ludlow, SY8 1HD</u> Fell 1no. Box Elder (and replace with alternative species) within Ludlow (Gravel Hill) Conservation Area	CONSENT BY RIGHT - TREES
25/03360/TCA	<u>Land To The Rear 46 Gravel Hill, Ludlow, SY8 1QR</u> Reduce height by one-third and remove branch overhanging neighbouring property from 1no. Magnolia (T1), fell 1no. Cupressus (T2) and reduce crown by one-third and remove damaged branch from 1no. Betula (T3) all within Ludlow (Gravel Hill) Conservation Area	CONSENT BY RIGHT - TREES

25/03613/LBC	<u>Usher House , 30 Mill Street, Ludlow, SY8 1BG</u> Enlarge existing opening within chimney breast To form counter height opening, relocation of Cooker and new extraction through existing chimney. Re reinstatement of window	WITHDRAWN
25/03451/FUL	<u>OXFAM, 45 Bull Ring, Ludlow, SY8 1AB</u> Internal and external alterations	WITHDRAWN
25/03452/LBC	<u>OXFAM, 45 Bull Ring, Ludlow, SY8 1AB</u> Internal and external alterations	GRANTED
25/03453/ADV	<u>OXFAM, 45 Bull Ring, Ludlow, SY8 1AB</u> Proposed signage	GRANTED
25/03404/LBC	<u>Dinham Hall , Dinham, Ludlow, SY8 1EJ</u> New handrails to the principal entrance	GRANTED
25/03306/TCA	<u>Underwood , Linney, Ludlow, SY8 1EE</u> Reduce by 50% 1no. Ash (T1), reduce by 20% 1no. Birch (T2) and fell 2no. Hawthorn (T3 & T4) within Ludlow Conservation Area	OBJECT
25/03353/FUL	<u>Thistledown, St Johns Lane, Ludlow, SY8 1PF</u> Alterations and extensions to existing bungalow	GRANTED

12. PLANNING APPLICATIONS

To consider and comment on all validated planning applications.

For full details of validated applications, please follow the link below and search Ludlow Town Council <https://pa.shropshire.gov.uk/online-applications/search.do?action=weeklyList&searchType=Application>

25/03667/FUL	<u>3 Lower Galdeford, Ludlow, SY8 1RN</u> Alterations to front elevation http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3EY56TDL3P00
25/03732/TCA	<u>Walcote House , 17 Broad Street, Ludlow, SY8 1NG</u> Trim less than 5% and lower branch on north side to balance the appearance of 1no Walnut within Ludlow Conservation Area http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3MCQYTDL7H00
25/03077/FUL	<u>Tarwin , The Old Orchard, Ludlow, SY8 1JW</u> Demolition of existing dwelling and erection of eco home http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1962OTDK4G00
25/03749/FUL	<u>Holmlands , 26 Dinham, Ludlow, SY8 1GF</u> Demolition of existing garage and partial removal of boundary wall. Reinstatement of new boundary wall with new automatic sliding gate and pedestrian access gate. http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3

	Q26NTDL8K00
25/03839/TCA	<u>Fairwater, Linney, Ludlow, SY8 1EG</u> Crown raise to approx. 8ft 1no Sycamore & re-pollard and repair 1no Willow within Ludlow Conservation Area http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T42O9RTD0GI00
25/03892/TCA	<u>Castle Weir House, Linney, Ludlow, SY8 1EG</u> Reduce by approx. 20% 1no Silver Birch within Ludlow Conservation Area http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T48CG1TD0GI00
25/03967/TCA	<u>Ludlow Castle Tennis And Bowling Club , Linney, Ludlow, Shropshire, SY8 1EE.</u> Pollard to main stem 3no Willow (labelled 1, 2, 3 on plan) within Ludlow Conservation Area https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T4HU7UTDLL500
25/03789/FUL	<u>Bowling Green, Ludlow Castle Tennis And Bowling Club, Linney, Ludlow.</u> Installation of floodlighting to court 1 http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3VM2ITDLAP00

13. **ROAD CLOSURE/TRAFFIC MANAGEMENT**

To consider the road closures and traffic management listed below and online.

Road closures can be viewed at: <https://roadworks.org/> or <https://one.network/>

Date	Location	Traffic Management	Company	Work Description
21 Oct – 21 Nov	COSTA COFFEE - 3-5, KING STREET,	King Street Traffic management No carriageway incursion	Shropshire Council	Scaffolding
2nd November 2025	Lower Galdeford	Road Closure Enforcement pattern for Lower Galdeford Ludlow All the time	Severn Trent	Water-Defect CLO - Remedial Rein by CLO. Work it to remove incorrect surface material and replace with correct materials. Dig out surface course and promote for Mathod A rein in HRA for SDR 2 x redemial work in same street. CARRIAGEWAY TYPE 2 (2.5 TO 10 MSA)

14. BUILDINGS, BUILDING LAND AND TREES

To consider recent updates and / or provide information.

15. PLANNING RESPONSES BRIEFING NOTE

To note that Shropshire Council has produced the attached guidance note to assist parish & town Councils to respond to planning applications following changes to the NPPF and withdrawal of the previous draft local plan.

16. FUTURE LOCAL RAILWAY CONNECTIVITY

To consider the paper: 'How plans to Reform Britain's railways may affect the Welsh Marches'.

Membership

Councillors Addis, Cowell, Gill, Ginger, Harris (Chair), Hepworth, Owen, Parry, Scott Bell (Vice-Chair), and Tapley.

The next meeting of members of the Representational Committee
will be held on Tuesday 2nd December 2025

ITEM 8

MINUTES

MINUTES

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

R/136 PRESENT

Chair: Councillor Harris

Councillors: Councillors Addis, Cowell, Ginger, Hepworth Tapley, and Scott-Bell

Officers: Gina Wilding Town Clerk
Charlotte Ambrazas, Committee Officer

R/137 ABSENCES

Councillors Gill, Parry, Tapley were absent.

R/138 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/139 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/140 APOLOGIES

Apologies were received from Councillors Gill, Parry & Tapley.

R/141 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests
None.

Conflicts of Interest
None

Personal Interest
None

R/142 PUBLIC OPEN SESSION (15 minutes)

There were no members of the public present.

R/143 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Councillor Boddington was present via zoom and firstly stated the importance of a Neighbourhood Plan for Ludlow as a guide for Shropshire Council on how to steer development. He stated that parish boundary changes were not expected to start this year, and his view that development should include all of Ludlow without arbitrary boundaries.

He explained that consideration of the re-development of the former Budgens site has been ongoing for 8 years, and now the building will be demolished in two weeks, although at present there is no viable development plan for the site. Demolition work and subsequent landscaping of the site is expected to take up to a year. Discussions with the owner of Morris properties are ongoing, options might include:

- Well-designed landscaped area with planting and benches
- self-cleaning public toilets
- provision for young people

As soon as more detailed information is available, it will be shared with the Town Council.

R/144 MINUTES

RESOLVED SH/PA (unanimous)

To approve the minutes of 9th September 2025 as a correct record for the Chairman to sign.

R/145 ITEMS TO ACTION

RESOLVED SH/PA (unanimous)

To note the items to action of 9th September 2025.

R/146 SHROPSHIRE COUNCIL DECISIONS PENDING

RESOLVED SH/ISB (unanimous)

That the decisions pending by Shropshire Council be noted.

R/147 SHROPSHIRE COUNCIL DECISIONS

RESOLVED SH/PA (unanimous)

That the decisions by Shropshire Council be noted.

R/148 PLANNING APPLICATIONS

25/02967/TCA Dinham Lodge , Dinham, Ludlow, SY8 1EH

RESOLVED SH/KC (5:0:2)

To Object to reducing the height of a group of Yews within Ludlow Conservation Area by approx. 60% to 2m above ground level and maintain at height through annual pruning for duration of five years for the following reason:

- i) The works would create an unbalanced shape that would have a detrimental impact on public amenity of the Yew trees.

R/149 25/03404/LBC Dinham Hall, Dinham, Ludlow, SY8 1EJ.

RESOLVED ISB/JH (5:1:1)

No objection to new handrails to the principal entrance

R/150 25/03353/FUL Thistledown , St Johns Lane, Ludlow, SY8 1PF

RESOLVED KC/PA (unanimous)

No objection to the alterations and extensions to existing bungalow.

R/151 25/03451/FUL OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.

RESOLVED KA/PA (unanimous)

No objection to internal and external alterations

R/152 25/03452/LBC OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.

RESOLVED KC/PA (unanimous)

No objection to internal and external alterations

R/153 25/03453/ADV OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.

RESOLVED KC/PA (unanimous)

To object to the proposed window signage for the following reasons;

- i) The signage is visually overbearing and intrusive and not suitable for a conservation area, and not in keeping with the existing street scene.

R/154 25/03613/LBC Usher House, 30 Mill Street, Ludlow, SY8 1BG

RESOLVED KC/GG (unanimous)

No objection to enlarge existing opening within chimney breast to form counter height opening, relocation of cooker and new extraction through existing chimney; and re-reinstatement of window.

R/155 25/03574/FUL Castle House, Castle Square, Ludlow, SY8 1AY

RESOLVED SH/ISB (unanimous)

To Object to the Proposed Removal of Turf and Installation of Permeable Hardstanding to Enlarge Existing Parking Area for the following reasons:

i) Highway and Pedestrian Safety:

The proposed enlargement of the hardstanding area would increase vehicular activity and create additional hazards for pedestrians. This is of particular concern given the limited visibility and already constrained access in this location. The development would therefore have an adverse impact on pedestrian safety and the safe operation of the surrounding area.

ii) Impact on Local Character:

The introduction of further hard surfacing would be out of keeping with the established character of this predominantly pedestrian environment. The existing green space contributes positively to the appearance and amenity of the area, and its removal would detract from the visual quality and overall character of the locality.

R/156 ROAD CLOSURE/TRAFFIC MANAGEMENT

RESOLVED KC/PA (unanimous)

To note all road closures and clarify the closure times and that the road closure at St Marys Lane will allow access for residents and deliveries.

R/157 BUILDINGS, BUILDING LAND AND TREES

RESOLVED PA/KC (unanimous)

To update the spreadsheet

R/158 BUILDING DEMOLITION

RESOLVED KC/SH (unanimous)

To welcome the concept of the creation of a green landscaped space and await a planning application.

R/159 NEIGHBOURHOOD PLAN

RESOLVED GG/KC (unanimous)

To arrange a visit from Shropshire Council planning policy officers to discuss the potential scope for a Neighbourhood Plan for Ludlow.

Meeting closed at 8:30 pm

Chairman

Date

ITEM 9

ITEMS TO ACTION

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04.11.2025

REP meeting 07.10.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25	R/148 <u>PLANNING APPLICATIONS</u> <u>25/02967/TCA Dinham Lodge , Dinham, Ludlow, SY8 1EH</u> <u>RESOLVED</u> SH/KC (5:0:2) To Object to reducing the height of a group of Yews within Ludlow Conservation Area by approx. 60% to 2m above ground level and maintain at height through annual pruning for duration of five years for the following reason: i) The works would create an unbalanced shape that would have a detrimental impact on public amenity of the Yew trees.	Comments submitted to SC	CA	08/10/25	Completed
REP/25	R/149 <u>25/03404/LBC Dinham Hall, Dinham, Ludlow, SY8 1EJ.</u> <u>RESOLVED</u> ISB/JH (5:1:1) No objection to new handrails to the principal entrance	Comments submitted to SC	CA	08/10/25	Completed
REP/25	R/150 <u>25/03353/FUL Thistledown , St Johns Lane, Ludlow, SY8 1PF</u> <u>RESOLVED</u> KC/PA (unanimous) No objection to the alterations and extensions to existing bungalow.	Comments submitted to SC	CA	08/10/25	Completed

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REP/25	<u>R/151 25/03451/FUL OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u> <u>RESOLVED</u> KA/PA (unanimous) No objection to internal and external alterations	Comments submitted to SC	CA	08/10/25	Completed
REP/25	<u>R/152 25/03452/LBC OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u> <u>RESOLVED</u> KC/PA (unanimous) No objection to internal and external alterations	Comments submitted to SC	CA	08/10/25	Completed
REP/25	<u>R/153 25/03453/ADV OXFAM, 45 Bull Ring, Ludlow, SY8 1AB.</u> <u>RESOLVED</u> KC/PA (unanimous) To object to the proposed window signage for the following reasons; i) The signage is visually overbearing and intrusive and not suitable for a conservation area, and not in keeping with the existing street scene.	Comments submitted to SC	CA	08/10/25	Completed
	<u>R/154 25/03613/LBC Usher House, 30 Mill Street, Ludlow, SY8 1BG</u> <u>RESOLVED</u> KC/GG (unanimous) No objection to enlarge existing opening within chimney breast to form counter height opening, relocation of cooker and new extraction through existing chimney; and re-reinstatement of window.	Comments submitted to SC	CA	08/10/25	Completed

	<u>R/155 25/03574/FUL Castle House, Castle Square, Ludlow, SY8 1AY</u> <u>RESOLVED SH/ISB (unanimous)</u> To Object to the Proposed Removal of Turf and Installation of Permeable Hardstanding to Enlarge Existing Parking Area for the following reasons: i) Highway and Pedestrian Safety: The proposed enlargement of the hardstanding area would increase vehicular activity and create additional hazards for pedestrians. This is of particular concern given the limited visibility and already constrained access in this location. The development would therefore have an adverse impact on pedestrian safety and the safe operation of the surrounding area. ii) Impact on Local Character: The introduction of further hard surfacing would be out of keeping with the established character of this predominantly pedestrian environment. The existing green space contributes positively to the appearance and amenity of the area, and its removal would detract from the visual quality and overall character of the locality.	Comments submitted to SC	CA	08/10/25	Completed
	<u>R/156 ROAD CLOSURE/TRAFFIC MANAGEMENT</u> <u>RESOLVED KC/PA (unanimous)</u> To note all road closures and clarify the	clarify the closure times and that the road	CA		Ongoing

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	closure times and that the road closure at St Marys Lane will allow access for residents and deliveries.				
	R/157 <u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED PA/KC (unanimous)</u> To update the spreadsheet	Update spreadsheet	CA	08/10/25	Completed
	R/159 <u>NEIGHBOURHOOD PLAN</u> <u>RESOLVED GG/KC (unanimous)</u> To arrange a visit from Shropshire Council planning policy officers to discuss the potential scope for a Neighbourhood Plan for Ludlow. Meeting closed at 8:30 pm	Arrange visit from SC	GW		Ongoing
REP meeting 09.09.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25/126	<u>25/03249/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u> <u>RESOLVED ISB/TG (4:1:1)</u> No objection to Fell 5no. immature deciduous trees within Ludlow Conservation Area	Comments submitted to SC	CA	08/10/25	Completed
REP/25/127	<u>25/01145/LBC Linney House , Linney, Ludlow, SY8 1EE.</u> <u>RESOLVED KC/VP (5:1:0)</u> No objection to the replacement of 8No. front facing sash windows with new sash windows of same appearance.	Comments submitted to SC	CA	08/10/25	Completed
REP/25/128	<u>25/03246/LBC Usher House , 30 Mill Street, Ludlow, SY8 1BG</u>	Comments submitted to	CA	08/10/25	Completed

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	<u>RESOLVED PA/TG (unanimous)</u> No objection to the internal adjustment to chimney breast to form new opening to garden room. re-opening existing blocked up window to garden	SC			
REP/25/129	<u>25/03358/TCA Apple Trees Barn, Linney, Ludlow, SY8 1EE</u> <u>RESOLVED KC/VP (5:0:1)</u> To Object to the Felling 1no. Sumac and 1no. False Acacia and prune overhanging growth from western boundary within Ludlow Conservation Area	Comments submitted to SC	CA	09/10/25	Completed
REP/25/130	<u>25/03359/TC 56 Julian Road, Ludlow, SY8 1HD</u> <u>RESOLVED ISB/TG (unanimous)</u> To Object to the Felling of 1no. Box Elder (and replace with alternative species) within Ludlow (Gravel Hill) Conservation Area. Refer this application to the Shropshire Council Tree Conservation Officer.	Comments submitted to SC	CA	08/10/25	Completed
REP/25/131	<u>25/03360/TCA Land To The Rear 46 Gravel Hill, Ludlow, SY8 1QR</u> <u>RESOLVED TG/PA (unanimous)</u> No objection to Reduce height by one-third and remove branch overhanging neighbouring property from 1no. Magnolia (T1), fell 1no. Cupressus (T2) and reduce crown by one-third and remove damaged branch from 1no. Betula (T3) all within Ludlow (Gravel Hill) Conservation Area	Comments submitted to SC	CA	08/10/25	Completed
REP/25/133	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED TG/ISB (unanimous)</u> Updates to be made to the spreadsheet as follows: • To keep pressing SC to ensure 5 King Street is safe • The Sidney Road town green oak tree is alive • Bin situation is being monitored outside Greggs • Commercial bins from the George have been reported to company responsible for liquidation.	Write to Shropshire Council	KA		
REP/25/135	<u>CORONATION AVENUE</u>	Write to SC	KA		

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	<u>RESOLVED ISB/KC (unanimous)</u> To note and recommend to Full Council that Shropshire Council are given a list of critical roads in Ludlow, which should not be closed, but if works are required they are open with 2 way traffic lights especially during the busiest times of year which are summer, Christmas and the festivals • Sheet Road • Henley Road • Dinham Bridge • Temeside • Bromfield Road • Coronation Avenue • Galdeford • Overton Road				
REP meeting 19.08.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25/095	<u>25/02626/FUL Sparrow Hill Cottage, Sheet Road, Ludlow, SY8 1LR.</u> <u>RESOLVED GG/KC (unanimous)</u> No objection to the proposed Erection of single storey side extension	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/096	<u>25/02725/FUL Whitehaven, 2 Julian Road, Ludlow, SY8 1HA</u> <u>RESOLVED PA/VP (unanimous)</u> To object to the extension and alterations for the following reason: i) The neighbour raises concerns regarding safe access to the site and the committee felt that reasonable safeguards should be in place before approval of the application.	Comments submitted to Shropshire Council	CA	21/08/2025	Complete

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REP/25/097	<u>25/02842/TCA Wootton House, 43 Gravel Hill, Ludlow, SY8 1QR.</u> <u>RESOLVED KC/PA (unanimous)</u> No objection to Crown reduction by 2m to previous reduction points of 1no Acer within Ludlow (Gravel Hill) Conservation Area	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/098	<u>25/02846/TCA The Old Chapel, Old Street, Ludlow, SY8 1NP.</u> <u>RESOLVED SH/KC (unanimous)</u> No objection to Fell 1no Birch within Ludlow Conservation Area and replace with a native species, if there is space available.	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/099	<u>25/02941/TCA Broadgate Close, Lower Broad Street, Ludlow, SY8 1PH</u> <u>RESOLVED KC/RO (unanimous)</u> No objection to Fell 1no. Leylandii (T1) and replace with a native species and re-pollard to previous height (approx. 7ft) 7no. Hornbeam (T2-8) within Ludlow Conservation Area.	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/100	<u>25/02670/LBC 48 Old Street, Ludlow, SY8 1NS</u> <u>RESOLVED KC/PA (unanimous)</u> No objection to the replacement of timber sash windows, and doors	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/101	<u>25/02943/FUL 16 Hillside, Ludlow, SY8 1RB</u> <u>RESOLVED SH/KC (4:1:1)</u> No objection to the demolition of existing garage, side extension and loft conversion with front and rear dormer windows	Comments submitted to Shropshire Council	CA	20/08/2025	Complete

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REP/25/102	<u>25/02968/FUL 5 Downton View, Ludlow, SY8 1JE</u> <u>RESOLVED SH/VP (unanimous)</u> No objection to the proposed two storey extension and interior reconfiguring	Comments submitted to Shropshire Council	CA	20/08/2025	Complete
REP/25/103	<u>25/02954/VAR Beech House, 41 New Road, Ludlow, SY8 2NY</u> <u>RESOLVED SH/VP (unanimous)</u> No objection to the variation of Condition No.2 (approved plans) attached to planning permission 21/04581/FUL to allow for a revised design of Plot 2	Comments submitted to Shropshire Council	CA	20/08/2025	
REP/25/104	<u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u> <u>RESOLVED SH/KC (unanimous)</u> To ask for confirmation of the school scheme speed limit from Shropshire Council To note that the works were undertaken prior to the Town Council's meeting and request that in future Shropshire Council undertakes a consultation with Ludlow Town Council and local residents prior to the removal of the trees on footpaths similar to Mary Elizabeth Road to Steventon New Road. To note all other road closures.	Write to Shropshire Council	GW		
REP/25/105	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED SH/AT (unanimous)</u> To urge Shropshire Council to expedite the remedial works to make the Grade II listed building safe and to consider using a compulsory order to ensure that the building, which is on a main thoroughfare into the town with narrow pavements and a single lane road frequently used by buses, coaches and other	To write to Shropshire Council			

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	large vehicles, is in a safe condition. Concerns were also raised that the rear of the building is not adequately secured to prevent unauthorised access. To note that the unsecured building site on Bromfield Road has been reported to police, and Shropshire Council planning and building control, and a response is awaited.				
REP/25/108	<u>DARK LANE TREE WORKS (ROAD CLOSURE)</u> The Town Council has received representations from residents concerned about the detrimental impact of large-scale tree and vegetation removal works on local flora and fauna in areas that are nature corridors. <u>RESOLVED SH/PA (unanimous)</u> To write to Shropshire Council to state that whilst some cutting back was needed in this area, there is a need for Shropshire Council to consult with the Town Council and residents prior to undertaking felling of trees and works that are disruptive to habitats of insects, birds and bats. There should be more regular grounds maintenance of the Dark Lane area in consultation with the Town Council and residents so that such large-scale works are normally necessary. Ludlow Town Council would like Shropshire Council to consider ways to improve the lighting in Dark Lane to deter anti-social activities. To share the council's concerns regarding anti-social behaviour in the area with the local police.	To write to Shropshire Council	GW		Ongoing
REP/25/110	<u>DOG FOULING PAVEMENT STENCILS</u> <u>RESOLVED SH/PA (unanimous)</u> To approve the use of pavement stencils to remind dog owners to pick up their dog fouling in the	To approve the use of pavement stencils			Ongoing

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	following areas of Ludlow: Parys Road, Camp Lane, Henley Road, Old Street, Gravel Hill, Lower Galdeford, Temeside, Dodmore Lane, Greenacres, Dark Lane, Clee View, Sandpits Road, Corve Street. That Shropshire Council is asked to improve the provision of dog waste bins and signage in these streets. That as resources permit, the stencil is applied to the entrance to all streets in Ludlow.				
REP/25/111	<u>SITE ALLOCATIONS</u> <u>RESOLVED SH/AT (unanimous)</u> To note the process for site allocations. To suggest the land at the bottom of Corve Street that has previously been a petrol station and the Education Centre site on Old Street as sites for development (suggestion are made without the consent from the owners).		GW		Ongoing
REP/25/112	<u>COMMERCIAL WASTE BINS</u> <u>RESOLVED PA/VP (unanimous)</u> To write to the Head Office of Greggs to inform the company of the detrimental impact of the commercial bins constantly being left in front to the Greggs Store on the main street to the town centre. The bins are unsightly for visitors and residents, and are attracting rats, and associated health hazards.	To write to the Head Office of Greggs	GW		Ongoing
REP/25/113	<u>GET MARCHES WORKING QUESTIONNAIRE</u> <u>RESOLVED SH/KC (unanimous)</u> To submit the following feedback to the questionnaire: 1. Are there any specific issues that have been missed? What geographical variations exist in the	To submit feedback	CA	26/08/2025	Complete

	issues identified? Rural access complexity. • Shropshire and Ludlow are subject to poor public transport connections, which are especially relevant to young people and families on low incomes, so to ensure meaningful inclusivity and sustainability these issues must be central when planning activities and solutions. Youth outmigration • Shropshire Council should be actively encouraging, and if possible supporting, local businesses to consider job creation opportunities to help keep young people stay in the local area. • In schools, there should be an emphasis on practical skills such as bricklaying and woodworking, so that pupils are given a head start to get an apprenticeship with local firms. • Partnerships could be developed between schools and employers. • Job fairs should be further developed to help create contact between potential employers and students. • This year work experience was not offered to Ludlow C of E year 10 students. It is a vital experience for young people to have an opportunity to prepare for adult life and potential choices as to what they wish to do in their career. Hopefully help can be provided to encourage more business to offer work experience to students. Infrastructure gaps • As the LEA, Shropshire Council should be supporting schools to fill teaching gaps – Ludlow C of E School is currently running a cookery				
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	class without a cookery teacher in place. • It is widely appreciated that it very difficult to find a local electrician, builder, or plumber – these are skill gaps that should be the focus for apprenticeship schemes. • When skills such as wiring a plug are taught in the classroom – the students should be fully challenged to undertake the task in a supportive environment – sometimes they are given prepared pieces to assemble and do not understand the range of skills required to complete the task. • Local charities and organisations that encourage mending and reuse could play a part in the education opportunities available to young people to help broaden their thinking / problem solving skills. 2. What activity is currently happening in your area regarding these groups or sub groups that we should be aware of. Community engagement around new developments: As projects like the biochar plant go ahead, ensuring local stakeholder awareness and involvement is vital—there’s risk of disruption, and the community might seek better inclusion. 3. Are there any local data sources, strategies, research or evaluation reports that could support our analysis? Local retention strategy: While the proposal broadly points out youth retention issues, more local initiatives—like internships, apprenticeships, or partnerships with regional				
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	employers—may help anchor young talent in Ludlow. There is also a need to ensure there are affordable homes in the area to support young people settling in the area. 4. What current delivery is relevant for these groups? Are there gaps in provision that need to be addressed? Accessibility considerations for rural residents: Physical travel to training centres remains an issue; mobile delivery or hybrid (digital & in-person) models may enhance inclusivity. 5. Any other feedback Continuous monitoring and feedback loops: Evaluation of outreach and delivery effectiveness in Ludlow—for example, how many local businesses or residents' benefit—could help refine how training is delivered and scaled.				
REP meeting 15.07.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
R/071	<u>25/02213/FUL Proposed Residential Development South of A49, Ludlow</u> <u>RESOLVED GG/KC (unanimous)</u> No objection to the proposed earthworks pursuant to provision of roundabout associated with consented residential development approved under 13/03862/OUT.	Comments submitted to SC	KA	16.07.2025	Completed
R/072	<u>25/02215/ADV 18-19 King Street, Ludlow, SY8 1AQ</u> <u>RESOLVED KC/RO (unanimous)</u>	Comments submitted to SC	KA	16.07.2025	Completed

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	No objection to the application to erect and display Item B Main fascia sign and Item C projecting sign.				
R/073	<u>25/02243/FUL 23 Greenacres, Ludlow, SY8 1LU</u> <u>RESOLVED VP/GG (unanimous)</u> No objection to roof extension to front elevation.	Comments submitted to SC	KA	16.07.2025	Completed
R/074	<u>25/02145/FUL Avon House, Henley Road, Ludlow, SY8 1QZ</u> <u>RESOLVED KC/GG (unanimous)</u> No objection to the demolition of existing rear extension and detached garage, and erection of new rear extension and attached garage.	Comments submitted to SC	KA	16.07.2025	Completed
R/075	<u>25/02467/FUL Winslade, Henley Road, Ludlow, SY8 1QZ</u> <u>RESOLVED GG/KC (unanimous)</u> No objection to the loft conversion.	Comments submitted to SC	KA	16.07.2025	Completed
R/076	<u>ROAD CLOSURE/TRAFFIC MANAGEMENT</u> <u>RESOLVED GG/TG (7:0:1)</u> 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.	Write to Shropshire Council and Herefordshire Council	GW		

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R/077	<u>RESOLVED GG/TG (unanimous)</u> 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.	To contact Shropshire Council for clarification	KA	16.07.25	Update to next Rep
R/078	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED SH/ISB (unanimous)</u> 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.	To contact Connexus	KA	16.07.25	Connexus confirmed work in schedule
R/079	<u>LUDLOW BUS SURVEY</u> <u>RESOLVED GG/PA (unanimous)</u> To note the bus survey responses. To undertake a whole town consultation for new bus shelter locations based on the amended bus routes.	Town consultation	KA/GW	16.07.25	In progress
R/080	<u>NEIGHBOURHOOD PLANNING</u> 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.	Write to Stuart Anderson MP	GW	16.07.25	Ongoing

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	- Neighbourhood Plans contribute to more democratic, locally informed planning decisions and support the delivery of sustainable development aligned with community needs and aspirations. <u>RESOLVED GG/TG (7:1:0)</u> - Call upon His Majesty's Government to provide increased and sustained funding to support the development, review, implementation and maintenance of Neighbourhood Plans. - Request that the Government ensures funding is accessible to all communities, to promote inclusivity and fairness in the planning process. - 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	<u>STORM THE CASTLE CONSULTATION</u> <u>RESOLVED GG/KC (unanimous)</u> 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.	Respond to Andali events	KA	16.7.2025	Completed
R/082	<u>GOVERNMENT CONSULTATION ON CHANGES TO BIODIVERSITY NET GAIN</u> <u>RESOLVED RO/KC (3:2:4)</u> 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. <table><tr><td>Issue</td><td>Option B: Enhanced BNG Requirements</td></tr><tr><td>Scope & Exemptions</td><td>Special treatments for irreplaceable habitats only</td></tr><tr><td>Timeline & Transition</td><td>Bring in freestanding Biodiversity Gain Statement sooner</td></tr><tr><td>On-site vs Off-site Gains</td><td>Encourage/exemplify estate-based portfolios for efficiency</td></tr><tr><td>Baseline Degradation Handling</td><td>Use pre-Jan 2020 baseline if degraded to prevent gaming</td></tr><tr><td>Templates and Guidance</td><td>Issue NSIP-specific templates and guidance now</td></tr><tr><td>Compulsory Purchase</td><td>Encourage guided acquisition aligned with mitigation hierarchy</td></tr></table>	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	Templates and Guidance	Issue NSIP-specific templates and guidance now	Compulsory Purchase	Encourage guided acquisition aligned with mitigation hierarchy				
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																		
Templates and Guidance	Issue NSIP-specific templates and guidance now																		
Compulsory Purchase	Encourage guided acquisition aligned with mitigation hierarchy																		
REP meeting 17.06.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>														
REP/25/035	<u>25/01779/LBC 26 Bell Lane, Ludlow, SY8 1BN</u>	Comments submitted to SC	CA	18.06.2025	Completed														
	RESOLVED GG/KC (unanimous)																		

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	To consider all three applications together.				
REP/25/036	<u>RESOLVED TG/DL (unanimous)</u> 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.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/037	<u>25/01869/TCA The Croft , St Julians Avenue, Ludlow, SY8 1EU</u> <u>RESOLVED TG/KC (9:0:1)</u> 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.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/038	<u>25/01910/FUL 9 Camp Lane, Ludlow, SY8 1EQ</u> <u>RESOLVED KC/TG (unanimous)</u> 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.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/039	<u>25/02090/TCA Mill House, 23 Mill Street, Ludlow, SY8 1BG</u> <u>RESOLVED DL/KC (unanimous)</u> 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.	Comments submitted to SC	CA	18.06.2025	Completed

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REP/25/040	<u>25/02091/TCA Belvedere, 9 Julian Road, Ludlow, SY8 1HA</u> <u>RESOLVED SH/ISB (unanimous)</u> 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.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/041	<u>25/02092/TCA 54 Corve Street, Ludlow, SY8 1DU</u> <u>RESOLVED SH/TG (unanimous)</u> No Objection to the removal of one branch of 1no Eucalyptus within Ludlow Conservation Area.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/042	<u>25/01889/FUL 3 - 4 Market Street, Ludlow, SY8 1BP</u> <u>RESOLVED PA/SH (unanimous)</u> 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.	Comments submitted to SC	CA	24.06.2025	Completed

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	• 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.				
REP/25/043	<u>25/01890/LBC 3 - 4 Market Street, Ludlow, SY8 1BP</u> <u>RESOLVED SH/TG (unanimous)</u> 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.	Comments submitted to SC	CA	24.06.2025	Completed
REP/25/044	<u>25/02099/TCA 2 Warrington Gardens, Ludlow, SY8 1RP</u> <u>RESOLVED GG/SB (unanimous)</u> No Objection to Felling 1no Holly within Ludlow	Comments submitted to SC	CA	18.06.2025	Completed

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	(Galdeford) Conservation Area				
REP/25/045	<u>25/02177/TCA The Lime House, 16 Lower Mill Street, Ludlow, SY8 1BH</u> <u>RESOLVED GG/SB (8:0:2)</u> No Objection to remove two branches from 1no Silver Birch & fell 1no Crab Apple and replant with acer tree within Ludlow Conservation Area.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/046	<u>25/02178/TCA 12 St Marys Mews, Ludlow, SY8 1FG</u> <u>RESOLVED GG/DL (unanimous)</u> No Objection to reduce from 20ft to 12ft in height group of Leylandii within Ludlow Conservation Area	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/047	<u>25/02155/TCA 3 Friars Garden, Ludlow, SY8 1RX,</u> <u>RESOLVED GG/DL (unanimous)</u> 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.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/049	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED SH/ISB (unanimous)</u> To maintain the pressure on Shropshire Council regarding 5 King Street through Ludlow's Unitary Councillor.	Write to SC Officer, Ludlow's Unitary Councillor and Portfolio Holder.	GW	18.06.2025	Ongoing

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	To get an update on the reported H&S concerns related to old trouser factory on Old Street.	Follow up with SC.	CA		
REP/25/050	<u>THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND</u> <u>RESOLVED GG/KC (unanimous)</u> 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: 10,000).	Submit consultation response to central Government.	GW	07.07.2025	Complete
REP/25/052	<u>GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES</u> <u>RESOLVED GG/ISB (unanimous)</u> 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	Submit consultation response to SLCC and central Government.	GW	07.07.2025	Complete

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	process. To further object to the flawed reform because the proposed changes are not reflective of the different tiers of local authorities.				Complete
REP/25/053	<u>GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL</u> <u>RESOLVED GG/VP (9:1:0)</u> 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.	Submit consultation response to SLCC and central Government.	GW	26.06.2025	
REP/25/054	<u>WILD-JUSTICE-LOST-NATURE-SUMMARY</u> <u>RESOLVED RO/PA (9:0:1)</u> To make a written representation to Shropshire Council that they enforce the five principles within the planning system.	Write to Shropshire Council	GW	07/07/25	
REP/25/055	<u>RESOLVED SH/ISB (unanimous)</u> 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.	Write to Shropshire Council	GW		
REP/25/056	<u>20 MPH SCHOOL SPEED LIMIT</u> <u>RESOLVED GG/KC (unanimous)</u> 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.	Write to Shropshire Council	GW		

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REP/25/057	<u>FISHMORE ROAD – PARKING PROBLEMS</u> <u>RESOLVED GG/PA (unanimous)</u> To wait to receive more information from the resident and undertake a public consultation.	Cllr Addis is in contact with the resident. CA to check in with Cllr Addis prior to next agenda	CA		
REP meeting 20.05.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>
REP/25/014	<u>25/01145/LBC Linney House, Linney, Ludlow, SY8 1EE.</u> <u>RESOLVED SH/GG (6:0:1)</u> To object to the replacement of 8No. front facing sash windows with new sash windows of same appearance, for the following reasons: i) That the windows should be repaired to maintain the historic fabric of the building as recommended by Historic England. This action is supported by information in a report in the document bundle that accepted it would be possible to repair the windows.	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/015	<u>25/01528/FUL 2 Linney Fields Linney, Ludlow, SY8 1EE</u> <u>RESOLVED TG/DL (unanimous)</u> To approve the removal of four trees subject to them being replaced with four indigenous trees. That there was no objection to the erection of detached garage following demolition of existing	Comments submitted to SC	CA	23.05.2025	Completed

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REP/25/016	<u>25/01742/TCA 8 Station Drive, Ludlow, SY8 2PQ</u> <u>RESOLVED DL/TG (7:1:0)</u> To approve the re-pollarding to the previous pollard points of the Willows trees, and to approve the felling of the Leylandii subject to the planting of a replacement indigenous tree.	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/018	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED TG/RO (unanimous)</u> To update the spreadsheet with the following: The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.	Updated spreadsheet Email sent to SC. Response received and added to the spreadsheet.	CA GW	22.05.2025	Complete
REP/25/020	<u>INCINERATION PLANT LUDLOW</u> <u>RESOLVED TG/GG (unanimous)</u> To restate the objections previously stated by the council as they remain unresolved, namely: i) The site is not suitable because it is too close to a residential area. it appears that the placement of the site has been decided because it is convenient for Shropshire Council as owners of the site, rather than for a strategic reason. ii) The process is largely untested, and any resultant air pollution will be taken into a residential area by the prevailing wind. This could put the health of residents, or their quality of life at risk. iii) The plant will increase the traffic in the area, and this is considered to be unacceptable in a largely residential area.	Response emailed to Shropshire Council	GW	02.06.25	Complete

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REP/25/021	<u>DANGEROUS TRAFFIC ON LOWER CORVE STREET</u> <u>RESOLVED</u> GG/KC (unanimous) To write to Ludlow Safer Neighborhood Policing Team to stress that this local traffic problem needs to be dealt with through more intensive policing and issuing fines to offenders so that there is a deterrent that will change people's attitudes and actions.	Email sent to police inspector and response communicated to Councillors and residents.	GW	23.05.25	Complete
REP/25/022	<u>EMPTY BUILDINGS</u> <u>RESOLVED</u> ISB / PA (unanimous) To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.	Email to SC Becky Jones Received confirmation that Owen Gore is the officer managing the case. The Council's concerns have been restated to OG. Unitary Cllrs asked to support LTC's call for action.	CA GW	23/05/2025	Complete
REP meeting 08.04.2025	<u>ITEM</u>	<u>ACTION</u>		<u>DATE</u>	<u>STATUS</u>

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REP/25	<u>25/00860/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u> <u>RESOLVED GG/SH (unanimous)</u> No objection to the removal limb from 1no. Cypress (T1) and crown lift 3no. Yews (T3 and T4) (as per schedule) within Ludlow Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00991/TCA 19 Broad Street, Ludlow, SY8 1NG</u> <u>RESOLVED GG/AT (unanimous)</u> No objection to the felling 1no Katsura tree and replant with a native species within Ludlow Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00554/FUL New Prospect , Julian Road, Ludlow, SY8 1HD.</u> <u>RESOLVED AD/DT (unanimous)</u> No objection to replacing garage door with bay window, erection of brick piered fence within garden boundary, garden shed, change windows into French doors (north/south elevations)	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01010/TCA The Bridge Inn , Corve Street, Ludlow, SY8 1DX</u> <u>RESOLVED DT/RJ (unanimous)</u> No objection to crown reduction by up to 50% 1no. Sycamore (T1) within Ludlow Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00878/FUL 4 Brand Lane, Ludlow, SY8 1NN</u> <u>RESOLVED GG/RJ (unanimous)</u> No Objection to Fenestration alterations, ground level reduction to rear garden area and installation of york stone hard surfacing	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00879/LBC 4 Brand Lane, Ludlow, SY8 1NN</u>	Comments	CA	09.04.2025	Completed

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	<u>RESOLVED GG/RJ (unanimous)</u> No objection to Rear fenestration and doors alterations, ground level reduction to rear garden area and installation of york stone hard surfacing, internal layout alterations including removal of the existing brick fireplace and installation of a new stove and surround to the dining room, removal of partition walls and ceiling adjustments including installation of roof insulation	submitted to SC			
REP/25	<u>25/00884/LBC Feathers Hotel , Bull Ring, Ludlow, SY8 1AA.</u> <u>RESOLVED GG/AT (unanimous)</u> No objection to Installation of additional fire compartmentalization into the existing building	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01054/TPO39 The Cliff Park , Halton Lane, Ludlow, SY8 2JF.</u> <u>RESOLVED GG/DT (unanimous)</u> No Objection to reduce elongated southern limbs by 1.5m of 1no. Douglas Fir (T25) protected by The Council of the South Shropshire District Council (Cliffe Caravan Park, Dinham, Ludlow) TPO 2001 (SS/00058/01)	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00966/FUL Spencer Manufacturing Co Ltd, Orleton Road, Ludlow, SY8 1XF</u> <u>RESOLVED GG/BW (unanimous)</u> No objection to the proposed mixed use of Spencer Manufacturing unit as storage and distribution, retail, offices and complementary uses by St Michael's Hospice (Class B8 and E)	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/00934/LBC Lloyds Bank Plc, Bank House, 16 Broad Street, Ludlow</u> <u>RESOLVED GG/AT (6:0:1)</u> No objection to the Proposed ATM and signage removal on a listed building	Comments submitted to SC	CA	09.04.2025	Completed

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REP/25	<u>25/01015/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow,</u> <u>RESOLVED GG/SW (unanimous)</u> No objection to internal door repairs/upgrades with certain doors replaced with new designs	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01074/FUL Holdgate , St Johns Lane, Ludlow, SY8 1PF</u> <u>RESOLVED GG/SH (unanimous)</u> No objection to new dormer and rooflight, chimney alterations and amendment of ground floor window to a door	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01241/TCA Stanton House, 41 Gravel Hill, Ludlow, SY8 1QR</u> <u>RESOLVED GG/RJ (unanimous)</u> No objection to pollard to previous points at 1.5m 2no Sycamores within Ludlow (Gravel Hill) Conservation Area	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01188/FUL Ludlow Rugby Football Club, Ludlow Rugby Club, Linney Ludlow SY8 1EE</u> <u>RESOLVED GG/RJ (unanimous)</u> To object for the following reason: i)The proposal will detrimentally increase the volume of traffic on a very narrow lane for functions, and commercial events on non-match days.	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<u>25/01175/LBC 50 Old Street, Ludlow, SY8 1NS</u> <u>RESOLVED RJ/SH (unanimous)</u> To object for the following reasons: i) There are conflicting statements regarding the type of materials to be used. It is described as like for like (wooden),and also described as UPVC and cast aluminium.	Comments submitted to SC	CA	09.04.2025	Completed

Representational Committee
ITEMS TO ACTION

04.11.2025

	ii) The committee was also concerned that the written proposal does not reflect the plans. ii) The committee would like the material used for the replacements to be wood.				
REP/25	<u>BUILDINGS, BUILDING LAND AND TREES</u> <u>RESOLVED GG/SW (unanimous)</u> To update the spreadsheet with the following: To report to Connexus that the right had free-standing wall (when travelling downhill) between the library to Tesco has collapsed.	Updated	CA	09.04.2025	Completed
REP/25	<u>PAVEMENT LICENCE CONSULTATION - HARP LANE DELI.</u> The following objection was sent to Shropshire Council licensing under delegated authority prior to the meeting due to the deadline of 12 noon on 8th April. Dear Sirs, Ludlow Town Council Objects to the proposed area 2 of the application from Harp Lane Deli. Reasons for the objection: • Church Street is a pedestrian thoroughfare that is 3.5m wide. Aragon's café already has an approved seating area of 1 m wide opposite, so in a street that is 3.5m wide, two pavement permits of 1 m each only leaves 1.5 m width for pedestrians. It is therefore not workable to suggest that the responsibility for both Aragon's and Harp Lane Deli is that they must ensure a 2m distance between both sets of pavement licenses to ensure pedestrian access. • Further to this, and as the attached photograph taken outside Aragon's on Friday shows, the 1m width is not complied with, so it is very likely that the two pavement permits will close off a main commercial thoroughfare, which means that business including the Rose and Crow Public house, The Church Inn,	Comments submitted to SC	CA	08.04.2025	Completed

ITEMS TO ACTION

	Ludlow Museum at the Buttercross, an art dealer, an antiques shop, the Mouse Trap Cheese shop, a pottery, and other businesses will lose trade because people will not be able to access them from the market area without rudely pushing past people eating their lunch, which would put most reasonable people off walking down Church Street. Ludlow Town Council has no objection to the proposed area 1, which is already in existence and works well as an enhancement to the town.				
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ITEM 14

BUILDINGS BUILDING LAND AND TREES

Buildings, Building Land and Trees Report

DATE	Query	Action	Response	Further updates
28/08/2024	Wicked Van Hire site on Weeping Cross – does the signage have permission and does the permitted use for the site include storage facilities.	28/08/2024	CA emailed SC await reply receiced 03/09/2024	With regard to your email, the rebuilding of the wall is not a planning issue and I would suggest you contact the owner of the land directly to discuss this matter. The signage may not require planning permission, it would depend on the size and what its is advertising. The regulations regarding advertisements consents can be found via the following link: untitled (publishing.service.gov.uk) The use of the building as storage, it is unclear from your email what is being stored? Again it may be acceptable but without knowing what is being sorted and the timescales I am unable to answer this query. Regards Elizabeth Griffiths Technical Support Supervisor (South Team) Development Management Places Directorate Owners not replying to CA

28/08/2024	Wicked Van Hire site on Temeside – notify that the front wall has fallen down and needs to be rebuilt.	29/08/2024	CA emailed SC reply received 03/09/2024	With regard to your email, the rebuilding of the wall is not a planning issue and I would suggest you contact the owner of the land directly to discuss this matter. The signage may not require planning permission, it would depend on the size and what its is advertising. The regulations regarding advertisements consents can be found via the following link: untitled (publishing.service.gov.uk) The use of the building as storage, it is unclear from your email what is being stored? Again it may be acceptable but without knowing what is being stored and the timescales I am unable to answer this query. Regards Elizabeth Griffiths Technical Support Supervisor (South Team) Development Management Places Directorate	CA contacted Wicked Van hire were going to speak to Manager to get update. Still await response	Owners not replying to CA
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17/10/2024	Scaffolding at New Velvet Fern Building King Street	17/10/2024	CA wrote to SC as scaffolding not on one network	reply from SC Good afternoon, Thank you for contacting Shropshire Council, this is a Streetworks issue regarding scaffolding on the public highway. I apologise that this has pinged off the map as I was not able to extend it in time so it disappeared, but it is actually in place until at least November 1st , I will issue the license now, so it re-appears on the map again. It is likely that another extension may be required, however I will not be able to get confirmation (of duration) until sometime next week when the property owner is back in town. It is unfortunate the scaffold is still in place, but the work is related to the building's structural integrity, so this job will supersede any restrictions that are normally in place during the lead up to Christmas. If you like, I can give you an update once I hear back from the property owner	09/09/2025 Hi, I have just spoken to the project manager and have asked the ramps are replaced by the end of the week. I know they ordered more but not sure if something happened to them or they were not put in place, so I have asked this be done this week. He also mentioned that the scope of works has been agreed and should hopefully be carried out and finished by October. Realistically we are hoping the footway is reopened by end of October! Kindest Regards, Soulla Maoudis Coordination Administrator, Streetworks, Shropshire Council 01743 258 604 I have been in contact with building control who are looking into the matter and will carry out a visual site inspection. Regards, Senior Conservation & Design Officer (South)	08/10/2025 CA emailed Streetworks again and asked for a further update 08/10/2025 CA emailed Becky Jones to ask for an update	Galley type scaffolding will be installed - so that the pavement is accessible no date given CA 8/10/2025 As the works are being overseen by an approved inspector rather than Shropshire Council Building Control this is not information that we are currently privy to. I would suggest the Town Council contacts the owner direct.
14/01/2025	i) That Shropshire Council visit the site of the Old Trouser factory on Old Street to investigate concerns that the structure of the property is failing due to damage to the roof.	CA reported to Becky Jones who will investigate 15/01/2025 await reply	They were concerned about the structural integrity of the building and that it's been left standing for so long – there currently is no works being done it appears the works have come to a standstill Thanks Charlie	Ok, thanks for letting me know.Regards, Becky Rebecca Jones Senior Conservation & Design Officer (South) Historic Environment Team			Regards,

14/01/2025

Becky

CA reported to Streetworks and await reply 16/01/2025

Becky has shared the below email with the street works team,
Item 1 – I will arrange to have the locations inspected to see if any of the reinstatements that fall within a 2 year guarantee period and if they do we will look to serve defects on the relevant Utility.
Item 3 – This will be for the local highways team, I have copied in the relevant team but you may wish also to raise via fix my street.
Network ManagerTeam : Street Works

I have been in contact with building control who are looking into the matter and will carry out a visual site inspection.
Regards,
Senior Conservation & Design Officer (South)

I can confirm that the potholes on Broad St have been logged, however, I am unable to confirm a date when the repairs will be undertaken.
Administration Officer
Highway Maintenance

08/10/2025 CA emailed Megan Conway at Shropshire Council to ask if the tarmacked pot holes are a temporary measure and will the area be re surfaced ?
Await a reply

08/10/2025Hi charlotte

Ill pass this onto my colleague who deals with the highways works for you 😊

Thanks
Meg

Megan Conway
Network Officer
Team :Streetworks

iii) That Shropshire Council repair the deteriorating potholes on Broad Street down to Ludford Bridge

11/02/2025	Station Drive Parys Lane Dark Lane Parys Road		I reported the issues on Dark Lane , Parys Road and near Station Drive to SC they have said We have looked into this issue and can advise that the work required will be completed in our programme of upcoming routine maintenance	New updates on Trees and bushes We have now arranged for the required work to take place to resolve the issue you reported to us. We will update you when the work has been completed. State changed to: Action scheduled	CA has emailed SC Customer First to get a copy of the programme of upcoming maintenance	It appears that these jobs were closed with the incorrect message as they have been actioned as reactive work and the appropriate job numbers have been linked to them. Best wishes, Highway Maintenance customerfirst@shropshire.gov.uk
20/05/2025	The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.	CA raised potholes on Fix My street	no response 23/05/2025	Ludlow Town Council are very concerned that the potholes and resultant cracks in the road surface of Ludford Bridge are permitting water ingress into the ancient structure of Ludford Bridge. The council would like repairs to be undertake as a matter urgent matter to prevent unnecessary deterioration to the ancient the bridge. I appreciate that potholes are a highways matter, but as the bridge is an important ancient structure, I thought that the council's concern should be shared with you. I have copied Highways into this email for completeness, and we will report it on fix my street.	Having reviewed the defects in question, I can confirm that the depth of the defects are not to the extent that any water would ingress into the bridge structure, however, our contractor has programmed these works for repair and will undertake these repairs asap. In future, can I request that you please report any defects or issues on the highway via Fix My Street at the following link https://shropshire.gov.uk/roads-and-highways/report-a-highways-fault-or-concern/ , or phone our customer service centre to report emergencies. Kind regards, Andrew Keyland Highways Maintenance Manager Shropshire	potholes patched CA emailed SC to ask if these are temp fix and when the perm fix will be ?

20/05/2025	On 20th May Representational Committee meeting, 5 King Street was discussed with the following decision R/022 EMPTY BUILDINGS RESOLVED ISB / PA (unanimous) To write to both Shropshire Council’s Building Control officers to notify them of the town council’s concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council’s Conservation Officer to investigate the poor condition of the listed building and put it on the ‘at risk’ register.	CA raised query / update from Becky Jones @ SC	I have forwarded your correspondence to my colleague Owen Gore who is dealing with this building. I believe a scheme of repairs has been agreed in the short term whilst the owners work up a more detailed scheme for submission as part of their listed building consent and planning application forthcoming. Rebecca Jones Senior Conservation & Design Officer (South) Historic Environment Team	(From Owen Gore 23/6/25 email to KP)Good afternoon Kim, With regards to this building, I have been in discussion with the owner and contractor for some time, to seek improvements and alterations to the property with the view of securing a long-term use for the building. In the shorter term, the Historic Environment team has agreed a patch repair to the render on the front elevation with the managing agent. The agent notified the Conservation Officer on Friday 13th June that they have now appointed a contractor to undertake this work and will be seeking to progress this as soon as possible. This will involve temporarily cordoning off part of the pavement below during working hours for safety reasons and, as such, the managing agent is currently seeking to obtain the relevant permit for this from our Street Works Team. Our last update from them on Wednesday 18th June, that they needed to apply for a formal licence and that the contractor was picking this up directly with the Highway Team. Cllr Boddington is also lobbying the agent to improve the appearance of the temporary obscuring of the ground floor windows to make them look tidier. We have also been advised by the managing	Subject: RE: (Case Ref: SA29100) Hi Stuart By way of an update, we are in detailed discussions with a national casual dining/café/bar operator to take the lower floors of 4-5 King Street, Ludlow, being the former Costa unit. We are working up some detailed plans to accommodate the in-coming tenant’s operational requirements and to bring the rest of the upper floors back into beneficial use. Once the plans have been finalised it is our intentions to raise these for discussion with the Planning and Conservation Officers and resolve any concerns prior to formal submission of the planning and listed building application. This will include the adjoining building at No 3 (former bank), which also forms part of SEP Properties’ holding. We are targeting this formal submission by end October. If all goes to plan and formal approval is forthcoming, it will be our intention to start on site early next year and aim to deliver the retail unit ready for the fitout by the new tenant by late Q2/early Q3 next year. In the interim, we have been liaising with the Conservation Officer and agreed initial repairing works to the elevations which we will be starting as soon as we have Highway’s approval for the scaffolding. I hope this is sufficient for now. Regards Paresh K Pancholi BSc (Hons) MRICS	Dear Charlotte, Thank you for your email.I am writing to provide you with a furth update on the above property following further dialogue myself and other officers have had with the owners and their surveyor, who is acting as their agent. Firstly, in terms of the safety of the building, I have asked our Building Control Team to respond to your letter of 8 October. In summary, the team manager has advised me that he that he carried out an external inspection of 4-5 King Street last Saturday (4 October) and does not consider it to be a dangerous structure under the Building Act. Officers remain in dialogue with the owner of this building and their surveyor, who continues to assure us that they intend to begin repairs to the defective area of render on the front and redecoration as soon as possible. They have been delayed as a result of being unable to secure scaffolding contractor to date but they advise me that they are now in the final stages of appointing one, after which they will apply for a scaffolding permit and begin works once this is granted. I meet with both on site on Wednesday (10 September) to raise the concerns residents and councillors have about the ongoing delays with this work and impress upon them the need to now progress these with pace, which they have promised to do. They have also advised me that they will also be bringing forwards application for planning permission and listed building consent for this building. However, they explained to me on Wednesday that they have been delayed in doing so because they are now seeking to also encompass another adjacent vacant listed building	Scaffolding in place
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16/07/2025

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.

KA to contact Connexus

Thank you for your email- I know exactly where you mean and have reported this to our repairs team before- I have just chased them up and put it as urgent.

08/10/2025 CA emailed connexus for an update

agent that they intend to submit applications for planning permission and listed building consent for a scheme to repair and refurbish the building at the end of the summer/ early Autumn. Subject to approval, they then intend to implement and complete the work ready for occupation next summer.

I hope this update is of assistance to you.

Kind regards

Owen Gore
Conservation Officer
Historic Environment
Team
Planning Services

Web: www.beaumanor.co.uk

which they also own. This will both better meet the requirements of their intended end user, who they would still like to be in occupation in the second half of next year, as well as resulting in the full repair and reuse of both buildings.

I hope that the above update is of assistance to your councillors.

Kind regards,

Andy

13/08/2025	"I have concerns about the property The Oaklands in Bromfield Road. I believe this house and land has redevelopment permission for the construction of a nursing home. The property has been empty for some time and in June a demolition team arrived. They have removed the solar panels, leaving a huge hole in the roof and have removed skip loads of timber which have been left adjacent to the house. Windows have been left wide open around the house. The demolition team have not been seen since June and some of the metal barriers around the property have since fallen down. I have concerns that this house is neither safe nor secure and in light of the current problems with antisocial behaviour and damage to property around the town I feel there is a real risk that this building may be a target for those individuals. I hope some action can be taken."	Concerns and photographic evidence has been sent to Planning Enforcement and Ludlow Safer Neighbourhood Policing Team	CA updated members of the committee 10/09/25	CA has emailed planning enforcement for an update 08/10/2025	14/10/25 CA had call from SC to say they found a bat so a survey had to be done and should start again soon
09/09/2025	Bins behind the George at Castle Street Car Park			the bins are logged on the SC fix my street and await update	No Owner vacant property
09/09/2025	Bins at the Snug			the bins are logged on the SC fix my street and await update	Mis-use of bins shop been spoken to
09/09/2025	Tree for people lost over Covid is suitable for a plaque			The tree is healthy	CA spoke to KA who is monitoring the tree and will get a metal guard and plaque sorted as soon as possible
					30/10/2025 KA monitoring tree

PLANNING RESPONSES BRIEFING NOTE

Parish and Town Council – Planning Guidance Note October 2025

1. Introduction

- 1.1 It is recognised there is currently some confusion over how Parish and Town Councils should most appropriately respond to planning applications in their area.
- 1.2 This has resulted from the recent national changes to the planning system, notably the revisions to the National Planning Policy Framework (NPPF) and the changes to the national housing need calculation (the Standard Methodology) in December 2024. It has also resulted from the withdrawal of the draft Local Plan from Examination in July 2025.
- 1.3 This short guidance note has been prepared by Shropshire Council Planning Officers and is intended to provide an advisory starting point to be used by Parish and Town Councils. However, it clearly remains the role of Parish and Town Councils to respond to planning applications in the way they feel most appropriate to represent their local area.

2. Decision making framework

- 2.1 The decision making framework for determining planning applications, which Shropshire Council **must** adhere to, is established in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 2.2 This requires that “*where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise*”.
- 2.3 The current adopted Development Plan for Shropshire is made up of the following:
 - **The Core Strategy** – adopted 2011
 - **The Site Allocations and Management of Development (SAMDev) Plan** – adopted 2015
 - Any relevant ‘made’(adopted) **Neighbourhood Development Plans** are also part of the Development Plan for the area which it covers
- 2.4 The Core Strategy and SAMDev Plans cover the period 2006-2026. However, after 2026 these will remain the adopted Development Plan for the area until replaced by a



new Local Plan. This means that after 2026, these Plans will still be the starting point for decision making on planning applications, alongside any adopted Neighbourhood Development Plans for the area.

- 2.5 **However, and of importance**, whilst the adopted development plan remains the starting point for decision making, the **‘weight’** that can be applied to it in decision making depends on a number of material considerations, including (but not restricted to):
- The National Planning Policy Framework (NPPF) and its associated guidance (NPPG);
 - The age of the development plan;
 - The housing land supply position;
 - The housing delivery rate;
 - Relevant adopted Supplementary Planning Documents (SPDs), Design guidance or other interim guidance notes
 - Any other material local factors, which could be important to the decision.

3. The National Planning Policy Framework and Guidance (NPPF and NPPG)

- 3.1 The NPPF is a significant material consideration for both plan making and decision making on planning applications. It can be viewed here [National Planning Policy Framework](#). Indeed, paragraph 2 of the NPPF states:

“the NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions”

- 3.2 The NPPF also establishes the context for the **‘weight’** that can be applied to any adopted development plan policies. Paragraph 11 of the NPPF sets this out as follows:

“Plans and decisions should apply a presumption in favour of sustainable development...”

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

*d) where there are no relevant development plan policies, **or the policies which are most important for determining the application are out-of-date** , granting permission unless:*

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or



ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.” (my emphasis)

- 3.4 The NPPF defines a development plan as being ‘out of date’ when:
“situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites...; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.” (NPPF, Footnote 8)
- 3.5 The position with regard to the Council’s housing land supply and delivery is therefore of great importance.

4. Housing land supply and Delivery

- 4.1 Paragraph 78 of the NPPF states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”

- 4.2 The Council’s adopted strategic policies are more than five years old, and therefore we must use the local housing need (as calculated using national Standard Methodology) to assess our five year housing requirement.
- 4.3 This position is set out in the Council’s published Five Year Housing land supply statement, which can be found here: [Five year housing land supply statement | Shropshire Council](#)
- 4.4 This shows the Council cannot currently demonstrate a five year supply of housing land against the five year housing need. This means the Council must apply paragraph 11 (d) of the NPPF to decision making. This is often referred to as the **‘tilted balance’**. For the avoidance of doubt, the Council are able to currently demonstrate sufficient housing delivery.
- 4.5 The ‘tilted balance’ is the term used to describe the shift away from the primacy of the development plan in decision making. In this situation, the Council must therefore apply appropriate weight to other material considerations, including the lack of a five year housing land supply.



- 4.6 This means that whilst it remains relevant to start a decision making process with reference to the development plan, in relation to applications for new housing development the decision taker **must** go beyond this to apply the tilted balance, and determine if there are sufficient material considerations which would outweigh any conflict with the development plan.
- 4.7 As this is the process the decision maker must follow, it is advised that Parish and Town Councils also apply this approach to commenting on planning applications in their area.
- 4.8 Shropshire Council's current position on housing land supply is replicated across many other local authorities, as is the recent uplift in housing need resulting from the government's updated Standard Methodology. The inevitable conclusion of this process will be twofold:
- 1) There is likely to be an uplift in speculative planning applications for residential development, including on sites not in conformity with the development plan; and
 - 2) That the Council is more likely to grant permission for speculative residential applications, as a result of applying the 'tilted balance' to decision making
- 4.9 However, this situation is not a carte blanche for the approval of all speculative residential proposals. For proposals to be approved they must be considered to represent 'sustainable development' in line with the NPPF and the policies of the development plan.
- 4.10 However, it is important to recognise that in the current circumstances, a decision to refuse permission to a residential proposal cannot solely rely upon there being a conflict with the development plan.
- 4.11 Conclusions on whether a site is considered 'sustainable' is a professional planning judgement having considered the 'planning balance'. Parish and town council comments will be taken into account in applying this planning judgement where they outline material considerations.
- 4.12 In applying the presumption in favour of sustainable development to decision making, paragraph 11 of the NPPF provides a useful guide to the types of issues which will be of particular importance:

"where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*



- ii. *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, **having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination***” (my emphasis)

4.13 It is therefore recommended that in making comments on planning applications, parish and town councils give consideration to the following issues as important material considerations:

- If the proposed site represents a sustainable location for new development;
- If the application provides an effective use of land?
- If the application secures a well designed place and provides affordable housing?

4.14 It is recognised these remain quite broad considerations, and there may well be other issues a parish or town council may wish to raise as a material consideration. In applying material considerations to decision making on planning applications, it is generally helpful for the Local Planning Authority to receive comments from parish and town councils regarding local knowledge and awareness. For instance, it is helpful for the LPA to consider comments about the lived experience of local people living around a development and comments on what constitutes local distinctness and character. This will help the LPA consider such issues such as the appropriate types of materials being used or the design and layout of the proposals, alongside other issues of a more general nature. It is possible to nuance comments so that, even if a parish or town council wishes to make an objection to the principle of development, comments can still be made without prejudice to all of the other material issues.

4.15 To provide further support to this position, and to help provide a continuation of a strategic approach to development, in February 2025 Shropshire Council’s Cabinet agreed the following:

*“the **evidence base** supporting the draft Local Plan (2016-2038) is a material consideration in decision making on relevant planning applications, to support the implementation of the presumption in favour of sustainable development. This will include planning applications for new development on sites proposed to be allocated in the submitted version of the Local Plan (2016-2038)”*

4.16 Whilst the draft Local Plan itself was subsequently withdrawn from the examination in July 2025, this Cabinet agreement remains valid, as it is the evidence base where weight can be applied to decision making as a material consideration, not the draft Plan itself.



- 4.17 The evidence base supporting the withdrawn Local Plan can be found here [Evidence base for withdrawn Local Plan | Shropshire Council](#).
- 4.18 In addition to the evidence base for the withdrawn Local Plan, there remains the opportunity for an applicant to raise additional material considerations in support of their planning application. This can include issues such as an elevated level of affordable housing provision or open space provision against policy compliant levels.

5. Replying to planning applications

- 5.1 A parish and town council can choose to provide comments to a planning application in support, objection, or remaining neutral.
- 5.2 If an objection is raised, in applying the above guidance we would recommend this is supported by a commentary about both the conformity of the site to the adopted development plan **and** a view on other material considerations.
- 5.3 It is relevant and entirely appropriate for a comment to seek improvements to a proposal without this being framed as an objection. Indeed, this is often helpful for the case officer to feed back to the applicant. It is however greatly encouraged that comments are made in timely manner and as soon as possible in order to allow the Council sufficient time to explore appropriate opportunities for modifications to proposals.



FUTURE LOCAL RAILWAY CONNECTIVITY

Plans to Reform Britain's Railways and how they may affect the Welsh Marches route

Summary

- A Railways Bill will soon be put before Parliament that will reform Great Britain's railway system
- Great British Railways (GBR) will be created, but will not include operations on the Welsh Marches
- Benefits of combining track and train planned for elsewhere in England will not be offered here
- Operation of passenger services on the Welsh Marches route will remain with the Welsh Govt
- The role of the UK government or GBR in operating the route is unclear and appears muddled
- There are risks that the route may become marginalised or affected by disputes between authorities
- The organisational design and its benefits are being trialled around the South East, but it will not work in the Welsh Marches, and alternatives appear not to have been considered.
- Proposed legislation will be scrutinised in Parliament in the coming weeks and months, and stakeholders may wish to consider how to make their voices heard and influence proposals.

Rail Reform

In the coming weeks, the UK government will introduce a Bill to parliament that will change the way Britain's railways are controlled, managed and funded.

There has been a great deal of general rhetoric and hyperbole surrounding these proposals. However, despite the completion of a consultation process, many issues remain to be addressed, and key details are still missing. In particular, proposals contained within the government's consultation document issued in February pose organisational and operational questions around the Welsh Marches route.

Through new legislation, the government is proposing the creation of Great British Railways (GBR). This will merge Network Rail with 14 English Train Operating Companies. This integration of track and train (referred to as vertical integration in railway circles) aims to reduce fragmentation by establishing a simpler framework that reduces cost, enhances effectiveness and eliminates waste caused by contractual complexities. These are reasonable goals, not possible under the current structure created thirty years ago, where track and train are organisationally and legally separated.

Evolving GBR

Before any further legislation, the Rail Minister is taking immediate steps to improve operations. Southeastern, the train operator, and Network Rail's Kent route have now come together under a single leadership team. This integration is made possible due to their common ownership through the Department for Transport (DfT) and operates under the name South Eastern Railway.

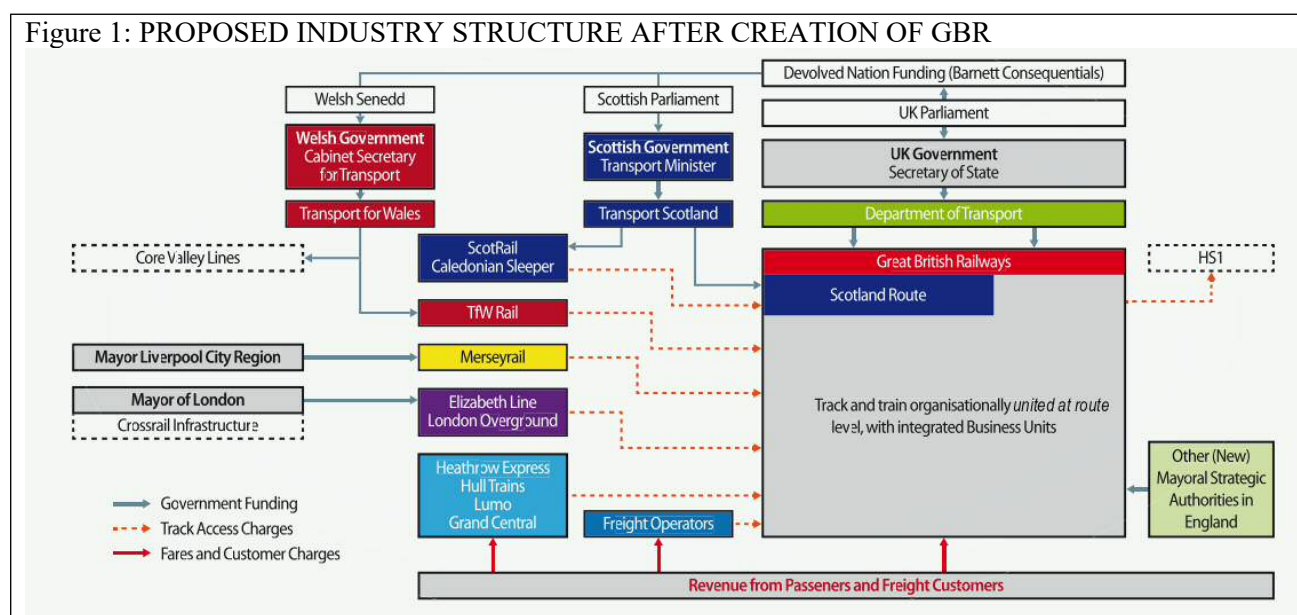
The new leadership team is responsible for overseeing both train operations and infrastructure. Their goal is to ensure clear accountability for performance, expedite decision-making, and provide better value for money. At this stage, legal responsibilities remain unchanged, meaning that each organisation will continue to make decisions related to its specific accountabilities, as legislative changes are required for any transfer of legal responsibilities.

The DfT sees the integration of South Eastern as a model for future reforms under Great British Railways (GBR) and has already implemented a similar approach at South Western Railway. There are also plans underway for further integrations on other routes.

Many railway professionals support vertical integration, because it better reflects the systemic nature of track, train and railway operations. The Rail Minister said that “By bringing track and train together, Great British Railways will enable operations to run more seamlessly, bringing accountability and reliability back into the railways and, in turn, helping to reduce delays and cancellations. This will get more people using our trains to travel to work, education and for leisure – boosting both the national and regional economies “.

Will the Marches Miss Out?

Sadly, it is unclear how the benefits of combining track and train may become available to the Welsh Marches railway route. Current proposals indicate that Transport for Wales Rail (TfW Rail), which is operated by the Welsh government, will not be included as part of GBR. Indeed, other non-Department for Transport (DfT) operators in Scotland, Merseyside, and London, as well as freight and other open-access operators, will also remain outside the GBR (see Figure 1). Taken together, these represent 30% of trains operated.



GBR has been conceived purely as an evolution within DfT’s current area of direct responsibility. Operators not contracted by the DfT will remain outside the GBR, while the track they operate over will remain under the control of the DfT. This undermines the ability to simplify, as non-GBR operators will still need to navigate complex track access rights and charges and necessitating ongoing performance and revenue allocation.

Lord Hendy strongly advocates the benefits of vertical integration; therefore, it is unclear why proposals being brought forward under UK-wide legislation would exclude devolved areas from these benefits. This remains an area for scrutiny once the proposed legislation has been published.

Borderline Decisions

Welsh rail services operate on a 'reverse E' pattern, with the main north-south route running through England. The Welsh government seeks greater influence over the specifications of cross-border services; however, this could negatively impact English communities, such as Church Stretton, which rely on Transport for Wales (TfW) for their train services but have limited influence over their operation, which is directed by the Welsh government. TfW sets the fares for journeys along this route, while service levels are managed through a Memorandum of Understanding (MoU) between the DfT and TfW. TfW funds its services through a combination of revenue and subsidies, the latter of which are devolved and are notionally funded by the UK government through the Barnett formula, even though some services do not operate in Wales. It’s not a simple system!

In future, TfW Rail will pay access charges to GBR, and GBR may also take over management of the MoU. Under these proposed arrangements, accountability for passengers and local stakeholders will remain muddy at best. Far from increasing accountability, the current proposals appear to make an existing complex situation even more convoluted.

Marginalised Marches

There is a clear risk that stations along the Welsh Marches services may suffer from being marginalised. Intermediate stations along the route will not be central to the thinking around ambitious plans led by the Welsh Senedd. Their key political focus is likely to be linking together Welsh communities in the north, middle and south of Wales, with stations along the route being potentially seen as either an inconvenient staging point or simply a source of revenue to support connections between Wales's regions. Whilst TfW's 2025/26 Business Plan outlines ambitious plans for the development of Transport within Wales, it makes no reference to the route in England.

From the perspective of the DfT, the Marches route will fall outside the 'core' GBR routes, where, elsewhere across England, services will benefit from the integration of train and track operations into a single entity. There are high ambitions for GBR to improve performance, grow revenue and reduce cost, which raises concerns that the Marches route might be viewed as less important. This may be exacerbated by the financial framework, where GBR will only earn a limited income from access charges applied to Transport for Wales (TfW) Rail's services, while integrated GBR routes will focus on growing significantly greater passenger revenue from other routes where train and track are combined.

Devolution Difficulties

Legislation should stand the test of time, with expectations for arrangements that will last for the next 30 years, similar to the last Railways Act in 1993.

With Labour governments in both the Senedd and Westminster, relations are much more cordial than they have been for many years. Over the past year, plans within Wales have progressed, and following a collaborative effort between Network Rail and Transport for Wales (TfW), historic speed restrictions were removed on the Welsh Marches route in time for the December 2024 timetable change.

That said, relations may not always be so friendly. The Welsh government has previously claimed that it has not received as much infrastructure funding from the Whitehall-controlled Network Rail as it is entitled to. Certainly, there have been fewer enhancements than in other parts of England. As an indication of longer-term frustration, in 2020, the Welsh Government felt compelled to purchase the Core Valley Lines for £738 million from Network Rail to gain control over the rail infrastructure. This move was explained by the assertion that Network Rail had insufficiently invested in the network, along with the need for vertical integration and electrification.

This may not directly affect the Welsh marches route, but it can be seen that tensions between the Welsh and UK governments may deflect attention or may make dialogue and change more difficult.

More Mayors

As the government reforms Britain's railways, it is also introducing the English Devolution Bill. This bill establishes new Strategic Authorities (SAs), which will serve as the Local Transport Authority (LTA) for their respective areas. These authorities will be responsible for implementing their Local Transport Plan

Proposals include three possible levels of authority: Foundation Strategic Authorities (FSAs), Mayoral Strategic Authorities (MSAs), and Established Mayoral Strategic Authorities (EMSAs). New or existing MSAs and EMSAs will have enhanced policy and funding powers, with EMSAs having the ability to exert extensive rights, influence, and funding over rail services (such as those currently seen in London and Liverpool, and aspired to by Manchester, Birmingham, and Leeds).

The Welsh Marches route is unlikely to be part of an EMSA for the foreseeable future. With greater influence available to other authorities, the route may suffer from (relatively) less influence.

Invidious Independence

Current plans are for GBR to navigate the devolution map independently. But with differing arrangements and varying political contexts likely to emerge over the next thirty years, GBR will be in an invidious position, and it isn't easy to see how it will be considered operationally independent, if it is solely responsible to the DfT and the Secretary of State in Whitehall.

From a railway organisational perspective, the Welsh Marches will neither be wholly in GBR, in England, nor in Wales and will likely sit outside of any emerging EMSAs. All of these may reduce the level of consideration given to the route or the ability to influence by those who are on the route.

Lesser English Railways

There is a risk that the proposals may not meet the ambitious expectations created by the headlines. Proposals that look coherent and beneficial in Kent and across the South East look less so as you move outside the focus on the DfT's current passenger operations in England. The reason for this omission remains unclear.

As more details emerge, passengers and authorities in different parts of Great Britain may end up feeling short-changed as they discover that the promise of simplification and reduced costs through integrating track and train may not be available to them. Ultimately, there is a concern that Great British Railways could just become Lesser English Railways.

How GBR is organised will be key. The last government's attempt to establish an operating model failed due to disagreements within the government, even after the Bill had been published. While legislation should not set in aspic the detailed design of the organisation, it is reasonable to question what the Bill enables or precludes, and what the organisation will look like on day one. This enables us to test issues for each organisation or service and the options available to address them.

Preparing for Legislation

The above observations are based upon the DfT's consultation document. The department received 2,300 responses to its consultation, so there may be changes that mitigate the potential issues described above. However, experience from previous proposals and the current understanding of design work being undertaken suggest that the fundamentals will not change.

Stakeholders may therefore wish to consider how they might highlight potential concerns and possible mitigations. The legislation will be scrutinised in Parliament, with the Transport Select Committee likely to issue a Call for Evidence.

Appendix A: Background

The development of plans for rail reform has been a torturous process. The genesis of these proposals dates back to 2018, when the then-Transport Secretary asked Keith Williams to undertake a significant review of the UK's railways. The report, finally published in 2021, received widespread support; however, the government of the day did not move forward quickly. A parliamentary Bill was only tabled in February 2024 and was overtaken by the general election in July of that year.

The current government was elected with a commitment to "bring rail services back into public ownership," as stated in its manifesto, "Getting Britain Moving: Labour's Plan to Fix Britain's Railways." Public support for rail nationalisation remains strong, with two-thirds in favour, and expectations of better network integration, lower costs, and enhanced service quality.

After taking office, the government enacted the Passenger Railway Services (Public Ownership) Act 2024. This legislation means public sector companies will operate most passenger railway services. It has set the stage for transferring remaining franchised train operators, currently contracted through the Department for Transport (DfT), to the government's public sector rail owning group, DfT Operator Limited (DFTO). This transition process is expected to be completed by the end of 2027, as contracts are ended.

In February 2025, the government released a consultation document titled "A Railway Fit for Britain's Future." The stated aims are to reduce sector fragmentation by establishing a strong, independent guiding body, Great British Railways (GBR), with a simpler framework to enhance efficiency and remove contractual complexities. GBR will integrate the infrastructure provider, Network Rail (NR), with most existing train operating companies (TOCs), although not all of them. This new organisation will manage operators' access to the rail network and implement the strategy set by the government. As part of this initiative, finances will be consolidated, fare regulations will be reformed, and a new Passenger Standards Authority will be established.

Appendix B provides a more detailed summary of proposals, comparing them with the Chartered Institute of Logistics and Transport (CILT) 's 10-point plan.

See also House of Commons Briefing Paper <https://commonslibrary.parliament.uk/research-briefings/cbp-8961/>

APPENDIX B: Comparing CILT's position on Re-structuring Britain's Railways to Labour Policy	
CILT 10-Point Plan for Britain's Railways	GETTING BRITAIN MOVING: Labour's Plan to Fix Britain's Railways
1. Implement GBR as part of changing an industry structure that is no longer fit for purpose	GBR will be established as an arm's length body and a 'directing mind' • A Railways Act will be included in the first Kings Speech • GBR will decide on fares, timetables, and track access • Privately operated TOCs will move to GBR as contracts end (within 5-ys) • DfT managed TOCs will merge 14 into a single, unified organisation • GBR to create an integrated industrial relations framework and workforce strategy • Integrate station management and development • Reform of underlying fare regulations implemented as soon as possible • A new Passenger Standards Authority will be created
2. Act with a greater sense of urgency in the sector	A shadow GBR to be set up within six months • DfT, DOHL, NR to be instructed to work closely together from day one • A partnership model, with a new leadership team, using work by GBRTT • A resource-led, viable timetable implemented quickly to tackle service delivery issues • Existing operators to be held to contractual performance criteria • Performance of NR reviewed to identify improvements
3. Empower industry expertise and leadership to support and deliver reform	GBR will be operationally independent and run by empowered rail industry experts • Day-to-day operations and decisions to be managed by professional industry experts • Customer service experts from outside the rail industry will also be brought in • Begin the process of simplifying fares and introducing digital innovations
4. Align broader policy objectives, such as Net Zero, Connectivity, and Accessibility	A long-term strategy will outline how the railway should deliver against objectives • Published early in Govt every 5 yrs • Set out what Govt wants to achieve from rail e.g. mode shift • Align decisions around the best use of funds and resources • Integrate with the existing transport system • Better targeted investment and more control by local authorities to improve accessibility
5. Make decisions closer to the markets they serve	Decision-making will take place as close to local communities as possible • Make the railway responsive to local needs • GBR will be agile, making decisions at pace and based on local communities' needs.
6. Embrace and include devolved authorities so they become an integral part of the railway	Devolved leaders will have a statutory role in the rail network • National and regional transport bodies will agree on rail services with GBR • Integrate ambitions of devolved stakeholders into single coherent strategy for the railway
7. Ensure directions & guidance given to GBR are clear & transparent	Strategic direction to be set by Secretary of State • Long-term strategy for services and infrastructure determined by the Secretary of State • KPI's to drive improved safety, accessibility, reliability, quality, affordability, efficiency • Impose a duty on GBR to grow freight and passenger services
8. Create an integrated funding structure to reflect customer and funder priorities	GBR to consolidate industry finances • Bring cost and revenue together into a single body, across track and train • Savings of £2.2bn after initial five-year implementation period • Prices kept at a point that works for both passengers and taxpayers • Enable long-term decisions on growth and improvements for passengers and freight • Eliminate barriers to the sharing of rolling stock across the network • Consider the best financing structures in partnership with private capital
9. Promote and support freight and private investment in the network	A defined role for the private sector • Freight to continue to be operated by the private sector • GBR to promote rail freight and reduce complexity through a central GBR freight team • Safeguards to ensure freight operators receive fair access to the network • Open access TOCs to continue where they add value and capacity • Strategy to support British manufacturing, innovation, and interoperability • Align investment with set objectives and create a strong pipeline of work
10. The best way to integrate track and passenger trains may be a single operator for both	GBR will oversee both Britain's railway infrastructure and services • GBR will be responsible for planning timetables, improving services, and the operation, maintenance, and improvement of rail infrastructure.

