



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Methodist Church, Broad Street, Ludlow on **WEDNESDAY 6TH April 2022** at **7pm**.

R/245 PRESENT

Chair:	Councillor Ginger
Vice Chair	Councillor Lyle
Councillors:	Councillors Adams, O'Neill, Pote, Tapley, Thompson, Waite,
Officers:	Gina Wilding, Town Clerk Charlotte Ambrazas, Committee Officer

R/246 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/247 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/248 APOLOGIES

Apologies were received from Cllr Boddington.

R/249 DECLARATIONS OF INTEREST

Disclosable Pecuniary Interests
None declared

Conflicts of Interest

<u>Member</u>	<u>Item</u>	<u>Reason</u>
Councillor Ginger	Item 18	Business Owner
Councillor Waite	Item 18	Business Owner

Personal Interest

<u>Member</u>	<u>Item</u>	<u>Reason</u>
Councillor Ginger	22/01337/TCA	Knows applicant
Councillor Lyle	22/01337/TCA 22/01125/FUL 22/00964/LBC 22/01318/LBC	Knows applicant Patron Knows rector of Ludlow Customer
Councillor Pote	22/00951/LBC 22/01318/LBC 22/01125/FUL 22/00964/LBC 22/01256/TCA 22/01337/TCA	Knows applicant Customer Knows applicant Knows rector of Ludlow Knows Knows applicant
Councillor Waite	22/01318/LBC	Customer

R/250 PUBLIC OPEN SESSION (15 minutes)

There were four members of the Public present.

A member of the public raised concerns regarding the ambulance service 6hr wait for an ambulance 5 & half hr wait for someone having a heart attack, happening in Ludlow now – category 1 ambulance calls should be 7 mins wait. Category 2 should be 18 mins wait – current crisis is ongoing and caused by underfunding lack of beds. Affected areas in shropshire are SY7, 8,9 these are all rural areas and the closure of ambulance stations in October last year.

A member of the public said that recently eight open-reach vans came to a street in Ludlow and put in fibre cable from existing telephone poles to houses to carry improved broadband capacity.

I don't live in the street and do want people to see the benefits of broadband. The street is in a conservation area regarded as an example of a market town Victorian garden suburb. At this time of year it is ready to become bedecked with blossom. If you want to fell/ trim back this trees you have to apply for conservation area permission. It is called visual amenity and that has an economic benefit as well as obligation to the residents and the community. But now the street has been dissected by the thickened cable now installed. There are other alternatives such as ducting the cable underground and this has been done in some areas outside the conservation areas. Where this has been done seems to be open reach preference based on commercial criteria open reach is a utility company not a public utility there are limited consultation rights for close neighbours to installations. In the last accounts for half year until sept 2021 OR revenue income for OR was £2.7 Billion. They also announced that the connection cost per household to the company was circa £250

and this was described as a welcome cost reduction. A cat's cradle of new wiring has appeared in many Ludlow streets some of which looks very 'jury rig ' to a non-expert. This is done as permitted development as part of infrastructure development for which the government has provided £5 billion in investment. The legal basis behind this is the communications act 2003. Shropshire council say its permitted development but it must be different in a conservation area. They have advised on connection to listed properties why a private company should be allowed to remove protection works to local community interest. Ducting is a worthwhile request. Can LTC write to the department of levelling up with a copy of this?

R/251 **LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Cllr Boddington had previously advised the Chair that he had information on local bus services for the next meeting.

R/252 **MINUTES**

RESOLVED DT/DL (8:0:1)

To approve the minutes of 9th March 2022 as a correct records for the Chairman to sign.

R/253 **ITEMS TO ACTION**

RESOLVED (unanimous) GG/TG

That the items to action be noted

R/254 **PRESENTATION**

Presentation received from highways communications officer Mark Fox from Kier.

Mark has recently been appointed to the role. Keir work as a contractor for Shropshire Council responsible for most of the highways around Shropshire.

Keir have a remit for upgrading and maintaining the roads in the county ensuring that equity around the county in terms of where our resources are directed are pathways and verges. Sustainability and diversity are encouraged wherever possible. The work is done through three main offices Shrewsbury Oswestry and Craven Arms.

Keir provide a countywide rolling programme from financial year to financial year. One of their tasks is to prolong the life of the road by using surface dressings.

Questions from Councillors

Cllr Ginger asked can a list of the roads to be repaired and surface dressings be sent to the Town Clerk.

Q. Cllr Adams asked if they are able to to the work they want to do or what is assigned to them ?

A. Mark mentioned Keir works collaboratively with Shropshire council and they have to permit the work they do. Shropshire Council identifies the areas that need doing and Keir works with them to create the timetable / schedule.

Q Cllr O Neil asked why there are a lot of temporary traffic lights in Ludlow at the moment

A it's the utility companies not Keir

Q. Cllr Lyle said the predecessor of Keir produced poor quality work. Shropshire council would look at the quality of work done by Keir and address if it was not acceptable. Is this happening?

A. Keir are committed to doing the best job they can.

Q Cllr Waite said can you ensure the south Shropshire area will get the same care as North Shropshire.

A. Mark noted the question.

Q Cllr Pote – tree growing on walkway east side of Station drive Ludlow fell and blocked footpath from the Train Station to Station Drive surgery LTC have asked Shropshire Council three times to remove the tree.

A. not Kier remit but concerns will be passed onto Shropshire Council

Q. Cllr Gill concerned about the cracking of road surfaces at Ludford Bridge and the disappearance of road markings in town eg The Buttercross – No entry sign has gone and a sign points the wrong way. There is a lack of give way markings throughout the whole town creating safety issues.

A. Noted

Q Cllr Tapley does diversity include flowers and roundabouts?

A. yes it does and if you have a particular scheme in mind let us know

Q. Cllr Waite are you in charge if road signs – at Ludford Bridge there is a sign saying the train station is in the forest which is wrong.

A. Shropshire Council will be informed

The Chair thanks Mark for the presentation

R/255 **LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**

RESOLVED GG/DL (unanimous)

To note the LCAAC minutes of the meeting held 9th March 2022

R/256 **SHROPSHIRE COUNCIL DISCHARGE OF CONDITIONS AND PERMITTED DEVELOPMENT**

RESOLVED GG/BW (unanimous)

There were no discharge of conditions and permitted development applications.

R/257 **SHROPSHIRE COUNCIL DECISIONS - PENDING**

RESOLVED GG/TG (unanimous)

That the decisions pending by Shropshire Council be noted.

R/258 **SHROPSHIRE COUNCIL DECISIONS**

RESOLVED GG/BW (unanimous)

That the decisions by Shropshire Council be noted.

R/259 **PLANNING APPLICATIONS**

22/00951/LBC 11 Dinham, Ludlow, Shropshire, SY8 1EJ

Works to facilitate external fabric repairs and minor internal improvements affecting a Grade II Listed Building

RESOLVED GG/PA (unanimous)

No Objection.

R/260 **22/00958/VAR Residential Development East Of, Fishmore Road, Ludlow, Shropshire**

Variation of Condition No. 17.4 attached to Planning Permission 16/03096/OUT dated 19 February 2019

RESOLVED GG/PA (unanimous)

To Object to the variation for the following reasons:

- i) There is no proof that the proposed variation in anyway satisfies the requirements of condition 17.4
- ii) There is no evidence of a survey being undertaken, or the results of the survey to demonstrate that the conditions of 17.4 have, or will be satisfied.

R261 **22/00957/VAR Residential Development East Of, Fishmore Road, Ludlow, Shropshire**

Variation of Condition No. 5 (ecological report) attached to Permission 19/02060/REM to allow for a phased submission of ecology reports

RESOLVED DT/PA (unanimous)

To Object for the following reasons:

- i) There is no proof that the survey has or will be undertaken as there are no results from a bat survey or any ecological information.

The Town Council would like sight of the surveys, as they are undertaken.

R/262 **22/01006/FUL 4 Sandpits Road, Ludlow, Shropshire, SY8 1HF**

Change of Use for the provision of residential accommodation and care to people in need of care

RESOLVED GG/DL (unanimous)

To Object for the following reasons:

Ludlow Town Council (LTC) could find no explanation as to why this application is being made in 2022, when the work was completed in 2015.

The application does not state that it is retrospective, but it is unclear how the site has been used in the intervening years, and curious that the site has not had any recent changes to facilitate the change of use. LTC would like this to be clarified.

R/263 **22/01256/TCA 16 Raven Lane, Ludlow, Shropshire, SY8 1BW**
To fell 1no. Sycamore protected by the Ludlow Conservation Area

RESOLVED RP/DT (8:1:0)

No Objection.

R/264 **22/01254/TCA Tesco Stores Ltd, Corve Street, Ludlow, Shropshire, SY8 2PG**
To prune 1no. Silver Birch (GC007296) to clear building by 1m within the Ludlow Conservation Area

RESOLVED GG/RP (unanimous)

No Objection.

R/265 **22/01337/TCA Dinham Cottage, Dinham, Ludlow, Shropshire, SY8 1GF**
To remove 1no. conifer (T1), to remove 1no. Silver Birch (T2), to thin crown of 1no. Silver Birch by 10% (T3), to remove 1no. Chestnut (T4), to remove 1no. Hazel (T5) within the Ludlow Conservation Area.

RESOLVED PA/DT (8:0:1)

No Objection.

Heartening to see the proposal to replant. Ludlow Town Council would prefer all the planting to be indigenous species.

R/266 **22/01125/FUL Mill On The Green, The Green Cafe , Linney, Ludlow, Shropshire, SY8 1EG**
Change of use of first floor of building into A3 (Food & Drink) and the construction of balcony to the existing restaurant

RESOLVED GG/DT (unanimous)

To Object for the following reasons:

- i) Flood risk assessment states that there has been no flooding for the last 22 years, however Ludlow Town Council can provide photographic evidence of extensive flooding within the last two years.
- ii) The planning application states that the boundary of the Green café is the stone wall, and access to the new balcony seems to be outside the curtilage of the site.

R/267 **21/05990/FUL 30 Broad Street, Ludlow, SY8 1NJ**
Alterations and erection of single storey rear extension

RESOLVED GG/DL (unanimous)

No Objection.

R/268 **21/05991/LBC 30 Broad Street, Ludlow, SY8 1NJ**
Alterations and erection of single storey rear extension affecting a Grade II Listed Building

RESOLVED GG/DL (unanimous)

No Objection.

R/269 **22/01302/FUL 48 Wheeler Road, Ludlow, Shropshire, SY8 1JD**
Erection of first floor extension, single storey extension and conversion of integral garage to form residential accommodation

RESOLVED GG/TG (unanimous)

No Objection.

R/270 **22/00198/LBC Ludlow Hospital**
Demolition of porta cabin attached to the southern facade of the Ludlow Hospital entrance block building

RESOLVED DT/DL (unanimous)

No Objection.

Ludlow Town council would like to see use of permeable surface and recycling of any timber as well as ducting for EVs

R/271 **22/01421/FUL Ludlow Hospital , Gravel Hill, Ludlow, Shropshire, SY8 1QX**

Demolition of portacabin attached to former workhouse building and the subsequent making good of the building's wall via painting of the existing timber windows, replacement of old decaying doorsets with

new external weatherproofed timber doorsets and a ramp and platform connecting the doorsets and new tarmacadam resurfacing of the ground following the removal of the portacabin

RESOLVED DT/DL (unanimous)

No Objection.

Ludlow Town Council would like to see use of permeable surface and recycling of any timber as well as ducting for EVs considered as sustainable working practices and future proofing measures for the site.

R/272

22/00964/LBC 2 College Street Ludlow Shropshire SY8 1AN

Works to facilitate internal alterations. ; reinstatement of staircase; and provision of protected lobby to second floor flat; roof works to allow for insertion of dormer window; all ancillary works affecting a Grade II Listed Building

RESOLVED TG/BW (unanimous)

No Objection.

R/273

22/01152/OUT Garage Site At, St Stephens Close, Ludlow, Shropshire

Outline application for the erection of one dwelling to include means of access

RESOLVED DL/DT (8:1:0)

No Objection.

R/274

22/01318/LBC M F G Legal Services Limited, 9 Corve Street, Ludlow, Shropshire, SY8 1DE.

Internal alterations including open up the entrance hallway, form new ground floor toilet within the lobby of the former flat entrance, new inner entrance door, works to access door into reception, works to rear passageway and meeting room 3, upgrade existing half-landing uni-sex toilet, create first floor tea point, upgrade existing first floor toilet, create first floor store area and new first floor office affecting a Grade II Listed Building

RESOLVED GG/RP (unanimous)

No Objection.

R/275

22/01361/LBC 4 Friars Walk, Ludlow, Shropshire, SY8 1NT

Replacement of 6No. Dilapidated sash windows with bespoke, heritage sashes incorporating ultra-tight sightline double-glazed units, details to replicate existing affecting a Grade II Listed Building

RESOLVED TG/DL (unanimous)

To Object for the following reasons

The Town Council are not convinced that it is necessary to destroy the historic fabric of the existing windows. The applicant has not explored the possibility of repairing and retaining the existing windows and glass. There is no report or survey to show that there has been any attempt to repair and maintain the original sash windows

R/276 **22/01632/TCA Ludlow College, Lower Mill Street, Ludlow, Shropshire, SY8 1BH**

To remove 1no. limb and basal regrowth from 1no. Sycamore with the Ludlow Conservation Area

RESOLVED GG/DL (unanimous)

No objection

R/277 **ROAD CLOSURES/TRAFFIC MANAGEMENT**

RESOLVED GG/DL (unanimous)

To note the road closures and traffic management

R/278 **BUILDINGS , BUILDING LAND AND TREES**

RESOLVED GG/DL (unanimous)

To note the updates relating to the installation of telegraph poles by Openreach; works to former HSBC building in Corve Street and bollards outside Club Sport in Old Street were updated and noted.

That the following items should be added to the list for further action / further information to be reported back to committee.

- The Chapel, Old Street – planning permission and development status update
- Glovers House in lower Corve Street – ground floor window sills seem to be in very poor condition.
- 106 Corve Street – update from CO since site visit.
- Trees obscuring streetlights Stanton Road – outside no10, and beside no1 (light is in Fishmore Road).

R/279 TOOLKIT FOR NET CARBON ZERO IN PLANNING

RESOLVED GG/DL (unanimous)

To note the Toolkit for Net Carbon Zero in Planning
To provide the Town Clerk with 5 priority items from the toolkit within 10 days of the meeting. A compilation of the priorities will be brought back to the next meeting.

R/280 SHROPSHIRE COUNCIL PARKING CHARGES – ON STREET

RESOLVED TG/PA (unanimous)

That the proposed increase for on-street parking charges are inappropriate and poorly timed and may deter locals and visitors from using the town centre businesses and shops at a time when it already very difficult for local businesses and traders.

R/281 SHROPSHIRE COUNCIL PARKING CHARGES – OFF ROAD

The Town Council cannot see any evidence that parking revenue benefits the town. That the proposed increase for off road parking charges are inappropriate and poorly timed and may deter locals and visitors from using the town center businesses and shops at a time when it already very difficult for local businesses and traders.

R/282 IDILING ENGINES

RESOLVED GG/DL (unanimous)

To report the following to Shropshire Council:

Incidences

It has become increasingly commonplace in recent years for drivers to leave their engines idling around the town:

- Coaches
- Buses
- Loading vehicles
- At schools
- At takeaways

Law

Idling is an offence under Section 42 of the Road Traffic Act, but without enforcement, the law is meaningless.

Climate and Health Impacts

Car engines are a major cause of both noise and air pollution. Leaving them idling simply exacerbates this problem.

Air pollution is now the single greatest environmental risk to human health, causing increased levels of cancer, heart disease and other cardiovascular illness.

Car engines emit, when idling, high levels of NO₂ and fine particulates, which the government's Clean Air Strategy (2019) aims to reduce.

Call to Action

Ludlow Town Council requests that Shropshire Council takes some steps to tackle this issue in Ludlow; and provide positive change for the town, supporting Shropshire Council's Active Travel Plan and improving air quality for local residents. In a climate emergency, the time to act is now.

R/283 EVCP

RESOLVED GG/RP (unanimous)

To note the following usage proposal from Shropshire Council for the four on-street bays in Ludlow.

SC have trialled this option in Whitchurch on the Brownlow Street car park, and it seems to work well, it future proofs the EV infrastructure for when the demand increases.

- Two of the bays are dedicated to EV Charging only (includes hybrid) and vehicles must be charging with a parking ticket/permit.
- Two are free flow, which means any vehicle can park there with a valid ticket/permit.
- Once the demand has surpassed the use of two EV bays, the two free flow bays can be signed and lined accordingly to make the four bays EV dedicated.

Meeting closed at 8:35 pm

Chairman

Date

NB: Closed Session minutes will not be issued