



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 15th NOVEMBER 2017** at **7pm**.

R/170 **PRESENT**

Chair: Councillor Ginger

Vice Chair Councillor Sheward

Councillors: Clarke, Garner, Lyle, Mahalski and Pote

Officers: Gina Wilding, Town Clerk
Stephanie Williams, Admin Assistant

R/171 **HEALTH & SAFETY**

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

R/172 **APOLOGIES**

Apologies were received from Councillor Gill

R/173 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of interest

None

Personal Interest

Cllr	Item	Reason
All Councillors	17/05186/FUL 17/05187/LBC	Phillip Belchere is the architect for the Guildhall repairs
Lyle	17/04294/LBC 17/05170/FUL	Customer of Lloyds Bank Resident of Sidney Road
Pote	17/04984/DIS	Neighbour of Harvest House

R/174 PUBLIC OPEN SESSION (15 minutes)

There were three members of the public present.

Mr Miles Cato of Corve Street Ludlow is a business owner and neighbour of Harvest House Portcullis Lane Ludlow 17/04984/DIS his garden is approximately 10 yards from the proposed new build and his property will be directly overlooked by it. His self-catering holiday let is approximately 35 yards from the proposed new build.

Mr Cato has had no objections to the good work of the Foyer just the way in which the development is being handled. Following a presentation held by the Shropshire Housing Group two years ago he had verbal assurance that he could continue to rent a parking space to service the holiday let, this has not been honoured.

There has been two years of uncertainty and talk of closing the Foyer altogether and in the climate of cuts the scheme seemed impossible. He objected to the scheme on the grounds of design and it was also clear that the application played down the potential impact on both the conservation area and the neighbours for instance photos provided of most aspects except of looking west which reveals how close the site is to both gardens, including his property and neighbours. The application also denies the proximity of wildlife, trees and nesting boxes.

The planning application sets the tone for an approach by developers which has sought to present the site in isolation and to minimise any consideration of the impact from such a large building site in a built up town centre situation and also ecological impact.

Confirmation that the scheme was going ahead came in a form of letter in July terminating the parking arrangement we had been assured would continue. This letter gave no further information at all, by this stage the holiday let business was in full flourish after a great deal of hard work, money and stress. The green light threw this into immediate doubt and what was needed most of all was clarity about what the scheme was going to involve and a timetable which would enable us to determine whether offering quiet breaks in Ludlow was still viable for our business.

Mr Cato has repeatedly made requests for information from SHG/Connexus over the summer which has been extremely frustrating, developers speak about taking neighbours' concerns seriously but no information was forthcoming. Nobody from SHG/Connexus has ever made unsolicited contact with us or made any effort to address the serious threat to our business and sadly the same applies to our Unitary Councillor in Ludlow despite written acknowledgement as early as July that a meeting with all those effected should have already been arranged.

During this time we took some comfort from knowing that the construction Management Plan would have to be considered by Ludlow Town Council planning consultees to Shropshire Council and that there would be an opportunity to comment on issues such as hours of work and hording.

Mr Cato was shocked to discover that the Construction Management Plan had been approved by Shropshire Council without consultation with Ludlow Town Council and surrounding residents/businesses that will be greatly affected by the development. The proposed start time of 7.30am is too early for a residential area, working hours on Saturdays states '*when required*' this is too vague, so too is the provision for hording.

Connexus have refused to provide any information regarding the timetable of construction works, the demolition works we believe will start next week. We have not received any information in writing from SHG/Connexus. Due to the lack of information I have had to suspend booking in the holiday let for 2018. This does not only have an impact on my business but also business in the town as our customers eat and shop in Ludlow during their stay.

The scheme is not due to be completed until approximately April 2017. We were relying on Shropshire Council to address the serious concerns of mine and neighbours with developers but this has been ignored and there are no assurances that that the impact will be minimal.

R/175 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

There were no Unitary Councillors present.

R/176 MINUTES

**RESOLVED (6:0:1)
GG/CS**

That the minutes of the Representational Committee meeting held on Wednesday 18TH October 2017 be approved as a correct record and signed by the Chairman.

R/177 ITEMS TO ACTION

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

**RESOLVED (unanimous)
GG/CS**

To note the items to action

R/178 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)

**RESOLVED (unanimous)
CS/GG**

To note the agenda of the meeting held on 15th November 2017 and the minutes of the meeting held on 18TH October 2017.

R/179 SHROPSHIRE COUNCIL DECISIONS - PENDING

RESOLVED (unanimous)
GG/EG

To note the pending decisions from Shropshire Council

SHROPSHIRE COUNCIL DECISIONS - GRANTED

R/180 17/04606/TCA Sandown 18 Gravel Hill Ludlow SY8 1QL

RESOLVED (unanimous)
GG/DL

To write to Dougald Purce County Tree Officer to seek confirmation on the species of tree if a TPO has been placed on the tree.

R/181 16/05602/FUL Proposed Residential Development Land West of 3 Friars Walk Ludlow

RESOLVED (unanimous)
MC/GG

To write to Shropshire Council to express their disappointment that Ludlow Town Councils objections were not addressed in this instance.

- Adequate safe provision for pedestrians
- Access to Friars Gardens
- Residents parking in Friars Gardens
- Delivery vehicles unloading in Friars Gardens
- Has a consultation with residents been carried out and if so have concerns been addressed
- Parking for contractors vehicles provision

R/182 17/04984/DIS Harvest House Portcullis Lane Ludlow SY8 1PZ

RESOLVED (unanimous)
GG/DL

To write to Shropshire Council and state that members are in support of the development of independent living at Harvest House but are disappointed that the discharge of condition 5 has been granted by Shropshire Council without consultation with residents and businesses in the vicinity.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials

- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- Construction Traffic Management Plan to control vehicular movements on the adjacent highway Reason:
- To avoid congestion in the surrounding area and to protect the amenities of the area

Members agreed that the developers should adhere to the proposed consultation with residents and businesses in the vicinity before works commence.

DISCHARGE OF CONDITIONS - APPLICATIONS

R/183 17/05141/DIS The Blood Bay 13 High Street Ludlow SY8 1BS

**RESOLVED (unanimous)
GG/MC**

To write to Shropshire Council to request a schedule of works to enable members to comment on this discharge of conditions.

R/184 17/05311/DIS, 16/04716/VAR, 17/05310/VAR, 17/04883/ADV Brian Mears (Bricks Ltd) Bromfield Road Ludlow SY8 1DN

**RESOLVED (unanimous)
GG/MC**

No objection

To request that illuminations are dimmed between 11:00pm – 6:00am to reduce light.

R/185 NON- MATERIAL AMENDMENT - APPLICATIONS

**RESOLVED (unanimous)
GG/RP**

To note the non-material amendments.

PLANNING APPLICATIONS

R/186 17/04294/LBC Bank House 16 Broad Street Ludlow SY8 1NQ

**RESOLVED (unanimous)
GG/MC**

No objection

R/187 17/05118/FUL Corris Henley Road Ludlow SY8 1QZ

**RESOLVED (unanimous)
GG/DL**

No objection

R/188 17/05186/FUL, 17/05187/LBC 10 The Bullring Ludlow SY8 1AF

**RESOLVED (4:3:1)
MC/TM**

No objection

R/189 17/05170/FUL Housing Development Site Sidney Road Ludlow SY8 1SQ

**RESOLVED (unanimous)
GG/TM**

Ludlow Town Council's Representational Committee as consultees to the Local Planning Authority have previously objected to this development in May and June 2017 the concerns raised have not been taken into account.

Members reiterate previous comments made on 3rd May and 28th June 2017;

To strongly object on the following grounds:

- i) The amenity value of the land is significant to the residents, who have enjoyed the use of the land for over twenty years*
- ii) The development would be detrimental to the visual amenity of the area*
- iii) the existing footpath and the bridleway are on the definitive map;*
- iv) there are Tree Protection Orders on all 3 trees on the site there is precedent in case law established by the Sunningwell case in Oxfordshire, and others, where the development was refused on the grounds that the space had been used as an amenity area for over 20 years.*

Members object to the proposed parking leading off Sidney Road, this is already a very busy road which is single width due to parked cars, the bus stops at the end of Sidney Road where the proposed entrance has been planned, the area is obscured and dangerous.

Members requested that the Town Clerk write to Shropshire Council to call the application to the Shropshire Council Planning Committee.

The Shropshire Council South Planning Committee refused the application 17/01387/FUL on 1st August 2017 and made the following comments;

That, contrary to the Officer's recommendation, planning permission be refused for the following reasons:

It is acknowledged that the proposed development would be in a sustainable location, contributing to the social and economic roles of sustainable development through the provision of small affordable bungalows, which is a type of accommodation for which there is an acknowledged need in Ludlow. However, the proposal,

- by reasons of the loss of the large Maple tree, which is the subject of a Tree Preservation Order*
- reduction in the area of open space, would remove features that make significant contributions to the character and quality of the townscape and local amenity.*
- In addition, the proposed footpath layout within the development, with the path linking Charlton Rise with Sidney Road passing very close to the front doors of the bungalows, is likely to be used by the public and would adversely affect the amenity and perception of security for the occupants of the bungalows.*

Consequently, the proposed development would not satisfy the environmental role of sustainable development as set out in the National Planning Policy Framework and would be contrary to Core Strategy Policies CS6, CS8 and CS17, and SAMDev Plan Policies MD2 and MD12.

The proposed development will remove the 'Green Open Space' that has been used by residents in the area and surrounding areas as a public amenity for over 41 years unconditionally without obstruction for children to play on, recreation, picnics and dog walking.

There is precedent in case law established by the Sunningwell case in Oxfordshire, and others, where the development was refused on the grounds that the space had been used as an amenity area for over 20 years.

Councillor Clarke left the meeting at 19:57pm

R/190 17/05469/DIS Garages off Rock Lane Ludlow SY8 1SF

**RESOLVED (unanimous)
GG/CS**

No objection

Councillor Clarke returned to the meeting 19:57pm

R/191 17/05447/HHE 12 Castle View Terrace Ludlow SY8 2NG

**RESOLVED (unanimous)
GG/TM**

Object

Members agreed that the drawings submitted were insufficient as no existing elevations were included.

R/192 17/05189/FUL Land to the South of Rock Farm Rocks Green Ludlow

**RESOLVED (unanimous)
GG/CS**

Members noted the land is in the Parish of Ludford.

R/193 17/04676/LBC 7 Brand Lane Ludlow SY8 1NN

**RESOLVED (unanimous)
GG/CS**

i) To note that this application has been withdrawn.

ii) To ask the Conservation Officer to explain what action will be taken regarding unauthorised listed building works that had taken place already.

R/194 ROAD CLOSURES/TRAFFIC MANAGEMENT

**RESOLVED (unanimous)
GG/CS**

To note the road closures

- i) Castle Street – Armistice Day – Saturday 11th November 2017
- ii) Remembrance Sunday Parade – Sunday 12th November 2017

R/195 TEMPORARY SUSPENSION OF PARKING SPACES FOR WESTERN POWER WORKS OUTSIDE ST. LEONARDS PRESS CORVE STREET IN JANUARY 2018

**RESOLVED (unanimous)
GG/CS**

No objection

R/196 ROAD CLOSURES/TRAFFIC MANAGEMENT – Parking restrictions Weeping Cross Lane Ludlow

**RESOLVED (unanimous)
GG/MC**

- i) To not support the double yellow lines from the Sheet Road/Weeping Cross Lane junction to below the fire station as there is no evidence to support that the restriction is necessary.

- ii) If the fire station supports the double yellow lines then members will reconsider.

R/197 LOCAL PLACE PLAN REVIEW – Preferred scale and distribution of development

**RESOLVED (unanimous)
GG/TM**

Members requested that the Town Clerk summarises member's comments and emails to members for clarification before submitting to Shropshire Council.

R/198 WALKING THE SHROPSHIRE WAY

**RESOLVED (unanimous)
GG/MC**

Members noted the Shropshire Way route.

R/199 WALKING THE SHROPSHIRE WAY

**RESOLVED (6:0:1)
MC/CS**

To request a definitive map clearly showing the intended locations of the stickers within Ludlow Conservation Area to mark the route of the Shropshire Way.

R/200 PEPPER LANE DEVELOPMENT LUDLOW

**RESOLVED (unanimous)
GG/CS**

To note that the Chair will attend a site visit to the Pepper Lane Development on Friday 17th November and will report back to committee.

Meeting closed at 8.39pm

Chairman

Date

NB: Closed Session minutes will be issued