

## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 29<sup>th</sup> AUGUST 2013** at **7.00pm**.

### R/49 **PRESENT**

Chairman: Cllr Toop

Councillors: Draper, Ginger, Holcombe, Kemp, Lyle, Mold

Officers: Gina Wilding Town Clerk  
Naomi Brotherton, Secretary/Admin Assistant

Also attending: Cllr Rosanna Taylor-Smith, Unitary Councillor

### R/50 **HEALTH & SAFETY**

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

### R/51 **APOLOGIES**

Apologies for absence were received from Councillors Holcome and Smithers.

### R/52 **DECLARATIONS OF INTEREST**

#### **Disclosable Pecuniary Interests**

None declared

#### **Conflicts of interest**

None declared

#### **Personal Interest:**

<u>Councillor</u>	<u>Item</u>	<u>Reason</u>
Cllr Draper	13/02903/OUT	Knows the applicant
	13/03176/FUL	Knows the applicant
Cllr Ginger	13/02903/OUT	Knows the applicant
Cllr Mold	13/02977/TCA	Lives in Quality Square

### R/53 **PUBLIC OPEN SESSION (15 minutes)**

Four members of the public were present.

Alan Poulton, Chair of the Teme Weirs Trust

Application 13/02973/FUL – Installation of Hydraulic fish pass, Dinham Weir, Ludlow

Mr Poulton said that he was aware that the planning application had been withdrawn as it had been granted a Certificate of Lawfulness. He wished to object to this as he felt in his opinion that it would impact on the flow of water and change the nature of the river. He also asked that after the installation of the hydraulic fish pass, who would be inspecting it to ensure that it had been correctly installed?

He continued by saying that considerable work had been carried out on the Weir ten years ago to help the salmon spawn and the application from the Green Café to install seating platforms for fishermen down stream, as in his opinion he was sure that they would be affected as a result of the fish pass.

Mr Poulton also advised the Committee that the horseshoe weir needed repair but that he had been told that he required the permission from the Environment Agency and this has been refused.

He asked what constituted permitted development and urged the Committee to obtain any studies that had been carried out by Fishtek on hydrological water rates. He added that once a licence had been issued to allow water to be taken out of a river this would continue for years and would have an impact on the river water flow, rate and environment.

R/54

#### **LUDLOW'S UNITARY COUNCILLORS SESSION**

Councillor Rosanna Taylor-Smith informed the Committee that the Planning Officer, Dyanne Humphreys would no longer be attending the Representational Committee meetings of the Town Council. She said that she had sent a note of thanks to the Planning Officer thanking her for her input which she was certain had been of benefit to the Town Council. She added that she was unable to comment on the applications, as she was a member of Shropshire Council's Planning Committee but if there were questions she would refer them to a Planning Officer who would report back to the Town Council.

She went on to say that many of the applications on the Town Council's Agenda for this evening had been discussed at the Local Conservation Area Advisory Committee. Councillor Rosanna Taylor-Smith highlighted that application 13/02903/OUT had been withdrawn and this was the re-submission and informed the Committee that work was due to start on the Weir on the 1<sup>st</sup> September 2013. Regarding application 13/03227/TEL she informed the Committee that this was the installation of a broadband box on Tower Street and she said she along with residents and businesses welcomed any improvement on broadband provision.

**R/55**     **MINUTES****RESOLVED (unanimous)  
PT/TM**

That the minutes of the Representational Committee meeting held on the 31<sup>st</sup> July 2013, be approved as a correct record and signed by the Chairman.

**R/56**     **LCAAC MINUTES****RESOLVED (unanimous)  
PT/PD**

That the minutes of the LACCA meeting of Tuesday 2<sup>nd</sup> July 2013 be noted.

**R/57**     **PLANNING DECISIONS FROM SHROPSHIRE COUNCIL****RESOLVED (unanimous)  
PT/PD**

That the decisions listed below be **NOTED**:

13/00898/FUL	GRANTED
12/05037/LBC	PENDING
13/00407/VAR	GRANTED
13/01665/FUL	PENDING
12/04328/OUT	PENDING
13/00704/FUL	PENDING
13/01855/ADV	GRANTED
13/01523/FUL	GRANTED
13/02347/TCA	PENDING
13/02056/FUL	GRANTED
13/02324/COU	PENDING
13/02603/LBC	PENDING
13/02312/FUL	PENDING
13/02286/FUL	PENDING
13/02734/FUL	PENDING
13/02793/LBC	PENDING
<del>13/02825/FUL</del>	<del>PENDING</del>
<del>13/02908/TCA</del>	<del>PENDING</del>
<del>13/02704/FUL</del>	<del>PENDING</del>
13/03067/FUL	PENDING

No objection

**R/58**     **13/03035/ADV - Former Wye Valley Dair Products Unit, Orleton Road, Ludlow, SY8 1XF (Screwfix)****RESOLVED (unanimous)  
PT/PD**

No Objection

LTC comments: Members had no objection to the signage in principal but were concerned that the position of the signage may be causing confusion as reported in a letter to Shropshire Council and would like this matter clarified.

- R/59      **13/03018/LBC – 8 High Street Ludlow, SY8 1BS**  
**RESOLVED** (unanimous)  
PT/JPD
- No Objection  
LTC comments: Subject to the Conservation Officers advice.
- R/60      **13/02986/FUL – 43 Downtown Drive, Ludlow SY8 1JE**  
**RESOLVED** (unanimous)  
PT/PK
- No objection
- R/61      **13/02997/FUL – Green Café, Millennium Green, SY8 1EG**  
**RESOLVED** (4:1:1)  
PT/GG
- No objection  
LTC Comments: Careful consideration should be taken for the access and walkways to the platforms to ensure that it is practical and complies with DDA legislation.
- R/62      **13/02742/REM - 116-119 Lower Galdeford, Ludlow, SY8 1RU**  
**RESOLVED** (unanimous)  
JT/GG
- No objection  
LTC comments: Subject to the Conservation Officers advice.
- R/63      **13/02867/COU – Deli on the Square, Ludlow, SY8 1AP**  
**13/02866/LBC – Deli on the Square, Ludlow, SY8 1AP**  
**RESOLVED** (unanimous)  
PT/PD
- Objection  
LTC comments:  
1) the windows of the proposed teashop on the first floor and windows of the storeroom on the second floor will overlook a residential building opposite.  
2) due to cramped stairs being potentially a health and safety issue.  
3) due to lack of evidence of a fire exit.
- R/64      **13/02903/OUT – The Queens, 116 Lower Galdeford, Ludlow, SY8 1RU**  
**RESOLVED** (3:0:3)  
PT/PD
- Objection  
LTC comments: that the area would become overdeveloped and the exit/entry from the highways would be unsuitable.
- R/65      **13/02890/FUL – 85 Downton View, Ludlow, SY8 1JG**  
**RESOLVED** (unanimous)  
PT/PK

No objection.

- R/66 **13/02073/FUL – Installation of Hydraulic Fish Pass, Dinham Weir, Ludlow (application withdrawn)**  
**RESOLVED (5:0:1)**

That the Town Clerk is authorised to write to Shropshire Council and the Environment Agency expressing concern as to the environmental impact on other wildlife due to the proposed installation of the hydraulic fish pass at Dinham Weir.

- R/67 **13/02875/FUL – The Angel, Broad Street, Ludlow, SY8 1LT**  
**RESOLVED (unanimous)**  
**PD/PK**

Objection  
LTC comments: due to overdevelopment.

- R/68 **13/02949/LBC – The George Hotel, Ludlow, SY8 1AT**  
**RESOLVED (unanimous)**  
**PD/PK**

No objection

- R/69 **13/03227/TEL – 9 Tower Street, Upper Galdeford, Ludlow, SY8 1QB – (Installation of a broadband box)**  
**RESOLVED (unanimous)**  
**GG/PT**

No objection.

- R/70 **13/03176/FUL – 2 Sandpits Road, Ludlow, SY8 1HF**  
**RESOLVED (unanimous)**  
**GG/PT**

No objection.

- R/71 **13/03067/FUL – Western Power Distribution (West Midlands) Plc**  
**RESOLVED (unanimous)**  
**PT/PK**

No objection.

- R/72 **13/03251/LBC – The Guildhall, Mill Street, Ludlow, SY8 1AZ**  
**13/03253/LBC – The Guildhall, Mill Street, Ludlow, SY8 1AZ**  
**13/03252/LBC – The Guildhall, Mill Street, Ludlow, SY8 1AZ**  
**RESOLVED (unanimous)**  
**PD/GG**

To note the applications.

**R/73**      **13/03250/FUL – 18 Bullring, Ludlow, SY8 1AD**  
**RESOLVED (unanimous)**  
**PT/TM**

No objection.

**R/74**      **13/03273/ADV – The Marches, Castle Square, Ludlow, SY8 1AT**  
**RESOLVED (4:1:1)**  
**GG/PT**

No objection

LTC Comments: subject to all illuminations being turned off at the close of business.

**R/75**      **ITEM DEFERRED FROM PREVIOUS MEETING**  
**13/02760/FUL - Brian Mear (Bricks) Ltd Former Burway Abattoir Bromfield**  
**Road Ludlow Shropshire SY8 1DN (Proposed petrol filling station)**  
**RESOLVED (4:1:1)**  
**PT/GG**

Objection

LTC comments: Objection as a whole to the application and agree with the comments from the Conservation Officer on use of the land as a petrol filling station and raise concerns regarding safety of pedestrians accessing the shop/drainage/highway safety on a busy road.

**R/76**      **EXTEND THE MEETING**  
**RESOLVED (unanimous)**  
**PT/GG**

That the meeting is extended for a further 30 minutes.

**R/77**      **12/02275/FUL – Linney House, Linney, Ludlow**  
**RESOLVED (unanimous)**  
**PD/TM**

No objection

LTC Comments:

- 1) further review of the proposed access to plots due to concerns regarding potential safety issues to the highway
- 2) that use of the existing access at the bottom triangle of the plot should be considered subject to highway advice.
- 3) to preserve the streetscene and environment, tree preservation orders should be applied to mature trees subject to the Tree Officers advice.

**R/78**      **13/03017/TCA – Knole Lodge, Linney, Ludlow, SY8 1EE**  
**RESOLVED (unanimous)**  
**PT/PD**

No objection.

LTC comments: subject to the advice from the Tree Officer.

R/79 **13/02977/TCA – Aragon Restaurant, 5 Church Street, Ludlow, SY8 1AP**  
**RESOLVED (3:1:1)**  
**TM/GG**

Objection.

LTC comments: that the height of holly tree be reduced and that the bins are screened off.

R/80 **GRANTS, PLANNING, TRANSPORT, PARKING & PATHS**

No grants or requests for this item had been received.

R/81 **APPEAL DECISION – 18 BULL RING LUDLOW**  
**RESOLVED (unanimous)**

That the appeal be noted.

R/82 **SAMDev**  
**RESOLVED (unanimous)**  
**PT/PD**

That it be noted that the item is to be discussed at the Full Council meeting on the 2<sup>nd</sup> September 2013.

The meeting closed at 9:30 pm

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

NB: No Closed Session minutes will be issued