

MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held in the Stable Block Meeting Room, Stone House, Corve Street, Ludlow on **TUESDAY 26th JULY 2011** at **7.00pm**

R/18 PRESENT

Chairman: Councillor Wilcox

Councillors: Davies; Hunt, and Smithers

Officers: Gina Wilding, Communications & Cemetery Officer

R/19 APOLOGIES

Apologies for absence were received from Cllr Aitken, Jackson & McCormack

R/20 DECLARATIONS OF INTEREST

In accordance with the terms of the Local Authorities (Model Code of Conduct) (England) Order 2007 issued under Section 51 of the Local Government Act 2000 Members declared interests as follows: -

Personal Interest:

Cllr Davies	11/03082/TCA	knows the applicant
Cllr Hunt	11/03082/TCA	knows the applicant
Cllr Hunt	11/03227/TCA	knows the applicant
Cllr Smithers	11/03082/TCA	knows the applicant
Cllr Wilcox	11/03082/TCA	knows the applicant
Cllr Wilcox	11/03227/TCA	knows the applicant

R/21 PUBLIC OPEN SESSION (15 minutes)

There were two members of the public present.

Simon Buteux
Chair of Ludlow Civic Society

Mr Buteux expressed his concern at the apparent lack of consultation regarding proposed changes to the planning process in Ludlow and the potentially detrimental impact of these changes

John Nash
Member of Civic Society

Mr Nash also expressed his concern regarding proposed changes to the planning process in Ludlow

R/22 MINUTES

RESOLVED (3:0:1)
JS / PH

That the minutes of the meeting of the **REPRESENTATIONAL COMMITTEE** held on **28th June 2011** were approved and signed as a correct record.

R/23 PLANNING DECISIONS FROM SHROPSHIRE COUNCIL

The decisions listed below were **NOTED**:

RESOLVED (unanimous)

11/00291/FUL	Land Off Pepper Lane Ludlow	Decision Grant
11/01901/FUL	20 Quarry Gardens Ludlow	Decision Grant
11/02031/FUL	40 Wheeler Road Ludlow	Decision Grant
11/02047/VAR	Borderfoam Ltd Lingen Road Ludlow	Decision Grant
11/01679/FUL	8 Broad Street Ludlow	Decision Grant
11/01681/LBC	8 Broad Street Ludlow	Decision Grant
11/01109/FUL	38 Corve Street Ludlow	Decision Refused
11/01704/LBC	Compasses Inn 1 Corve Street Ludlow	Decision Grant
11/02423/TCA	Land Opp Cliffdene Dinham Ludlow	Decision No objection

R/24 PLANNING APPLICATION COMMENTS

11/02520/FUL Land at Starstile Meadow, Ludlow

RESOLVED (unanimous)

DD / JS

Object

LTC comments: Councillors objected to the proposal for the following reasons:

The proposed site for the dwelling would encroach an area of green space. The amenity of neighbouring properties would be impinged by overlooking windows. Access to the site is via an unsuitable narrow track.

11/01915/FUL 19 Mill Street Ludlow

11/01916/LBC 19 Mill Street Ludlow

RESOLVED (unanimous)

JS / JW

Object

LTC comments: Councillors object to the conversion because the increased density of occupation within the footprint seems to be overcrowding, and councillors are concerned that there may be noise nuisance problems and lack of space for refuse bins.

11/02628/LBC Old Stable House Corve Street Ludlow
RESOLVED (unanimous)
JS / DD

No Objection

Members suspended standing orders to reconsider application 11/02384/LBC & 11/02382/ADV
RESOLVED (3:0:1)
JS / JW

11/02384/LBC & 11/02382/ADV The Assembly Rooms Mill Street Ludlow
RESOLVED (2:1:1)
JW / PH

No Objection

Standing orders were reinstated
RESOLVED (unanimous)
JS / PH

11/03082/TCA St Leonards Churchyard Corve Street Ludlow
RESOLVED (unanimous)
JW / JS

No Objection

11/03227/TCA 22- 23 St Johns Road, Ludlow
RESOLVED (unanimous)
PH / DD

No Objection

11/03133/TCA The Garden House 3 Brand Lane Ludlow
RESOLVED (3:0:1)
JS / JW

No objection

11/03181/TCA 17 Bull Ring Ludlow
RESOLVED (unanimous)
JS / JW

No Objection

LTC comments: Councillors have no objection to the felling of the tree, but ask that the applicant replace it with a smaller species.

11/02556/FUL 37 Friars Garden Ludlow

RESOLVED (unanimous)

PH / JS

No Objection

11/02784/COU Old China Shop Pepper Lane Ludlow

Application has been withdrawn

11/02811/FUL Aldinger Steventon New Road Ludlow

RESOLVED (unanimous)

JW / PH

No Objection

R25 GRANTS, PLANNING, TRANSPORT, PARKING & PATHS

(a) Shropshire Council Planning Support

RECOMMENDED (unanimous)

JW / JS

To reject the imposition of the Shrewsbury Planning Liaison model on Ludlow for the following reasons:

- (i) There has been no consultation
- (ii) Shropshire Council has not produced a report, analysis or reasoned argument to support the imposition of the Shrewsbury Planning Liaison model in Ludlow

Members do not support the new structure, which they believe will be to the detriment of Ludlow for the following reasons:

- (i) The Planning Liaison model has been trailed in Shrewsbury, which is a very different place to Ludlow and there is no evidence that the model is transferable.
- (ii) The described purpose of the Planning Liaison Group is to discuss 'significant per-application proposals and to provide feedback on service related issues'

This statement raises a number of very important issues:

- (a) How will significant be defined? Will the significance of an application be measure in terms of financial impact on the area, aesthetic, conservation, or number of dwellings?
- (b) Who will decide what is significant for Ludlow?
- (c) Will Listed Building Consent matters relating to existing dwellings be considered significant?

(d) The pre-application stage raises concerns because full supporting material and facts may not be available, so the value of considering an application at this stage seems doubtful.

(e) Service related issues are perhaps not the same as material planning considerations and fuller explanation and clarification is required.

(iii) The purpose also states that 'Developers will be invited to present potential development schemes for feedback.' Ludlow is a small town, and while there is some scope for larger scale developments, the majority of planning applications are individual changes to existing properties. Would this type of application be considered by the Planning Liaison Group?

(iv) The mandate of the group is described as non-political, but the Chairman of the Planning Liaison group will be a Shropshire Councillor, which means that the agenda will be set by Shropshire Council at a level that has many political implications. Whereas if the group is able to vote for a chairman from within the membership, and the agenda is set with officers as it seems is currently the case in Ludlow, the agenda will more closely reflect the planning applications that are deemed significant by residents and other interested local parties.

(v) Providing advice and support for Shropshire Council policy and planning processes is a useful activity, but does not seem to have the local small scale emphasis that is necessary in Ludlow.

Although Ludlow Town Council does not support the introduction of the proposed Planning Liaison Group on Ludlow. Members are supportive of including a wider range of perspectives and interests into the existing Conservation Area Advisory Group and extending the remit to consider listed buildings outside the conservation areas.

(b) Polling Districts and Polling Places Review

RESOLVED (unanimous)

JW / PH

Members support the provision of polling places as existing and suggest that an additional venue is required in the Parrys Road / Sheet Road area of Ludlow to accommodate increased numbers of residents, many of whom are elderly.

(c) Pay & Display Parking Charges

RESOLVED (unanimous)

JW / PH

To note new charges from 1 August 2011

(d) Letter of Thanks

RESOLVED (unanimous)
JS / JW

To note the letter of thanks from Ludlow RBL

The meeting closed at **20:45pm**

Chairman

NB: No confidential minutes will be issued

Date