

Church Stretton Town Council

MINUTES OF A MEETING OF THE PLANNING, CONSERVATION AND HERITAGE COMMITTEE HELD VIA ZOOM REMOTE MEETING PLATFORM ON TUESDAY 9th FEBRUARY 2021 at 7.00 p.m.

Those present:

Councillors: Cllr Claytonsmith, Cllr Hickman, Cllr Morris, Cllr M Walker, Cllr Welch and Cllr Wilks.

Officers: Mr. C. Maclean (Locum Town Clerk), Mrs. H. Merrett (Admin)

Members of the Public: 4 (2 of these are the landowners of Brockhurst Wood)

PC.687 TO RECEIVE APOLOGIES

None

PC.688 DECLARATIONS OF INTEREST

Cllr Morris wished it to be noted that the owners of Springbank Farm are his customers and friends.

PC.689 MINUTES

Draft minutes had been circulated and it was proposed by Cllr Walker, seconded by Cllr Morris and

RESOLVED (unanimously) that the minutes of the Planning, Conservation and Heritage Committee meeting held on the 12th January 2021 shall be taken as read and signed as a true record by the Chairman.

PC.690 WOODLAND MANAGEMENT PLAN – BROCKHURST WOOD

The Chairman welcomed the owners of Brockhurst Wood to the meeting and invited them to advise on their woodland management plan.

The draft plan for the planted Oak Woodland was explained in some detail by the Landowners. It is proposed to move the borderline of mature Oak trees back from the nearest properties on Ludlow Road in three batches at 10 -year intervals as advised by their Arborist. Safety issues as well as insurance matters suggest this is a prudent move with the long- term health of the woodland being the main priority. This will also improve the age structure of the woodland which is currently about 100 years old.

The areas nearest the properties will be cleared of oaks only (stumps will be left in situ to help improve biodiversity) and replanted with smaller woodland species and natural regrowth allowed. It was stated that these are preliminary proposals only and subject to approval by the Shropshire Council Tree Team. Local householders will be advised nearer to the time of submission of the plan to Forestry England. It was stated that no TV cables are used in this area any longer. Public access to the site will be permitted by invitation only.

The Chairman thanked the landowners for their presentation and for providing a clear understanding of the proposals. The Town Council will be able to comment once the Plan has been submitted to Forestry England.

The landowners thanked Councillors for their time and left the meeting at 7.28pm.

PC.691 PLANNING APPLICATIONS REVIEW

Caradoc Yard – Councillors noted the request by Highways England for a further three-month extension as they continue to query the daily vehicle numbers. The applicant's agent has advised a number of 3.24 per day with fewer movements due to all staff being on site.

Councillors considered whether the All Stretton Village Society were aware of the latest information and Cllr Hickman confirmed he would forward this on.

Springbank Farm - Councillors noted the application has been resubmitted with the proposed number of homes reduced to 5 with access details and retention of the trees in the centre of the site. The application is recommended for refusal and will now go to the South Planning Committee meeting on 16th February 2021.

Carpet Shop - Councillors noted that the carriageway size will remain unchanged and there will be no change to the parking arrangements on the site. However, given the town centre location; the availability of public transport within walking distance and the extent of public parking already available in the locality, it is not considered this would be an overriding constraint. A response could now be provided to the interested resident which the Locum Town Clerk would action. Councillors considered whether there were contamination issues with the site which required to be addressed.

The Smithy –Councillors noted that the application has been approved with the windows set to be replaced with uPVC rather than wooden frames as proposed by the Town Council. It was noted that the Conservation Officer had suggested uPVC windows to the rear and wooden frames to the frontage to ensure it fitted in the Conservation Area. The justification for the decision to use uPVC windows appears to be that some other houses on the street had uPVC windows.

Pryll Cottage - Councillors noted that the latest application had been turned down. Locum Town Clerk to respond to communication to Council from the owner.

Station Inn – Councillors were advised that no work had yet taken place (despite lockdown) but that the outdoor hut on the opposite side of the road had been demolished.

Hill Cottage – Councillors noted that new plans for drainage and tree root protection had been submitted.

Nixon's Wood – Councillors were not aware of any movement. The temporary building remains.

Brook Farm – Councillors noted the application for a manège for exercising horses which will involve a large area of black rubber chips. Planning permission is required as land being used for recreational rather than agricultural purposes. Councillors considered the locality of the site in relation to properties on Ludlow Road.

St Michaels Barn - Councillors noted the proposal to reconstruct the grade II listed barn that was taken down without permission. Councillors agreed that the proposal was better than leaving the site as it currently stands. Councillors noted that the building would be used for garaging and storage purposes but that any change to residential use in the future would require further planning permission.

The Old Factory in Carding Mill Valley - Councillors noted that the windows currently in the building are not like the originals. This could be an opportunity to return the fenestration to how it was in the 1820s using hardwood frames. Further detailed drawings of windows and doors are required.

PC.692 SHROPSHIRE COUNCIL DRAFT LOCAL PLAN REGULATION 19

Councillors noted that the closing date has been extended to 26th February 2021. Councillors considered the comments previously distributed by Cllr Clayton Smith and agreed that the text remains the same. The text is to be taken to Council at the meeting on 16th February before transfer to Shropshire Council A & B forms on-line.

Councillors considered the Employment Land allocation and noted that 3 hectares were being proposed. One hectare has been allocated to a site by Springbank Farm, leaving 2 hectares to be identified.

PC.693 **PLANNING MATTERS**

PC 693a) Unitary Decisions

**UNITARY DECISIONS ON PLANNING APPLICATIONS FOR THE PARISH RECEIVED
BETWEEN 13TH JANUARY 2021 AND 9TH FEBRUARY 2021**

20/05279/TCA – Stanyeld, Stanyeld Road, Church Stretton, SY6 6JJ

To reduce on eastern side by up to 2.5m 8no Cypress Trees within Church Stretton Conservation Area

**Shropshire Council NO OBJECTION
Church Stretton Town Council SUPPORT**

20/04483/FUL - The Levons, Hazler Road, Church Stretton, SY6 7AQ

Erection of rear single storey extension, insertion of rooflights, roof alterations, fenestration alterations and erection of garden shed.

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

20/03966/FUL – Hazler House, 1 Westholme Park, Hazler Road, Church Stretton SY6 7AF

Erection of a single storey front extension

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

20/03580/FUL – Pryll Cottage, 19 Burway Road, Church Stretton

Erection of part two storey and part single storey extension following partial demolition of existing extension with the proposed retention/inclusion of garden wall for the provision of extending the existing dwelling (re-submission)

**Shropshire Council REFUSE
Church Stretton Town Council OBJECT**

20/04699/FUL – Cornerways, 43 Ludlow Rd, Church Stretton SY6 6AB

Erection of front porch and rear extension

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

PC.693b) Actions Taken

20/04681/FUL – Kyrewood, Clive Avenue, Church Stretton, SY6 7BL

Erection of single storey porch extension to side elevation. Increase roof height of existing external WC to form single pitched roof with proposed single storey extension.

Committee

SUPPORT with comments

21/00121/TCA – Amberley, 95, Sandford Ave, Church Stretton SY6 7AB

Work to 3no oak trees – T1 remove overhanging limb; T2 remove overhanging limb; T3 reduce the limb by approximately 75% within Church Stretton Conservation Area.

TWs Hymas and Cooke

SUPPORT with comments

20/05241/FUL – Lodge Accommodation at Nixon's Wood, Church Stretton, SY6 7JJ

Retention of temporary timber cabin (for 2 years) to provide a farm office, meeting facility and custodial farm living accommodation

Committee

OBJECT with comments

PC 693c) Current Planning Lists

20/05369/FUL – The Highlands, Farm Lane, All Stretton SY6 6HN

Erection of replacement porch following demolition of existing dilapidated porch.

Consultation Expiry 11th February 2021

21/00092/FUL – Brook Farm, Little Stretton, Church Stretton, Shropshire SY6 6PP

Installation of an equine all weather arena with post and rail fence.

Consultation Expiry 24th February 2021

20/05336/FUL – St Michaels Barn, Ludlow Rd, Little Stretton

Erection of domestic garage, store and workshop incorporating salvaged materials.

Consultation Expiry 24th February 2021

20/05337/LBC – St Michaels Barn, Ludlow Rd, Little Stretton

Works to facilitate erection of a domestic garage, store and workshop incorporating salvaged materials, affecting a grade II listed building

Consultation Expiry 24th February 2021

21/00401/TCA – The Gables, Hazler Rd, Church Stretton SY6 7AQ

Crown Reduction of 1 no Beech Tree (T1) by 4m within Church Stretton Conservation Area

Consultation Expiry 10th February 2021

21/00296/FUL – The Old Factory, Cardingmill Valley, Church Stretton

Replacement of all windows and external doors

Consultation Expiry 26th February 2021

PC.694 AGENDA ITEMS FOR NEXT MEETING

National Planning Policy Framework Consultation.

PC.695 DATE OF NEXT MEETING – Set for Tuesday 9th March 2021 at 7.00pm.

..... Chairman 8.20pm