



## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 18<sup>th</sup> SEPTEMBER 2019** at **7pm**.

### **R/131 PRESENT**

Chair:	Councillor Ginger
Vice Chair	Councillor Sheward
Councillors:	Councillors O'Neill, Mahalski, Paton and Pote
Officers:	Gina Wilding, Town Clerk Stephanie Williams, Committee Officer

### **R/132 HEALTH & SAFETY**

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

### **R/133 RECORDING OF MEETINGS**

The chair notified those present that under the Openness of Local Government Regulations 2014, recording and broadcasting is permitted during public session of Council Meetings.

### **R/134 APOLOGIES**

Apologies were received from Councillors Clarke, Lyle and Gill,

### **R/135 DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests  
None

Conflicts of interest  
None

Personal Interest

Councillor	Item	Reason
Pote	19/04035/TCA 19/04036/TCA 19/04161/TCA	Knows the applicants
Malhalski	19/03947/LBC 19/04035/TCA 19/04036/TCA 19/04162/TCA	Knows the applicants

**R/136 PUBLIC OPEN SESSION (15 minutes)**

There were no members of the public present.

**R/137 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

There was one Unitary Councillor present, Councillor Boddington, Ludlow North

Foldgate Lane Development

Cllr Boddington informed the committee that since the access from the A49 has been approved, it had been discovered that the gradient of the land at point of access was too steep, and tons of soil would be required to make the gradient workable.

The developers are currently considering accessing the site from Foldgate Lane, which is in contravention to condition 10 of the planning approval. Shropshire Council would have to consider a formal application for a variation of the approval conditions.

He said he was advocating moving the access to more suitable land. This new proposed site for the roadway access to the A49 from the Foldgate housing development would also mean the retention of many trees previously due to be removed.

He informed the committee that developers have agreed to an urgent site meeting to discuss the access, and he urged Ludlow Town Council representative to attend.

Castle Street Car Park Maple Tree

The felling of the maple tree has been granted by Shropshire Council and will be replaced, he is unsure what specimen the replacement tree will be.

**R/138 MINUTES**

**RESOLVED (unanimous)  
GG/CS**

To approve the minutes of the Representational Committee meeting held on Wednesday 21<sup>st</sup> August 2019 as a correct record of the meeting.

**R/139 ITEMS TO ACTION**

The Chairman thanked the Town Clerk and officers for work on the items to action.

**RESOLVED (unanimous)  
GG/CS**

To note the items to action

**R/140 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**

**RESOLVED (unanimous)  
CS/GG**

To note the LCAAC minutes of the meeting held on 21<sup>st</sup> August 2019 and the agenda for the meeting to be held on 18<sup>th</sup> September 2019.

**R/141 SHROPSHIRE COUNCIL DISCHARGE/VARIATIONS OF CONDITIONS - PENDING**

**RESOLVED (unanimous)  
GG/CS**

To note the decisions pending from Shropshire Council.

**R/142 SHROPSHIRE COUNCIL DECISIONS - PENDING**

**RESOLVED (unanimous)  
GG/CS**

To note the decisions granted by Shropshire Council.

**R/143 SHROPSHIRE COUNCIL DECISIONS - GRANTED**

**RESOLVED (unanimous)  
GG/CS**

To note the decisions granted by Shropshire Council.

**PLANNING APPLICATIONS**

**R/144 19/03938/FUL 65 Downton View Ludlow SY8 1JG**

**RESOLVED (unanimous)  
GG/RP**

No objection

**R/145 19/03680/TCA Burgess Court Gravel Hill Ludlow**

**RESOLVED (unanimous)  
GG/CS**

No objection because proposals appear entirely appropriate for a heavily stocked communally used site with 76 individual trees or shrubs, most of which are to the rear of the property and not visible to the general public.

The level of management proposed is mainly for trimming, crown lifting or crown reduction. Three ash - no.s 40, 44 and 57 and one alder no. 54 are identified for felling to allow for better growth of nearby trees.

**R/146 19/03824/TPO Trees on the Eastern Side of Chandlers Close Ludlow**

Overall, the proposal submitted by Connexus Housing Group does not give significant regard to public amenity value of the trees. Perhaps the applicant should consider an environmental policy that includes provision for its tree stocks to reduce or offset the carbon footprint of their activities.

**RESOLVED (unanimous)  
GG/TM**

To object to the application for the following reasons:

The two trees identified as T1 and T2 (a birch and a field maple) are already covered by a TPO (ref ss/00098/08 of 2008)

The public amenity of these trees is high due to their location at the entrance to the close and are clearly visible from Lower Galdeford. They are all free-standing specimens in early maturity and have no apparent faults. In this application, they are specified as "close to retaining wall causing structural damage", however, no evidence is provided to support this statement despite the requirement in the application form that for trees covered by a TPO evidence is required to support any action to alleviate any alleged damage to property, including 'written technical evidence from an appropriate expert'.

Inspection of the wall in the Mascall Centre carpark shows no evidence of damage from these two trees which stand respectively 1 metre+ (maple) and 2 metres+ from the wall.

Unless and until the applicant provides convincing technical evidence to support the claim of structural damage the application to fell should be refused under the existing TPO.

**R/147 19/03823/TCA Land adjacent Chandlers Close Ludlow**

Overall, the proposal submitted by Connexus Housing Group does not give significant regard to public amenity value of the trees. Perhaps the applicant should consider an environmental policy that includes provision for its tree stocks to reduce or offset the carbon footprint of their activities.

**RESOLVED (unanimous)  
GG/CS**

To object to the proposal for the following reasons:

The three trees T3, T4, and T5 warrant a TPO to prevent their loss. The trees are a field maple, rowan and birch, and in the application are identified for felling as being “too close to the building, potential structural damage”.

All are semi-mature trees and stand sufficiently far from the buildings in each case that the branches of the crown hardly reach the roofs. For a relatively modern building with sound foundations there is very little likelihood of damage from root action.

Any potential damage from abrasion of the roof or walls by branches in high winds can be obviated by minor crown lifting or reduction.

As all three of these trees are clearly visible from the public highway (and prominent to visitors to the close which is labelled “Private Property”) there is a plausible case for preventing the felling by a TPO, particularly as the applicant states that there are no plans to replant in the same position.

**R/148 19/03947/LBC 7 Mill Street Ludlow**

**RESOLVED (5:0:1)  
GG/SO’N**

To object

Repairs to the original windows should be made to retain the historic fabric of the building

**R/149 19/04035/TCA 30 Mill Street Ludlow**

**RESOLVED (unanimous)  
GG/DL**

No objection

**R/150 19/04036/TCA 29 Mill Street Ludlow**

**RESOLVED (unanimous)  
GG/MC**

No objection

**R/151 19/04022/FUL Ludlow Conference Centre Lower Galeford Ludlow  
19/04023/ADV Ludlow Conference Centre Lower Galeford Ludlow**

**RESOLVED (unanimous)  
GG/CS**

To object to the proposed signage for the following reasons:

The signs are too large, and too numerous.

A very high proportion of the surface area of each sign depicts the logo of the parking company.

The site is within the Ludlow Conservation Area

The design of the signs is not in keeping with the existing historic building.

**R/152 19/04161/TCA The Coach House 9A Corve Street Ludlow**

**RESOLVED (unanimous)  
GG/TM**

No objection

**R/153 19/04163/TCA Mill House Lower Mill Street Ludlow**

**RESOLVED (4:0:2)  
GG/SO'N**

No objection

**R/154 19/04162/TCA 44 Mill Street Ludlow**

**RESOLVED (unanimous)  
RP/TM**

No objection

**R/155 ROAD CLOSURE/TRAFFIC MANAGEMENT**

**RESOLVED (unanimous)  
GG/CS**

To note the road closures/traffic management:

- i) Camp Lane – 30<sup>th</sup> September – 2<sup>nd</sup> October 09:00 – 16:00hrs  
Drainage works and maintenance to retaining wall
- ii) New Street, Ludlow - 2nd and 3rd December 2019  
Road Closure by Severn Trent Water to renew a pipe

**R/156 CONSULTATION ON THE PROPOSED INTRODUCTION OF  
A POST 19 TRANSPORT POLICY**

**RESOLVED (unanimous)  
CS/NP**

The consultation does not proactively consider the needs of this age category in rural areas. Public transport is very limited or non-existent in rural areas, and this presents significant limitations for young people in this age group when they are trying to access training and employment.

**R/157 LICENSING APPLICATION**

Ludlow Town Council is very supportive of the re-opening of the Feathers Hotel, and welcomes this opportunity to help to get the long term licensing considerations correct.

**RESOLVED (unanimous)  
GG/TM**

To object to the application for the following reasons:

There is no need for non-residents opening hours to 1am and 2am every day of the week. The licensing hours need to work in a mixed residential and business use town centre location.

Non-residents frequently leaving in the early hours will cause unnecessary:

- public nuisance
- attract crime, disorder and anti-social behaviour
- and cause concerns for the safety of the public

Members would support the residential license as this supports the core business of the hotel.

**R/158 FOLDGATE LANE DEVELOPMENT (LUDFORD)**

**RESOLVED (unanimous)**

**GG/TM**

Whilst Ludlow Town Council accepts that the Planning Inspectorate has granted permission for the development, the council believes that its original objections made on 17th October 2018 to the location of the site access, and to reduce the loss of trees remain valid. These objects are state in the following passage:

‘The access is unworkable and will detrimentally impact on Ludlow. The proposed entrance off the A49 would involve the removal of 140 mature trees.

The loss of trees would have a noise impact on residents (as the trees act as a sound barrier / filter) and would have a significant negative impact visual amenity of a major route way into Ludlow, and therefore negatively alter the perception of potential visitors to Ludlow.’

In addition to these previously stated concerns, the Town Council is concerned that the developers are currently considering accessing the site to move the tons of soil that would be necessary to improve the gradient of the land at agreed point of access from Foldgate Lane. The use of Foldgate Lane would be in contravention to condition 10 of the planning approval.

Dependant on further formal consideration by Representational Committee, Ludlow Town Council would consider supporting the moving of the location of the A49 access point to a more suitable site on the development, and the Council would support the retention of trees that might of previously been removed.

The committee agreed that upon receipt of an invite from Shropshire Council, a representative would attend a site meeting between Shropshire Council, the Developer, and the Town Council. Alternative proposals would be brought back to the committee for further consideration.

Meeting closed at 8:15pm

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Chairman

Date

NB: Closed Session minutes will not be issued