

Minutes of a Special Meeting of Wem Town Council held in Edinburgh House, New Street, Wem on Wednesday 2 June 2010 at 6 p.m.

Present:-Councillor Mrs M Meakin (Town Mayor). Councillors Mrs T Broom, D M Cooley, Mrs P A Dee, P Glover, Mrs C Granger, C J Mellings, L E Phillips, C Shingler, E Towers and Mrs N Wilson. Mrs J M Drummond (Town Clerk).

No members of the public were present.

The Mayor welcomed all present to the meeting and reported a planning application would be considered by the Council at the end of the meeting.

10/40      Apologies

Apologies for unavoidable absence were accepted from Cllrs P Broomhall, Mrs M J Carson and J Murray (prior commitments).

10/41      Declaration of Interests

Shropshire Cllr C Mellings declared personal interests in items 3 & 4 as a Member of Shropshire Council and a personal interest in the planning application for The White Horse Hotel having met with the developer.

Cllr Mrs Dee declared personal interests in items 3 & 4 as a Member of Shropshire Council.

Cllr Cooley declared a personal interest in the planning application for The White Horse Hotel having met with the developer.

Cllr Shingler arrived at 6.04 p.m.

10/42      SC– Local Development Framework –Site Allocations and Management of Development Document: Consultation on Issues and Options

Councillors considered copies of letters dated 30 March and 5 May 2010 from Shropshire Council together with information supplied by Cllr Mellings (all previously circulated).

Cllr Mellings highlighted the proposals put forward for consideration by SC regarding the rate of housing development in Wem, with a minimum of 500 and a maximum of 1000 new homes over a twenty year period. Cllr Mellings said the Council needed to give consideration to the constraints of the town centre, employment and infrastructure.

There was a lengthy discussion of these issues including the schools, capacity of the infrastructure to cope with the additional dwellings, need for additional employment land, floodplain, link road between Shawbury Road and Aston Road and need upgrade Saulton Road to its junction with the A49.

Cllr Shingler expressed concern that Wem could stagnate and urged the Council to opt for the maximum number of new homes.

Cllr Mrs Dee explained SC considered 27,500 new homes were required in the county.

Cllrs Mellings and Towers expressed some concern about Cllr Shingler's proposal to opt for the maximum number of dwellings in view of the road capacity and infrastructure. Cllr Towers also expressed concern about the density of new housing.

## *Options for Residential and Employment Development*

### Resolved:-

- A1 To indicate a preference for the maximum number of 1,000 homes providing this figure includes the existing allocations, the rate of development is evenly spread over the time period and due regard is given to ensuring the infrastructure is developed to cope with the additional dwellings.
- A2 To request the maximum provision of employment land for the town.
- A3 Priorities being the link road between Shawbury Road and Aston Road, improvements to the road network and a new access into the main car park, improvements to the sewage system, water supply, education provision, medical, broadband, open spaces & recreational areas, public transport and allotments.

### *Potential Directions*

Cllr Mellings pointed out some of the sites put forward were outside the Town boundary and it was possible for other sites to be put forward for consideration. Cllr Shingler said development to the east of the railway was not viable without the link road. Other Councillors agreed the level crossing is a major constraint upon development to the east of the railway.

Resolved:-that it be requested that every developer be required to enter into S106 agreements to provide funding for improvements to the infrastructure and in particular the building of the link road.

Resolved:-to request no building be permitted on any floodplain.

Cllr Mellings pointed out the POS to the north of the new development on the Bridgefields had been put forward for building and made reference to the history of this site. Cllr Mellings also expressed concern at the number of sites put forward for development to the east of the railway and suggested development to the north of the town may be more appropriate.

### Resolved:-

- B6 To express concern about the imbalance of the potential sites and to express strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions.  
To strongly object to the inclusion of the area for housing shown in the existing Local Plan as POS on the Bridgefields.  
Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner.
- B7 Would like as much economic land allocated as possible for a wide variety of small scale & high quality uses.  
Would favour a new employment site adjacent to the existing commercial premises at the former County Council depot on Shawbury Road which would facilitate the building of a link road between Shawbury Road and Aston Road.

### *Where you live*

- B8 The open space on Bridgefields is valued by local people as is the Milldam fields and both should be protected.  
All existing open spaces are used and valued by local people as are the floodplains.  
A number of years ago a Green Network Study of Wem was undertaken and this should be taken into consideration in during the development of the LDF.
- B9 This Council would request the site of the existing medical centre (which is to be moved to a new location) be kept available for school use if required.  
The POS on Bridgefields as allocated in the present Local Plan.  
Site of the proposed link road between Shawbury Road and Aston Road should be protected.  
More allotment land is required in Wem.  
This Council would request the retail properties in the town centre are retained and permissions for change of use to residential are discouraged to retain the shopping centre.  
More free car parking is required.  
An alternative vehicular access into the main car park.
- B10 Need for link road between Shawbury Road and Aston Road.  
Need to take into account the difficult road network in Wem in the planning process. There are severe issues relating to the level crossing. This crossing has been identified as one of the most abused level crossings in the country due to the very difficult and busy road junction at this point.

B11 B12 No suggestions.

### *Managing Development*

- C1 This Council would request good quality designed housing with high energy efficiency ratings should be built (perhaps with reference to the former Parker Morris standards) which is affordable for local people to buy and rent.  
Ongoing concern about the loss of retail units into residential dwellings.
- C2 Need to promote tourism in the town.  
Need for refurbished public toilets in the main car park and on the Recreation Ground.

10/43

### Proposals for Community Area/Town Square

Councillors considered two emails dated 8 and 17 May 2010 from Mr Cobbold and a copy letter from Mr Barker which were circulated at the meeting.

*Cllrs Mrs Meakin and Mellings left the meeting at 7.46 p.m. and the Deputy Mayor took the Chair.*

Cllr Towers invited comments from his colleagues and the Clerk read an email from Shropshire Council dated 25 May 2010 to the meeting.

Cllr Mrs Dee pointed out that whilst any revisions to the current proposals would incur expense buses and coaches needed to be accommodated. Cllr Mrs Dee also

said members of the public could not understand why the lorry park was in a town centre location.

Cllr Towers said some residents were for the scheme and others against. Cllr Towers said whilst the area required tidying up consideration did have to be given to the issue of coach & bus movements and parking.

Cllr Mrs Broom agreed with Cllr Cooley when he said coaches could use the Edinburgh House car park.

Cllr Towers expressed concern at the loss of parking spaces and Cllr Phillips concern about the proposed site for the recycling facilities.

There was some discussion and Cllr Glover pointed out the existing lorry park area provided an area for drivers to park for very short periods of time and this flexibility & parking spaces would be lost.

Cllr Cooley left the meeting at 7.55 p.m.

There was a lengthy discussion and Cllr Phillips said whilst he was not in favour of the Square the area did require attention. Cllr Phillips also expressed concern that lorries would park in residential streets if no lorry parking was provided and that the proposed scheme seemed expensive for the budget.

Resolved:-to advise Shropshire Council that whilst the Town Council is in favour of improvements being undertaken to the existing lorry park it would request the following comments and concerns are addressed –

#### *Recycling Facilities*

No objection to the resiting of the recycling facilities being relocated on the Edinburgh House car park (and to request the possibility be investigated of one or two small banks remaining on the main car park for pedestrians to access). Concerns expressed about the loss of parking spaces at the proposed location and also close proximity to a bowling green.

#### *Lorry Parking*

Whilst it is agreed a town centre car park is not the right location for a lorry park Councillors have concerns about lorries being parked on residential roads and would request an alternative site on one of the industrial areas be found for lorry parking.

#### *Movement of Coaches & Buses*

This Council has concerns about the safety of the proposal for coaches & buses to be driven around the car park and would ask that the operators of these services are approached regarding the possibility of using the Edinburgh House car park (if acceptable to Shropshire Council).

It was also suggested it may be safer for large vehicles to turn around at the bottom of the car park if there is sufficient room.

#### *Boundaries of Proposed Area*

##### *Lighting*

*Linkages to Future Meres & Mosses Building and rear of White Lion Public House  
Provision of Deliveries to Carpet Shop*

Further information to be requested about the treatment of boundaries to the proposed community area, the provision of lighting, the linkage to the Meres &

Mosses Building, the linkage to the rear of the public hose and also the provision of deliveries to the carpet shop.

*Provision of Electrical Point in Square*

This Council welcomed this suggestion.

*Costings*

This Council had some concern about the estimated costs of the proposed scheme and would request information upon the costings for this scheme and would also request a local contractor be employed to undertake the works.

*Bookings of Town Square*

This Council would request that if a Square is provided then bookings for its use be undertaken by Shropshire Council.

Councillors considered the correspondence received upon this issue and it was agreed the Millennium Green was an asset to the town and well used.

Resolved:-to receive the emails from Mr Cobbold and a letter of explanation be sent to him.

10/44

Planning Application

*10/01999/LBC Internal alterations in association with formation of independant access to existing residential unit affecting Grade 11 Building, White Horse Hotel, High Street.*

Resolved:-to have no objections to this application.

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Town Mayor