

Minutes of a Meeting of the Planning, Transport and Climate Change Committee held on Thursday 10<sup>th</sup> September 2020 at 19.00 via the Zoom Virtual Meeting Platform.

Present:- Councillor P Glover (Mayor), Councillors, C Granger, E Towers, C Mellings, R Drummond, P Dee, P Johnson, K Edge

Mrs P O'Hagan (Town Clerk)

- 1 **Apologies** - To receive any apologies and reasons for absence.

**RESOLVED**:- to approve the following apologies for absence

Cllr's Meakin, Soul, Murray, Broomhall

Absent Cllr Nash

- 2 **Minutes** – to approve the minutes of the Planning, Transport and Climate Change Committee meeting held on 3.3.20

**RESOLVED**:- that the minutes of the Ordinary Meeting of the Town Council held on 3<sup>rd</sup> March 2020 be approved as a correct record and authority was given for them to be signed at a later date.

- 3 **Disclosable Pecuniary Interests**

a) Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests.

<b>Councillor</b>	<b>Item</b>	<b>Dispensation</b>
Cllrs Mellings and Dee	Twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council	Dispensation to allow participation and voting on all matters relating to Shropshire Council
Cllr Granger	Item 8 planning application 20/02221/FUL bias interest as personal friend	

b) To consider any applications for dispensation.

None received

- 4 **Reg 18 pre-submission draft local plan consultation** – for consideration

The Clerk alerted councillors to the correspondence received relating to a possible site allocation in Wem Rural Parish off Church Lane and a full discussion took place on this proposed site and concerns were raised about the impact that further development on this side of town would have on the level crossing.

Each site allocation was discussed and councillors expressed the view that whilst they appreciated that there was some need for development in the town there was still a need for improvements to the town's infrastructure to be made prior to any more development taking place. Cllr Edge – joined the meeting at 19.32

Cllr Mellings did not vote on this item.

**Resolved**:- to submit the following comments to the Reg 18 Pre-submission draft local plan consultation

- **Development Boundary Amendment-** in light of the planning history and latest refusal of a planning application by the Planning Inspector to develop land opposite the Mill on Mill Street, the Town Council consider that the development boundary should be amended to run parallel north with the road from Roden Weir alongside the western edge of the pavement on Mill Street to the watercourse known as Back Brook behind Mill House and then west along the southern boundary of Roden Lodge.
- **Church Lane Development** – The Town Council does not wish to submit any comments on this site as it falls outside of the town boundary.
- **Proposed site allocations** the Town Council does not wish to change any of the comments previously submitted in January 2019 on the preferred sites for development. Wem Town Council continues to hold the opinion that there should be no more development in the town until the improvements in the existing infrastructure previously raised at all stages of the Local Plan Review are addressed.

**5 NALC National Planning Consultation** – to consider submitting a response. Councillor expressed dismay at the complexity of the NALC consultation and following a discussion it was

**RESOLVED:- to respond to NALC with the following comments on the planning proposals**

The Town Council is concerned that the proposals seek to:

- Reduce or remove the right of residents to object to applications near them.
- Grant automatic rights for developers to build on land identified as ‘for growth’.
- Make alterations to how and where affordable homes can and will be built.

The Council is also concerned that the proposed Infrastructure Levy will no longer provide ring fenced money for affordable housing or perhaps even infrastructure. However the Town Council supports the removal of the 5 year land supply.

**6 Neighbourhood plan funding** - to consider

**RESOLVED:- not to progress this matter as the Town Council would not be eligible for the funding**

**7 Draft Housing Strategy** – to consider submitting a response

**RESOLVED:- to support the key objectives as outlined in the strategy**

**8 Planning Application - to consider the following amended application**  
20/02221/FUL, DEVELOPMENT PROPOSED - Erection of one bungalow, formation of access and parking.: - 8 Crabtree Lane, Wem, SY4 5AJ  
Cllr Granger left the meeting and took no part in discussions

**RESOLVED:- to support the application as it has addressed the Town Council’s concerns over overdevelopment of the site.**

Meeting ended at 20.20

Chairman.....