

Minutes of an Extra Ordinary Meeting of Wem Town Council held on Wednesday 21st June 2023 at 7 p.m. in the Town Council Meeting Room, Wem Library, High Street, Wem

Present:- Councillors, G Soul (Mayor), R Dodd (Deputy Mayor), R Barker, P Broomhall, C Granger, D Hill, M Meakin, D Parry, E Towers.

Mrs P O'Hagan (Town Clerk).

2 members of the public present,

492/23 To note apologies for absence received.

The following apologies were noted Cllr Hoffmann, Cllr Johnson, Cllr Glover, Cllr Drummond

493/29 Disclosure of Pecuniary Interests.

a) To receive any disclosure of pecuniary interest - Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

Councillor	Item	Dispensation
Cllrs Towers and Broomhall	Twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council	Dispensations to allow participation and voting on all matters relating to Shropshire Council

b) To consider any applications for Dispensations under s33 of the Localism Act 2011.

None received.

494/23 Public Participation - a period of 15 minutes will be set aside for residents of Wem Town to speak. No members of the public spoke.

495/23 Planning

a) to consider the following planning applications

i) 23/02035/OUT Outline permission for the erection of 23. affordable dwellings to include access, Proposed Residential Development Land to The West of Swain Close Wem

A discussion took place on this application and Councillors raised concerns on what type of affordable housing would be offered as it was unclear in the application if the houses would be for sale or rent.

RESOLVED:- to object the application for the following reasons

Whilst the Council recognises the need for affordable housing in the town. This application falls outside of the development boundary and is not included as a site for development in the SAMDEV. The application has changed considerably since the pre application proposals in 2020 and it is the Town Council's opinion that there is not a need for an exception site of

this nature as there are more suitable brownfield sites closer to amenities within the town that should be prioritised for affordable housing.

If the Council is minded to approve the planning application then the Town Council would require the following condition to be placed on any permissions

- **section 106 funds should be allocated to public open spaces in Wem and not Colemere. Colemere is a significant distance from Wem and has no relationship with the town. There is a Shropshire Council owned public open space at the Grove, that is within 300m of the site that would benefit from a financial contribution and would be far more accessible to residents than Colemere.**
- **The application is unclear on the type of affordable housing that is to be offered and how it will be managed. Regardless of the type of housing, any housing allocated should have a local connection condition.**

ii) 23/02046/FUL Erection of a detached garage, formation of new vehicle and pedestrian accesses, alterations to boundary treatments in front garden and other associated works, Park View Park Road Wem SY4 5DA.

RESOLVED:- To support the application as it will improve the property, providing that the condition relating to the requirement for a programme of archaeological work as recommended by Shropshire Council's Historic Environment Team, forms part of any planning permission.

iii) 23/02047/FUL Extension and alteration to Unit 30, and erection of 1x new commercial building (comprising 2 x B8 business units) to include provision of solar panels, EV charging points, and associated works | Unit 30 And Land Adjacent Wem Business Park New Street Wem SY4 5JX.

RESOLVED:- to support this application as it will improve business facilities in the town.

iv) 23/02012/OUT Outline application for the erection of one detached dwelling with detached double garage to include access, Land Rear Of The Maltings 119 High Street Wem.

RESOLVED:- to support the application subject to appropriate archaeological investigations

If the Council is minded to approve the planning application then section 106 funds should be allocated to public open spaces in Wem and not Colemere which is a significant distance from Wem and has no relationship with the town. There is a Shropshire Council owned public open space at the Grove, that is within 300m of the site that would benefit from the S106 fund over Colemere site.

v) 23/02451/HRM - To remove and replace a 15m section of hedgerow to create a temporary access for 18 months during maintenance works on land north of Wem

Sewage Treatment Works - Land North Of Wem Sewage Works, Orchard Way, Wem, Shropshire.

RESOLVED:- to support this application as the maintenance work is needed

b) Preapplication opinion – to consider the following request for a pre application opinion

PREAPP/23/00203 Proposal: Request for pre-application advice in relation to Proposed erection of 16 two storey affordable dwellings with associated access, parking and landscaping following demolition of all existing buildings Site address: Minton House, 17 New Street, Wem.

RESOLVED:- to respond that

- **Whilst the Town Council broadly welcomes these proposals they would require the applicant to consult fully with Shropshire Council housing to ensure that the appropriate mix of housing is developed to meet the needs of the town.**
- **Any housing allocated should also have a local connection condition.**
- **The Council does have concerns about the impact that the proposals may have on the highways particularly the junctions of New Street with the business park entrance and New Street with High Street. These junctions will be insufficient for the amount of additional traffic the development will create and the Council would wish to see improvements to these junctions as part of the application.**

c) Place Plan – to consider consultation on place plans

RESOLVED:- to hold a meeting with the Place Plan officer and the Mayor, Deputy Mayor and Unitary Councillors and report back to the July meeting.

Meeting ended 20.00

Mayor.....