Minutes of a Meeting of the Planning & Transport Committee held on Tuesday 22nd January 2019 at 19.00 in the Roden Suite, Edinburgh House, New Street, Wem.

Present:- Councillor Granger (Chairman) Councillors, P Broomhall. P Dee, R Dodd, R Drummond, P Glover, M Meakin, C Mellings, P Moyse, G Nash, G Soul, E Towers

Mrs P O'Hagan (Town Clerk)

11 members of the public

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

RESOLVED:- to approve the following apologies for absence

Cllr Johnson, Cllr Murray

2 Public Participation Session - a period of 15 minutes will be set aside for residents of Wem Town to speak (this can be extended at the discretion of the Mayor).

3 Minutes – to approve the minutes of the Planning and Transport Committee meeting held on 23.8.18.

RESOLVED that the minutes of the Planning and Transport Committee and these were duly signed by the Chairman.

4 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.

Councillor	Item	Dispensation
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

b) To consider any applications for dispensation – none received

5 Shropshire Council's Local Plan Review Preferred Scale and Distribution of Development Consultation

a) Church Lane Site - to consider presentation by a representative of Berry's concerning proposals to develop land off Church Lane in Wem Rural Parish.

A representative from AFM Developments outlined their proposals for the development of land off Church Lane which is in Wem Rural Parish. He stated that 2 of the preferred development sites put forward for Wem would direct a significant amount of additional traffic through Maunds Corner and put tremendous pressure on other highways in the town which was not acceptable. The extra traffic would also increase emissions and could have a detrimental impact on road safety. AFM's proposed development for 37 dwellings off Church Lane would have little impact on the town and it is of a similar distance away from Wem Town Hall than all the other preferred sites. The site is also close to two of the biggest employment areas in the town.

A discussion took place on whether it was appropriate to submit any comments on this site as it is in Wem Rural Parish not Wem Town although it was also pointed out that part of Wem 033 was also partly in Wem Rural Parish.

RESOLVED:- to receive the presentation.

b) Consultation response - To agree the Town Council's response to the Local Plan Review Preferred Scale and Distribution of Development Consultation.

RESOLVED:- to submit the following responses

Delivering Local Housing Needs

Question 3 - Cross subsidy

Town Council Response - No

Comment - Wem Town Council is of the opinion that local housing needs should be delivered from allocated sites within the development boundary.

Question 4 - no response

Question 5 – Windfall Sites Housing Development

Town Council Response – Yes

Question 6 Windfall sites employment land

Town Council Response – Yes

Question 57a – Do you agree with the preferred housing and employment guidelines for Wem

Town Council Response - No

Comment - 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 as part of the first stage of this consultation are addressed. The sewage system, road network, schools and doctor's surgeries all require upgrading in order to cope with new development. The Town Council requires evidence that the items raised under 20.9 of the Wem Development Strategy will be addressed. More support is required from Shropshire Council so the town in the future grows in a controlled and managed way.

Question 57b - Development Boundary

Town Council Response - No

Comment **–** The Town Council accepts the existing development boundary.

Question 57c - Housing allocation WEM010

Town Council Response - No

Comment - see response to question 57a

Question 57d - Housing Allocation WEM025

Town Council Response - No

Comment - see response to question 57a. The Town Council would wish this site to remain as a green field site and for part of the land to be used as an additional allotment site for the Town as the existing site is oversubscribed. The Town Council's aspiration for the future use of this land was first raised with Shropshire Council as part of the Asset Transfer discussions undertaken in 2016.

Question 57e Housing Allocation WEM033

Town Council Response - No

Comment - see response to question 57a. Please note that this allocation falls within both Wem Town Parish and Wem Rural Parish and the Town Council cannot support development outside of its parish boundary.

Question 64 - Further Comments

As the current allocation of employment land has not been taken up, the Town Council would question the need to increase the Town's employment land allocation by 2 hectares.

Wem Town Council accepts that development in the town is necessary and are not opposed to development. However, it is the Town Council's and local resident's view that the correct infrastructure must be in place before any further development can take place.

The Clerk was instructed to forward the public's comments from the recent drop in session to Shropshire Council as part of the Town Councils response to the proposals.

6 Planning Applications for Consideration

To consider the following planning applications

a) Reconsultation due to Amendment on application 18/05068/FUL - Springfield
Proposal: Erection of a single storey rear extension, creation of a new vehicular access, demolition of existing garage and erection of new double garage.

Cllr Granger declared an interest and left the room and took no part in discussions.

RESOLVED:- that as the Town Council's original objection to the application has not been fully addressed by these amendments the objection still remains.

Meeting ended at 20.15

Chairman……