

CLUN TOWN COUNCIL

with CHAPEL LAWN

Minutes of the Clun Town Council with Chapel Lawn Meeting held 22nd September 2020 via ZOOM online video

Present- Cllrs Brian Angell (Chairman), Bill Shepherd, Kevin Lewis, and Deborah Fox.

In attendance was the Clerk & RFO Darren Knipe.

Meeting commenced at **19:30**

571. To receive apologies for absence

Cllrs Linda Hurcombe, Ryan Davies, Matt Donaldson, Reg Maund. And Jack Limond.

572. To receive declarations of interest

None received.

573. To consider requests for dispensation

None received.

574. To discuss and resolve a response to the Local Plan Review

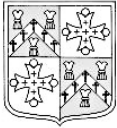
The LPR was fully discussed and the following comments were proposed by Cllr Shepherd, seconded by Cllr Fox, and agreed by all:

DP 1 We strongly support the mix of residential types but request the policy is strengthened to ensure that the proposed proportions are applied to any future full planning permissions including where outline permission is already granted and that this is expressly stated in the policy.

DP11 para 11 Strongly support this. We have recently lost significant bed space as result of reversion to residential use. This has not been the result of a down-turn in the market but other non-related factors. This policy is required to ensure beds are retained and this important part of our economy strengthened.

DP14 Development in the River Clun Catchment
We have significant concerns that DP 14 is ossifying development. Clun Town Council with Chapel Lawn wish to facilitate and help move things forward. The need for greater clarity on the types of mitigation measure that are deemed suitable must be expedited. We would wish the policy is cast in some way more strongly to ensure that mitigation measures are made clearer.

Para 4.144 The current lack of practical mitigation measures mentioned in the explanation is stifling development in the area and on specifically on the two allocated sites in Clun



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Town. This is unacceptable and we would wish for more explicit guidance to be made publicly available, so larger sites can progress more readily.

DP 24 Conserving and Enhancing the the Historic Environment

We support the policy regarding Heritage assets such as listed buildings, but this needs to be strengthened and extended to include impacts on designated conservation areas. This would assist in ensuring the impact from CLU002 and CLU005 are minimised in regard to the impact on the charter of the Town of Clun from its eastern approach.

SP 9 Development in the Open Countryside Para 6d

We welcome the direction of this policy and the general reference to the AONB polices. This policy should be strengthened by including specific reference to the need to meet AONB design guidance and specifically. Para d there within the AONB that all agricultural development complies with the Shropshire Hills Agricultural Building Design Guide.

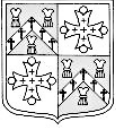
S2.2 para 2 The current development boundary as proposed follows the boundary of CLU005 and CLU002. We would wish the potential for employment development to the E of the boundary either as windfall opportunities or SAMDEV savings. This area is directly opposite the Current employment area and business units and we envisage with more housing that more employment land will, be required.

S2.2 para 1 In the case of Clun the Conservation area covers the whole of the old town, the two designated areas for development CD002 and CD 005 are out side this area but in view of the overall size of the development it will have a significant and substantial impact on the sense and character of whole of the Town. We request that specific reference is made to the requirements to adhere to the design principles laid out in the Clun Design Statement which provides clear guidance on new development. We wish to see specific mention of the need to comply with SP4 on building design and the requirement to use of environmentally sustainable materials, energy conservation, energy generation, electric charging points and sustainable drainage etc.

S2.2 para 2 and SP7 para 1. We support the essential principles of SP4 1.d however development on CLU002 and CLU005 will stretch our already challenged infrastructure. We wish for specific reference under S2.2 that development needs to ensure and support improvement to public transport access, connection to the Town Centre and Medical facilities that does not require the use of car. In addition that the Sewage works has sufficient capacity to take the additional housing to the quality of discharge required.

We also require that the mix of use on the site maximises the range and types of property available, including single story dwellings, the range of affordable dwellings as well as provision for home based working through good internet provision and space within properties.

The current lay out and volume of traffic in Clun creates a number of highway and traffic related issues we ask that this Section includes expressed reference to the fact that development with not increase these problems and actively help to reduce them. This could include support for the development of other off street parking in Clun, and encouragement for the use of non-car connections to the public transport network.



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Meeting closed to Public at 21.03

APPROVED AS BEING A CORRECT RECORD BY

CHAIRMAN'S SIGNIATURE: _____

Dated: 20th October 2020