



**BEWDLEY**  
Town Council

**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON  
MONDAY, 3<sup>rd</sup> OCTOBER, 2016 AT 5.15 PM IN THE GUILDHALL, BEWDLEY**

**PRESENT**

Councillor Linda Candlin  
Councillor Calne Edginton-White  
Councillor Mary Fishwick  
Councillor Derek Killingworth (Chair)  
Councillor Gordon Yarranton

In attendance:  
Councillor John Beeson (Mayor)  
Councillor Liz Davies  
Councillor Anne Mace  
Nick Farress, Town Clerk  
Barbara Byng, Assistant Town Clerk  
Kyle Daisley, Community Engagement & Events Officer  
Eight members of the public

**6972 Apologies**

None. All Members present.

**6973 Declarations of Interest:**

.None.

**6974 Dispensations**

None received.

**Public Question Time**

Three people elected to speak at this meeting. Issues raised are included at the end of these minutes.

**6975 Minutes**

The Minutes of the Planning Committee Meeting held on 5<sup>th</sup> September 2016 were approved. These were signed as a true record by the Chairman.

The Chairman reported that Cllr Roger Coleman has decided to resign from the Planning Committee and Cllr Gordon Yarranton has now agreed to take his place. Cllr Yarranton was welcomed and is a long-standing and experienced District Councillor (Wribbenhall & Arley Ward) as well as a County Councillor (Wolverley & Cookley, Wribbenhall Division).

- 6976 16/0454/TREE** Fell an Oak, Sycamore, Sweet Chestnut, Beech, 2x Birch, 3xYew and 4x Cypress. Lift crown of Weeping Beech by 3 metres. Reduce the height of Yew Hedge in front garden to 6ft  
26 Brook Vale  
Mrs J Felthouse

Consideration of this application was deferred at the last meeting as Councillors were concerned at the number of trees fellings listed and further investigation was requested to identify the number of trees with TPO (Tree Protection Orders). However, the Planning Authority's Arboricultural Officer has reported that the majority of the trees are not of an age to have a TPO and the work will be mitigated by replanting of 5 suitable replacements in the rear garden. Planning Authority approval has therefore been granted.

- 6977 16/0514/TREE** Fell a Lime and Sycamore  
Warstone Gate, Warstone Meadows  
Mr P Oliver

It was agreed to recommend **refusal** due to insufficient information as to the reason for the fellings. The suitability of the applicant's proposal to plant replacement oaks was also drawn into question. The advice and professional expertise of the Planning Authority's Arboricultural Officer will be sought in resolving this matter.

- 6978 16/0519/FULL** Single Storey Rear Extension  
4 Belvedere Crescent  
Mrs M Smith

It was agreed to recommend **approval**

- 6979 16/0525/LIST** Erection of a satellite TV aerial to the rear  
29 Severnside South  
Mrs S Gittus

It was agreed to recommend **approval**

- 6980 16/0526/FULL & 16/0527/LIST** Erection of a dwelling (replacement) following demolition of bungalow within curtilage of grade II\* listed building (Winterdyne).  
Lane adjoining Winterdyne, Redhill  
Mr Needham

It was agreed to recommend **approval** subject to confirmation from the District Council (the Planning Authority) that the overall footprint of the new dwelling will not increase, and its appearance complements the existing historic listed building (Winterdyne House), in accordance with advice from the Conservation Officer.

- 6981 16/0536/FULL** Single storey extension to link into garage and store area  
43 Belvedere Crescent  
Mrs P Devlin

It was agreed to recommend **approval**

- 6982 16/0550/OUTL** Outline planning permission for up to 195 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from The Lakes Road and associated ancillary works. All matters to be reserved with the exception of the main site access off The Lakes Road (DY12 2BP).  
Off the Lakes Road  
Gladman Developments Limited

Due to the high level of public interest and recent publicity on this unexpected application, the Chairman carefully led discussion by reiterating the aims of the developers. He reminded each Committee Member of the need for any personal feelings or opinions they may have on the matter to be put aside and for them to concentrate on the facts before them and the application details submitted. Planning Committee Members were then given the opportunity to openly express their views to the meeting, based on the planning documentation previously circulated to them.

It was unanimously agreed to recommend **refusal** based on Members careful deliberation of the proposal. Reasons for refusal were given as:

**Detrimental effect of resultant increase in traffic on Welch Gate Air Quality Management Area**

The proposed development has the potential to increase substantially the number of vehicles using roads in Bewdley by hundreds of vehicles per day. It is inevitable that Welch Gate, already a designated Air Quality Management Area (AQMA) providing main access from The Lakes Road to Bewdley town centre will be affected. Welch Gate simply cannot accommodate additional vehicle movements without it impacting seriously on Nitrogen Dioxide levels in the area, which already exceed acceptable parameters. Policy CP03 of the District Council's Adopted Core Strategy as well as the National Planning Policy Framework (NPPF) acknowledge the need for promotion of healthy living and that a sustainable community requires reduction of poor air quality to improve health and quality of life for the population of Wyre Forest District. Any significant increase in traffic in this area is therefore unacceptable.

## **Highway Access and Infrastructure**

The single access route into and out of the proposed development is not sufficient to accommodate the number of vehicular movements expected as a result of this development. The Lakes Road is not suitable for additional traffic resulting from this development, nor are the roads around the existing estate.

A concentrated development of 195 new homes will place an additional burden on local services, in particular schools, medical care and emergency services (Fire & Rescue).

## **Historic Landscape, Conservation Area and Natural Environment**

The effect this proposed development would have on the views into and out from Bewdley's Conservation Area is unacceptable and the historic value of the land adjacent to a designated Site of Special Scientific Interest (SSSI) and the ancient woodland of Wyre Forest has been underestimated. Much of this countryside was recognised in the Worcestershire County Development Plan during the 1950's as being an Area of Great Landscape Value and has been recognised in successive Local Plans as having high local landscape quality. It is vital to conserve the rural setting of the Town and Conservation Area and in so doing to recognise the interrelationships between the Area and overall setting. A development of the scale proposed would destroy this relationship forever.

In addition, there is a Public Right of Way running across the proposed site. Councillors are concerned that the lawful right to walk freely across open farmland with historic views will be severely compromised by the proposed development.

A diverse number of species have been identified on the proposed site, including bats, great crested newts, slowworms, dormouse, barn owls, butterflies and moths. The environmental impact on this area by the proposed development will conflict with section 41 (England) of the National Environment & Rural Communities (NERC) Act (2006) and the Government's Biodiversity 2020 strategy which contains an ambition to ensure that 'by 2020, we will see an overall improvement in the status of our wildlife and will have prevented further human-induced extinctions of known threatened species'.

## **Non-allocated site in the current Local Plan**

Importantly, the Local Planning Authority (Wyre Forest District Council) has not allocated the proposed site in their current Local Plan as a development site. In addition, results from Bewdley Town Council's Neighbourhood Plan consultation have shown that Bewdley Parish residents do not want large developments, rather they support smaller developments within preferred other local sites.

### **The Local Plan is up-to-date**

Councillors are satisfied that Wyre Forest District Council's five year land supply is up-to-date.

**6983 16/0548/FULL** Two storey rear extension  
6 Campion Way  
Mr S Willetts

It was agreed to **defer** consideration of this application pending receipt of a tree survey report from the Arboricultural Officer in relation to a protected tree in close proximity to the proposed extension.

**6984 16/0551/FULL** Dropped kerb  
61 Stourport Road  
Dr T Radford

It was agreed to recommend **approval**. Councillors noted that a significant number of neighbouring properties already have dropped kerb access and a report is awaited from the Highways Authority. Cllr Yarranton said he supports off-road parking in this busy area.

**6985 16/0552/FULL** To replace and extend (for increased parking)  
existing garage access platform and utilise space  
beneath as an apartment for dependent relative  
37 Forest Close  
Mr R Jones

It was agreed to **defer** consideration of this application due to lack of clarity with the plans submitted. More information is to be requested regarding the living accommodation proposed.

### **6986 Consultations**

Councillors were asked to submit their comments to the Town Clerk within the next ten days, in relation to the following two consultation documents:-

- (i) DCLG – Improving the use of planning conditions
- (ii) DCLG – Technical consultation on implementation of neighbourhood planning provisions in the Neighbourhood Planning Bill.

The Chairman and Town Clerk will then agree final responses and arrange submission by the due dates, i.e. 2<sup>nd</sup> November and 19<sup>th</sup> October, 2016.

## 6987 Representations

The Chairman reported on his attendance at the District Council's Planning Committee on 20<sup>th</sup> September 2016. Despite the concerns he expressed regarding the potential compromise of road safety on the B4190 resulting from vehicles leaving the Hopley site if a late night bar license were granted, the application (16/0189) was approved. However, with regards the proposed development at Springhill Rise (16/0280) and parking/potential flooding concerns, Councillors agreed to make a site visit prior to a final decision. Alterations to 17 High Street (16/0431 and 16/0432) were approved by the Committee, despite strong objections raised at the meeting as to the effect on the Conservation Area and surrounding properties.

With regard to representation required in respect of applications received at the present meeting, the Chairman agreed to attend the District Council's Planning Committee when the Gladman development outline planning application is considered (16/0550). It is understood that this may not be until November 2016. Application to speak for the permitted three minutes will be made to the District Council.

## 6988 Planning Decisions Update

The present position on previous applications submitted was noted. .

*The meeting closed at 6.45pm*

**Signed**.....

Chairman at Planning Committee

**8<sup>th</sup> November, 2016**

## Public Period

**Mr John Beeson of Belvedere Crescent, Bewdley Town Councillor** and present **Mayor of Bewdley**, made clear he spoke as a member of the public and resident of Bewdley. He expressed his concerns regarding the Gladman proposal, stressing that the negatives far outweighed the positives. He said he is not against some housing development and accepts the need for it, but this would be in entirely the wrong place. In particular he expressed his concerns regarding highways access, the inadequacies surrounding infrastructure and the potential flood risk. He urged the Committee to consider their duty of care and to protect the town for the future.

**Mr Mark Moreton of Rosemont, Dry Mill Lane** said he represented the pressure group set up to oppose the Gladman application. He quoted examples of existing Wyre Forest District Council planning policy as contained in their Core Strategy, which explicitly states that... *any housing development to meet local needs will be identified on brownfield sites and within rural settlements. Development in the countryside will be closely controlled to safeguard in order to maintain its landscape value and the area's character.....* He pointed out that the proposed site is not a brownfield site and any development in this area means creepage towards Wyre Forest (one of the largest remaining ancient woodlands in Britain) and destruction of beautiful open countryside. In addition, the land contains an ancient Public Right of Way/published walk 'with glorious open views to walkers', over 200 years old and an important pathway through to Dowles Road and Bewdley.

**Mr Chris Griffin** representing **Bewdley Civic Society** voiced his support for the last two speakers and confirmed that the Civic Society was against the Gladman proposal. Wyre Forest District Council already has a 5 year land supply and the farmland off Lakes Road is not part of it. The effects of extra traffic, pollution in Welch Gate, lack of capacity in local schools/medical centre, as well as the impact on the valuable rural habitat and the public footpath were also reasons for refusal.