



**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
MONDAY 1ST FEBRUARY 2016 AT 6.00PM IN THE GUILDHALL, BEWDLEY**

PRESENT

Councillor Mr D Killingworth (Chairman)
Councillor Mr J Beeson
Councillor Mrs L Candlin
Councillor Miss M Fishwick
Councillor Miss A Mace

In attendance:
Mr N Farress (Town Clerk)
Mrs B. Byng (Assistant Town Clerk)
Two members of the public

6814 Apologies

None. All Councillors present.

6815 Declarations of Interest

None received.

6816 Dispensations

All Members of the Planning Committee signed a Dispensation prior to the meeting in order to maintain a quorum and allow consideration of applications 16/0007/FULL and 16/0008 from Mr & Mrs Roger Coleman who are Members of this Town Council but do not sit on the Planning Committee. The Chairman reminded Planning Committee Members of their duty to remain unbiased and base their decision-making on the facts presented.

Public Question Time

One person made comments in relation to an application included in Item 5 of the Agenda (Minute ref: 6819/6820). These are included at the end of these Minutes.

6817 Minutes

The minutes of the Planning Committee Meeting held on 4th January 2016 were approved as a true record and signed by the Chairman.

6818 15/0683/FULL
(Deferred at
previous meeting)

Two storey extension, a single storey double garage
and new driveway to join Cleobury Road
Little Orchard, 62 Bark Hill
Mr P Maubach

Councillors noted that this application has been **withdrawn**.

6819 16/0007/FULL Conversion of Public House to 3No. Dwellings
Woodcolliers Arms, 76 Welch Gate
Mr & Mrs Coleman

It was agreed to recommend **approval** subject to Highway Authority comments regarding parking provision.

6820 16/0008/LIST Conversion of Public House to 3No. Dwellings
Woodcolliers Arms, 76 Welch Gate
Mr & Mrs Coleman

It was agreed to recommend **approval** subject to Highway Authority comments regarding parking provision.

6821 16/0010/CERTP Certificate of Lawfulness – Proposed side dormer window
11 Telford Drive
Mr M Nock

It was **agreed** that this application appears to satisfy the criteria set out within Schedule 2, Parts 1 & 2, of the Town & Country Planning (General Permitted Development) (England) Order 2015, but that the works will result in an obvious change in appearance to other similarly designed houses in the road.

6822 Representations

Members were advised that Application 15/0713/FULL (West Midlands Safari Park – change of use of land to Wildlife Park and erection of 3.6 m high perimeter fencing) will now be considered at WFDC’s March Planning Committee. The Chairman confirmed his intention to make due representation to the Planning Authority on Tuesday, 15th March. Councillors acknowledged a copy of an objection letter sent to WFDC by residents of Spring Grove and Bewdley Civic Society Secretary, Barbara Longmore, confirmed that the Society have also lodged an objection letter.

6823 Planning Decisions Update

This was noted.

Updated **Planning Guidance** was issued to Councillors and the Chairman reminded Members of the need for them to review the information provided, designed as an aid to identifying clearly all material planning considerations.

The meeting closed at 6.30 p.m.

Signed.....
Chairman at Planning Committee
7th March 2016

Public Period

Mr Roger Coleman of The Woodcolliers Arms, 76 Welch Gate provided information relating to applications **16/0007/FULL** and **16/0008/FULL**. He described the background to the application and the valuable advice provided to him by the Planning Authority's Conservation Officer and Principal Development Control Officer. The proposed works is intended to return a now redundant trade premises to its former and original structure as separate residential buildings. The remodelling will be undertaken to suit current needs yet sympathetically to the historic nature of the building with many original features retained. In view of the decline in the public house trade, the works are aimed at avoiding the building falling into disrepair, rather they will create additional much-needed housing in the town.

Car parking will be provided in the existing parking area. While this area is limited in size, there is provision for car parking within the town and this is an option that premises users have used in the past. In addition, regular lorry/van deliveries to service the former public house and Bed & Breakfast business have now ceased, thereby significantly reducing traffic in the area.