



**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
TUESDAY, 8TH NOVEMBER 2016 AT 5.30 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:
Nick Farress, Town Clerk
Barbara Byng, Assistant Town Clerk
Three members of the public

6989 Apologies

None. All Members present.

6990 Declarations of Interest:

6991 Dispensations

None received.

Public Question Time

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

6992 Minutes

The Minutes of the Planning Committee Meeting held on 3rd October 2016 were approved. These were signed as a true record by the Chairman.

6993 16/0514/TREE

Fell a Lime and Sycamore
Warstone Gate, Warstone Meadows
Mr P Oliver

This application was deferred at the last meeting. The Arboricultural Officer has advised that permission to fell the Lime has been refused.

6994 16/0548/FULL Two storey rear extension
6 Campion Way
Mr S Willetts

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

6995 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 continue to **defer** consideration of this application due to lack of clarity with the plans submitted. Councillors Killingworth and Yarranton proposed that they undertake a site visit and report back to the next meeting.

6996 16/0556/FULL Single storey ground floor extension to the rear of the
property to provide level threshold bedroom with disabled
access shower facilities
2 Hoarstone Close
Mr Talbot

It was agreed to recommend **approval**

6997 16/0561/TCA Fell 3x Damson and 1 Greengage. Prune other fruit trees
in line with good horticultural practice for fruit production
Hilfield, Redhill
H Tewkesbury

It was agreed to recommend **approval**

6998 16/0564/TREE Reduce tops of two English Yew by 2m and shape
accordingly
9 March Grove
Mr J Harper

It was agreed to recommend **approval**

6999 16/0575/FULL Single storey side extension
Cherry Tree House, The Orchard
Mr & Mrs Britton

It was agreed to recommend **approval**

7000 16/0584/TCA Fell Cypress
St Leonards Church, Ribbesford
Mr R Smith

It was agreed to recommend **approval** with a request for an appropriate replacement to be planted with the advice of the Arboricultural Officer

7001 16/0593/FULL Rear extension, conversion and alterations to existing garage
4 Meadow Rise
Mr & Mrs Higson

It was agreed to recommend **refusal** due to the effect of the proposed works on the existing bedroom extension at No 6 Meadow Rise. In particular, the narrow gap it would create between the two extensions would not be sufficient to enable access for routine property maintenance by either party. In addition, there is potential for the integrity of the foundations on the proposed party wall to the existing bedroom extension at No. 6 to be compromised. The principle of a rear extension to No. 4 Meadow Rise was however supported, taking into consideration the concerns expressed and the submission of revised plans.

7002 16/0595/WCC Proposed erection of free-standing Bat House
Bewdley School & Sixth Form Centre, Stourport Road
Worcestershire County Council

It was agreed to recommend **approval**

7003 16/0602/FULL New build garage with games room, study and storage to replace existing outbuilding
Cherry Ryse Bungalow, Hop Pole Lane
Mr Glaister

It was agreed to **defer** consideration of this application pending potential revisions to the plans submitted

7004 16/0604/S73 Variation of Condition 2 to allow variations to the garage and porch design and location
Tarn, Long Bank
Mr & Mrs Crother Green

It was agreed to **defer** consideration of this application in order to obtain clarification of Condition 2 of the permission previously granted under 14/0104/FULL

- 7005 16/0607/FULL** Demolition of existing bungalow and erection of 2 new detached houses with gardens
155 Kidderminster Road
Gomac Business Developments Ltd

It was agreed to recommend **refusal** of this application due to road safety issues the proposed new access driveway to the second house would create. Its close proximity to the entrance to New Road where cars already have difficulty pulling out into the busy traffic approaching the B4190/A456 island means it will be dangerous and add to existing traffic congestion in this area. Visibility is already compromised by the cars parking on the grass verge outside No. 155 and up to the end of New Road. The views of County Highways to be requested.

- 7006 16/0613/FULL** First floor extension to enlarge existing rear bedroom
4 Ironside Close
Mr A Munn

It was agreed to recommend **approval** although Councillors expressed their concerns at the standard of plans submitted

- 7007 16/0618/TCA** Pollard Beech at crown break
Flat 5, Borough House, 6 Load Street
Mr Emmerson

It was agreed to recommend **refusal** based on the report submitted by the Arboricultural Officer who has made recommendation that this application is withdrawn and resubmitted based on a 25% pollarding reduction

- 7008 16/0633/FULL
& 16/0634/LIST** New garden room to existing public house
Hop Pole Inn & Restaurant, Hop Pole Lane
Marstons plc

It was agreed to recommend **refusal** based on the concerns of the Conservation Officer that the plans submitted are not of an acceptable scale, design and location for this historic listed building. However, it is understood that advice is to be provided to enable revised plans to be submitted. Concerns relating to car parking will be referred as a separate issue and need consultation with County Highways.

7009 Representations

It was agreed that no representation in respect of the above applications would be made on this occasion. However, the Chairman confirmed his intention to express the Town Council's concerns regarding the proposed Gladman development (16/0550/OUTL) which it is now understood will take place on December 13th, 2016.

7010 Planning Decisions Update *

- a) Councillors noted the Planning Inspectorate Appeal Decision to allow application 15/0329/FULL (residential development comprising 4no. dwellings with associated access and amenities – Former WRVS Service Hall, land off Lax Lane).

- b) Councillors noted the present position on previous applications submitted. The Chairman pointed out that information has now come to light that application no. **16/0328/FULL** (change of use of land to the keeping of horses, construction of stable block on land north of Lakes Road) which was approved on 4th July (minute ref: 6914) was in fact made on behalf of Gladman Developments. Had the true intention of this application been known at the time, the decision to approve would definitely not have been made.

7011 Pollution in Welch Gate

The Chairman advised that the Arboricultural Officer had provided information regarding a design practice who specialise in green walls that can help with the effects of pollution. The Assistant Town Clerk was asked to obtain more information for the next meeting, including how many plants would be required to have an impact on the pollution at Welch Gate and the potential cost to the Council.

The meeting closed at 6.50pm

Signed.....

Chairman at Planning Committee

5th December, 2016

Public Period

Mr Robert Limbrick of 6 Meadow Rise raised his objections to application ref 16/0593/FULL (4 Meadow Rise). Reasons given included the extremely close proximity of the proposed extension to his existing bedroom extension and the potential for the stability of this extension to be compromised due to the present foundations under the party wall; the narrow gap created between the two extensions would potentially cause problems to both parties by preventing any maintenance and create a void for falling leaves, rainwater, vermin etc and be virtually impossible to clean. Concerns were also expressed regarding security and privacy. Mr Limbrick said he intends to speak at the Planning Committee meeting due to be held on 15th November.

Mr Daren Bale of The Hop Pole explained the reasons behind application nos. 16/0633/FULL & 16/0634/LIST and the benefits of the proposed garden room extension, including improved disabled access. The Chairman updated him with comments received from the Planning Authority's Conservation Officer, Peter Bassett, who considers the plans submitted to be inappropriate in scale and design but has suggested that discussions are held with a view to agreeing what would be

workable and in keeping with this historic listed building. The Chairman indicated that revised plans which have been approved by the Conservation Officer are more likely to be agreed as the Town Council wishes to support local businesses whenever possible.