



**BEWDLEY**  
Town Council

**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON  
TUESDAY, 3<sup>RD</sup> MAY, 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:  
Mrs B. Byng (Assistant Town Clerk)  
One member of the public

- 6861 Apologies**  
Apologies were received from Mr N. Farress, Town Clerk.
- 6862 Declarations of Interest**  
None received.
- 6863 Dispensations**  
None received.

**Public Question Time**

No questions raised.

- 6864 Minutes**  
The minutes of the Planning Committee Meeting held on 4<sup>th</sup> April 2016 were approved as a true record and signed by the Chairman. One minor adjustment was made and duly authorised.
- 6865 16/0155/LIST** Alteration works to existing servery, bar area and fireplace.  
Relocation of existing external satellite dish  
Horn & Trumpet Public House, 15-16 Dog Lane  
Mr M Cook

It was agreed to recommend **approval**. However, Councillors are aware that some works have already been carried out to this Public House and wished to make clear that, if this included works described in this application, then the owners should be advised that it is not acceptable to begin alterations without due permission.

- 6866 16/0165/FULL** Internal alterations including removal of partitions and new bathroom & en-suite, new windows to rear and new dormer to front  
21 High Street  
Mr T Fellows

It was agreed to recommend **approval**, subject to any conditions the Conservation Officer may wish to impose

- 6867**    **16/0166/LIST**    Internal alterations including removal of partitions and new bathroom & en-suite, new windows to rear and new dormer to front  
21 High Street  
Mr T Fellows

It was agreed to recommend **approval**, subject to any conditions the Conservation Officer may wish to impose

- 6868**    **16/0167/FULL**    New stone plinth to terrace and refixing of existing railings. Removal of rear lamp and formation of new steps. Removal of front railings and erection of new wall and gates. Alterations to existing studio, forming new parapet wall, roof lights and replace  
Redthorne House, 11 High Street  
Mr P Crane

It was agreed to recommend **approval**, subject to any conditions the Conservation Officer may wish to impose

- 6869**    **16/0168/LIST**    New stone plinth to terrace and refixing of existing railings. Removal of rear lamp and formation of new steps. Removal of front railings and erection of new wall and gates. Alterations to existing studio, forming new parapet wall, roof lights and replace  
Redthorne House, 11 High Street  
Mr P Crane

It was agreed to recommend **approval**, subject to any conditions the Conservation Officer may wish to impose

- 6870**    **16/0184/FULL**    External wall insulation in neutral colour (white/cream/grey)  
39 Severn Bank Park  
Eon Energy Solutions

It was agreed to recommend **approval**

- 6871**    **16/0185/FULL**    Remedial works to collapsed wall  
39 Sandy Bank  
Mr J Instance

It was agreed to recommend **approval**, provided the materials to be used are approved by the Planning Authority as acceptable

- 6872**    **16/0186/LIST**    Remedial works to collapsed wall  
39 Sandy Bank  
Mr J Instance

It was agreed to recommend **approval**, provided the materials to be used are approved by the Planning Officer as acceptable

- 6873 16/0189/FULL** Proposed leisure facilities building in replacement of temporary servery and marquee  
Hopleys Camping & Caravan Site, Cleobury Road  
Mr J Hopley

Councillors welcomed the prospect of an improved leisure asset, potentially attracting visitors to the area, and It was agreed to recommend **approval** in principle. However, a number of material considerations affect the final decision, including highway safety and results of representations from neighbours, particularly in view of the proposed late night opening hours and potential for noise/disturbance. It is not clear from the application whether the proposed bar servery will be licensed to serve alcohol.

- 6874 16/0198/FULL** Proposed single storey extension to rear and side of property  
26 Brook Vale  
Mr & Mrs A Felthouse

It was agreed to recommend **approval**, subject to the necessary permissions regarding treatment of the Protected Weeping Beech, as directed by the Planning Authority's Arboricultural Officer.

- 6875 16/0212/FULL** Conversion of existing reservoir to create a three bedroom dwelling and associated access  
Long Bank  
Gemini Group UK (Mr T Hopkins)

Councillors felt that this application was unique in design and concept, indeed revolutionary to the whole area. Although not sited in a Conservation Area, the preservation of the character and appearance of this rural area is important. The reservoir is located in clear view of the main road (A456) and the development will impact on the local surroundings. The National Policy Framework requires schemes to meet proper standards of urban design, sustainability and sense of place. Concerns were expressed as the scale and proportion of the new development are not clearly shown on the drawings submitted, therefore the actual size and extent of the development could not be determined. Drawings submitted do not clearly show the type of driveway access proposed and whether a garden/landscaping is included in the proposal. Consideration also needs to be given to the longterm impact on animals, birds and wildlife and their protection. These additional matters therefore need to be addressed. However, Councillors voted four to one in favour to the principle of the proposal.

**6876 Representations**

It was agreed that the Town Council Planning Committee Chairman would make representations to the next District Council Planning (Development Control) Committee in respect of applications 16/0189/FULL and 16/0212/FULL included above.

- 6877 Planning Decisions Update**  
Noted.

**Additional Planning Matters Arising:**

**6878 Neighbourhood Plan Right of Appeal**

The Chairman reported that on 22nd April 2016, a 'cross party' group of Peers won their fight in the House of Lords for the introduction of a new limited " Neighbourhood Right of Appeal". This new right is to be added to the Housing & Planning Bill which is now to go back to Parliament for the final reading. It will give communities that draw a Neighbourhood Plan a more effective say over the way their local areas are developed and they should have a right to appeal over any development that conflicts with those plans. Councillors welcomed this news.

The Chairman said he has a meeting planned with Lord Taylor (the new President of NALC) and aims to discuss the implications of this amendment with him. A speech made by Lord Taylor is available to view on "You Tube".

**6879 Update re outstanding remedial works - Severn Restaurant, 61 Load Street**

Worcestershire Regulatory Services has advised that the owner of the Severn Restaurant has completed the required remedial works to the restaurant's extraction/ventilation unit. However, they state the works cannot be signed off as they are, at present, unable to gain access to the neighbouring property to make final checks. This is also preventing corrective work to the outside 'chimney'. Councillor Candlin advised that she is aware of this matter, having heard the problems first hand. It was **agreed** that Councillor Candlin and the Assistant Town Clerk will liaise on this matter, in order to seek a solution.

**6880 Chairman's Closing Statement**

Councillor Killingworth expressed his thanks to all Members of the Planning Committee and the Town Clerk and Deputy for their help and support throughout the past year.

*The meeting closed at 7.00p.m.*

Signed.....  
**Chairman at Planning Committee**  
**6<sup>th</sup> June 2016**