



**MINUTES OF THE PLANNING COMMITTEE HELD ON
THURSDAY, 16TH MAY, 2019 AT 6.00 PM IN THE MEETING ROOM,
25A LOAD STREET, BEWDLEY**

PRESENT

Councillor Sarah Billett
Councillor Liz Davies
Councillor Heather Lacy
Councillor Paul Gittins
Councillor Rod Stanczyszyn

In attendance:
Barbara Byng, Office Administrator
Two members of the public

- 7551 Appointment of Chairman**
Following a proposal by Councillor Davies, seconded by Councillor Gittins, it was agreed, by unanimous vote, that Councillor Stanczyszyn be appointed Chairman of the Planning Committee for the forthcoming year 2019/20.
- 7552 Appointment of Vice Chairman**
Following a proposal by Councillor Davies, seconded by Councillor Stanczyszyn, it was agreed, by unanimous vote, that Councillor Lacy be appointed Vice Chairman of the Planning Committee for the forthcoming year 2019/20.
- 7553 Apologies**
Apologies were received from Cllr Roger Coleman, Cllr Lawrence Kearns and Cllr Calne Edginton-White.
- 7554 Declarations of Interest**
None declared.
- 7555 Dispensations**
None declared.

Public Question Time

One member of the public elected to speak. Details are recorded at the end of these minutes.

- 7556 Minutes**
The minutes of the Planning Committee held 3rd April 2019 were approved. The Clerk was asked to chase up the status of application 19/0172/FULL which was refused at the last meeting.

7557 **19/0227/TCA** Prune Apple Tree to previous reduction points
5-6 Sandy Bank

It was agreed to raise **no objection** to this application

7558 **19/0235/FULL** Subdivision of existing partially converted barn to
form one additional dwelling (C3)
Hole Farm, Tanners Hill

It was agreed to recommend **approval**

7559 **19/0241/FULL** Change of use of land to site 9no. holiday caravans
and associated hard and soft landscaping
Wharton Park Golf Club, Longbank

It was agreed to recommend **refusal** on the grounds that the proposal constitutes a material change of use to land which sits on the boundary of a protected area and Area of Outstanding Natural Beauty (the Wyre Forest Nature Reserve and SSSI). Such change of use would effectively allow existing green open space to become part of urban sprawl, with subsequent detrimental environmental impact. This directly conflicts with key overarching policies and aims contained within Wyre Forest Core Strategy (policies CP12 and CP11)) and National Planning Policy Framework (NPPF) to protect and enhance the countryside.

Furthermore, based on the reasons provided for this proposal, there is insufficient evidence that the inclusion of 9 lodges onsite will significantly increase Golf Club usage or tourist numbers, hence financial viability. Disruption to the green space within the Golf Park, laying of foundations and roadwork infrastructure will forever change the picturesque landscape and original purpose of the Park. There are already 2 caravan sites within less than a mile from Wharton Park Golf Club, providing adequate and extensive visitor accommodation in the form of not only caravans and yurts, but siting for campervans, motorhomes, and tents. In addition, there are 3 further caravan parks within less than 2 miles from Wharton Golf Club and extensive B&B accommodation also.

The proposal would harm the intrinsic character and appearance of existing green open space within open countryside near to an area of outstanding natural beauty on the outskirts of Bewdley town centre. This application could lead to further expansion over time which would add to the environmental impact in the valued green spaces of Bewdley Parish. The precedent set would also enable other such applications on golf courses throughout the District.

7560 **19/0248/FULL**
& 19/0249/LIST Internal reconfiguration of walls to kitchen/diner on
ground floor
Oak Barn, Home Farm Barns, Ribbesford

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

7561 **19/0250/FULL** Proposed rear and side single storey extension
3 Ellesmere Drive

It was agreed to recommend **approval**

7562 **19/0257/TCA** Fell 1x Larch, 1x Cedar, 1xYew and 1x Cypress
Pewterers House, Pewterers Alley

It was agreed to raise **no objection** to the proposed works. The WFDC Arboricultural Officer to be asked to confirm that the Town Council are pleased the applicant is proposing to carry out replacement planting in respect of the Larch and the Yew

7563 **19/0258/TREE** Crown raise 2x Maples to 4 metres
1 Hunts Rise

It was agreed to recommend **approval**

7564 **19/0184/FULL** Proposed footpath crossing
143 Kidderminster Road

Noted. Approval, subject to County Highways confirmation, already submitted.

7565 **19/0225/CERTP** Single storey rear extension
The Garden House, Pleasant Harbour

This application was received for noting, as consultation on these types of applications is not a statutory requirement. However, the Clerk was asked to establish the reason for this Certificate of Lawfulness clarification as the property sits within the Conservation Area.

7566 **Representations**

a) It was agreed that the Chairman will make representation to the Planning (Development Control) Committee of Wyre Forest District Council when application 19/0241/FULL is considered.

b) It was noted that Application No. 19/0043/FULL (ref minute 7522, 6th March 2019) has not yet been scheduled for Committee hearing as further details are awaited from the agent. The Clerk will monitor when the application does become scheduled and will advise the Chairman accordingly. The Chairman requested that details previously submitted giving reasons for the recommendation of refusal be circulated to all members of the Planning Committee, for information.

7567 **Replacement tree planting re fellings in the Conservation Area**

The Clerk reported that, following correspondence with the Arboricultural Officer suggesting that standard wording politely asking for applicants to consider replanting be included in letters where the proposal is to fell a tree or trees (not covered by a TPO) in the Conservation Area, the Development Manager had written back suggesting this was something the Town Council could consider doing. There are no legal powers to enforce such replanting, however, advice and guidance could be

provided by the Bewdley Tree Wardens and the need to preserve and protect Bewdley's treescape has long been a top priority.

The Chairman reported that this matter has been raised by Worcs CALC and that a number of Councils have drawn up a Tree Charter. It was agreed that a Tree Charter for Bewdley is necessary and policies set to protect existing trees and promote tree welfare/replanting. The Clerk advised that preliminary research and discussion with the Arboricultural Officer has previously taken place, but he has no spare capacity to assist due to his existing workload. This project is therefore to be pursued separately by the Town Council using local expertise.

7568 Planning Decisions Update

Decisions relating to previous applications were noted.

7569 2019-20 Planning Committee Meetings

The Chairman reported that, due to his present commitments, he proposed moving the date of future Planning Committee meetings from the first Wednesday of each month, to the 3rd or 4th Thursday of each month. The dates of the next 2019 meetings were proposed as:

Thursday, 20th June

Thursday 25th July

Thursday, 22nd August

Thursday 26th September

Thursday 24th October

Thursday 21st November

Thursday 19th December

The Clerk pointed out the need to comply with the statutory 21 day consultation period and the requirement for WFDC Case Officers to be notified of the consultee response by the first week in each month, for Committee reporting purposes and follow-up.

The meeting closed at 7.25 p.m.

Signed.....

Chairman at Planning Committee

27th June 2019

Public Period

The Chairman of Bewdley Civic Society advised the Committee of the Society's intention to register objections to Application No. 19/0241/FULL and gave the reasons for them.