



**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
MONDAY, 6TH FEBRUARY 2017 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
Five members of the public

7048 Apologies

None, all Members present.

7049 Declarations of Interest

None received.

7050 Dispensations

None received.

Public Question Time

One person requested to speak regarding applications 16/0752/FULL, 16/0753/LIST and 17/9002/NMA and explained the reasons for the variations under previous approvals.

7051 Delegated Powers and Permitted Development

Invited guest, Mr John Baggott, Development Manager (Planning), Wyre Forest District Council gave an update on the decision-making powers delegated to the District Council's Planning Officers. No longer do all planning applications automatically get considered by Members at the District Council's monthly Planning Committee, rather they can be assessed and determined by Planning Officers using set criteria. He explained that there are a number of 'triggers' which do require some applications to go directly to Committee, such as. developments of more than 10 houses, applications where the Town Council have elected to speak to Committee, or have raising objection(s) and/or where neighbours have raised objections/concerns, etc. The Chairman pointed out that the Town Council does all it can to protect its Conservation Area and Mr Baggott acknowledged that this is taken into account in such applications. He stressed that local knowledge is important and always useful

to Planning Officers during their case determination. He urged that the Town Council liaise with the Planning Office as and when queries arise on specific planning applications.

Mr Baggott described the legislative changes with regards Permitted Development. He is currently preparing a guide for issue to Town/Parish Councils. Feedback on this guide will be welcomed. The criteria with regards Permitted Development Rights has expanded since 2013 legislation and current (2015) legislation may possibly be changed again by the present government due to problems which have arisen, e.g. where people have missed the prescribed period to lodge objections to their next door neighbour's application for a large extension, due to them being away on holiday. He suggested that less controversy would arise if people wishing to extend their property under Permitted Development Rights talked to their neighbours first, before pressing ahead.

The Town Clerk thanked Mr Baggott for his presentation and advice. All of which will serve as a reminder of current planning rules when Town Councillors consider monthly planning applications, as statutory consultees.

7052 Minutes

The Minutes of the Planning Committee Meeting held on 3rd January 2017 were approved. These were signed as a true record by the Chairman.

- 7053 16/0655/FULL** Erection of oak framed 3 bay garage/storage building for the parking of 2No. cars and provision of storage and domestic workshop
15 Kidderminster Road
Mr & Mrs McAdam

It was agreed to recommend **approval** subject to the Conservation Officer being satisfied that the proposed works will not impact detrimentally on the historic underground Ice House at the site, in addition to any conditions he may wish to impose as to the appearance of the building

- 7054 16/0735/FULL** Replacement of existing play/eating area to include new nocturnal marsupial and themed interactive play park with mobile catering unit
West Midland Safari Park, Spring Grove

It was agreed to recommend **approval**

- 7055 16/0737/FULL** Single storey extension to rear
35 Stourport Road
Mr & Mrs Cleeton

It was agreed to recommend **approval**

7056 16/0743/TCA Hornbeam - trim branches overhanging neighbour's property interfering with their telephone lines.
Silver Birch - adjacent to Hornbeam, light trim of lower branch on southern side to give clearance.
Friends Meeting House, Lower Park
Mr P Myatt

It was agreed to raise **no objection**

7057 16/0749/FULL Replacement of railings with brick wall
Redthorne House, Redthorne Court, 11 High Street
Mr P Crane

It was agreed to recommend **refusal** due to the lack of detail received regarding the impact within this Designated Conservation Area

7058 16/0752/FULL Conversion of Public House to 3No. Dwellings (variation of scheme approved under 16/0007/FULL)
Woodcolliers Arms, 76 Welch Gate
Mr & Mrs Coleman

It was agreed to recommend **approval**

7059 16/0753/LIST Conversion of Public House to 3No. Dwellings (variation of scheme approved under 16/0008/LIST)
Woodcolliers Arms, 76 Welch Gate
Mr & Mrs Coleman

It was agreed to recommend **approval**

7060 17/0011/FULL Side extension, partial demolition of existing rear extension, alterations to existing rear fenestration and introduction of additional roof-lights.
33 Richmond Road
Mr G Davies

It was agreed to recommend **approval**

7061 17/0012/FULL Change of use from A1 (Takeaway) to A3 (Cafe)
2A Load Street
Mr N Greenfield

It was agreed to recommend **approval**

7062 17/0018/FULL Extensions to existing bungalow
2 Riddings Close
Mrs S Tudor-Hughes

It was agreed to recommend **approval**

7063 17/0030/LIST Installation of a pair of doors (existing door & window to be replaced) & insertion of a conservation roof-light. Doors to be timber joinery (hardwood), double glazed & painted
52 Wyre Hill
Mr R Poolton

It was agreed to recommend **approval**

7064 17/0035/LIST Replacement of existing windows
Flat 1, 35 Load Street
Ms T Stringer

It was agreed to recommend **approval**

7065 17/0036/FULL Proposed rear glazed dormer
Tarn, Long Bank
Mr I Crowther Green

It was agreed to recommend **approval**

7066 17/9002/NMA Alterations to internal layout and external fenestration
Woodcolliers Arms
76 Welch Gate
Mr R Coleman

This Non Material Amendment following planning permission was **noted**

7067 17/3001/PNR Conversion of Agricultural building to residential
Tower Farm Cottage, Long Bank
Mr Woodberry

It was **noted** that the Planning Authority are assessing the criteria for this conversion against General Permitted Development legislation

7068 17/3002/PNH Single storey rear extension
79 Stourport Road
Mr Wells

It was **noted** that the Planning Authority are assessing the criteria for this conversion against General Permitted Development legislation

7069 Representations

It was decided that no representations will be made to the next Planning Committee meeting relating to any application considered this month.

It was advised that no Committee date has yet been set by WFDC re application 16/0550/OUTL (Gladman) as it is understood the Company have instigated a number of surveys, the results of which are not yet known.

7070 Redthorne House, High Street – Pay & Display Car Park
Enquiries are ongoing with the District Council regarding due permissions obtained for this private car park, to address Town Councillors concerns. A report is awaited from the Conservation Officer on the issues surrounding such development in the heart of the Town’s Conservation Area.

7071 Planning Decisions Update *
The present position on previous applications submitted was noted.
. The meeting closed at 7.20 pm

Signed.....
Chairman at Planning Committee
6th March, 2017