



**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
MONDAY, 6TH JUNE, 2016 AT 6.00PM IN THE GUILDHALL, BEWDLEY**

PRESENT

Councillor Linda Candlin
Councillor Roger Coleman
Councillor Calne Edginton-White
Councillor Mary Fishwick
Councillor Derek Killingworth

In attendance:
Nick Farress, Town Clerk
Barbara Byng, Assistant Town Clerk
Four members of the public

6881 Appointment of Chairman

Upon a proposal by Councillor Candlin, seconded by Councillor Edginton-White, it was agreed unanimously that Councillor Killingworth continues in his role as Chairman of the Planning Committee for the Council Year 2016/17.

6882 Appointment of Vice Chairman

Upon a proposal by Councillor Candlin, seconded by Councillor Fishwick, it was agreed unanimously that Councillor Edginton-White be appointed as Vice Chair of the Planning Committee for the Council Year 2016/17.

Councillor Killingworth requested that, in the interests of continuity and due to the knowledge already gained during the past year, Councillor Candlin continues as representative, with himself, on the Local Plan Review Panel.

6883 Apologies

None. All Members present.

6884 Declarations of Interest:

Councillors recognised that, in relation to item 7 on the Agenda, they knew the applicants (Application 16/0287/FULL refers) but had no conflict of interest which would influence their planning decision.

6885 Dispensations

None received.

Public Question Time

Two people made comments in relation to an application included in Item 5 of the Agenda (Minute refs: 6887 & 6888). These are included at the end of these Minutes.

6886 Minutes

As attendees at the previous meeting, Councillor Candlin and Councillor Fishwick approved the Minutes of the Planning Committee Meeting held on 3RD May 2016. These were signed as a true record by the Chairman.

- 6887 16/0222/FULL** Installation of rooflights to rear elevation, extension to kitchen, construction of garden room and provision of shed
17 High Street
Mr J Foley

It was agreed to **defer** this application, pending receipt of amended plans from the Planning Authority

- 6888 16/0223/LIST** Internal works to create new bathroom including new rooflights to rear elevation and extension to kitchen
17 High Street
Mr J Foley

It was agreed to **defer** this application, pending receipt of amended plans from the Planning Authority

- 6889 16/0235/TCA** Fell Willow
9 High Street
Mr P Bryant

It was agreed to raise **objection** based on the fact that this is a healthy tree within the Conservation Area and, without replacement, will impact on the Bewdley landscape. This matter has been referred to the Arboricultural Officer with a recommendation that steps be taken to repair the damaged wall with sympathetic consideration of these concerns.

- 6890 16/0244/FULL** Proposed single storey extension
Fairholm, Riverside North
Mr & Mrs Corbett

It was agreed to recommend **approval**

- 6891 16/0249/LIST** Works to cellar spaces to turn two upper cellar spaces into habitable rooms (bedrooms). Works to include dry lining works, ventilation to upper and lower cellar spaces and upgrading existing doors/frames
Flat 1, Park Lodge, 21 Park Lane
Mr T Brown

It was agreed to recommend **approval**

- 6892 16/0226/CERTP** Application for a Lawful Development Certificate for proposed rear single storey extension with mono-pitched roof

83 Wassell Drive
Mrs S Davis

Noted

6893 16/0259/FULL Proposed side lounge extension
15 Newton Close
Mr A Beard

It was agreed to recommend **approval**

6894 16/0265/FULL Installation of 2 Air Condensers to rear of premises
Bewdley Medical Centre, Dog Lane
Murrays Healthcare Ltd

It was agreed to recommend **refusal** due to the impact of noise and disturbance to neighbouring residential properties, particularly if condensers run 24 hours per day.

6895 16/0266/ADVE Proposal for 1No. new protruding sign and 1No. new fascia signage for Murrays Pharmacy front shop
Bewdley Medical Centre, Dog Lane
Murrays Healthcare Ltd

It was agreed to recommend **refusal** due to the fact that the proposed protruding sign is to be illuminated and, as a matter of policy, the Town Council does not support illuminated shop signage within the town and also the chemist would not be open after dark. An unlit, protruding sign similar to that on the existing Pharmacy would, however, be acceptable.

6896 16/0267/FULL Two storey extension to existing property and a single storey detached double garage
Little Orchard, 62 Bark Hill
Mr P Maubach

It was agreed to **defer** this application pending receipt of amended plans from the Planning Authority

6897 16/0269/FULL First Floor rear extension
12 Warstone Close
Mr K Johnson

It was agreed to recommend **Approval** subject to Planning Officer satisfaction that the proposed extension does not breach the 45 degree rule in terms of the light impact upon neighbouring property.

6898 16/0270/FULL Single storey ground floor extension to the side/front elevation to form extended dining area with new entrance door
24 Anton Close
Mrs K Hartley-Jones

It was agreed to recommend **Refusal** on the basis that the extension will impact on the Protected Tree in the garden. The comments of the Arboricultural Officer are requested.

- 6899 16/0280/FULL** Demolition of existing apartments to provide 16 new dwelling houses with associated landscaping and parking for affordable housing
43 Springhill Rise
Oakleaf Commercial Services

It was agreed to recommend **Refusal** due to serious concerns relating to lack of sufficient car parking and impact of this on other properties in Springhill Rise and surrounding roads. However, the Town Council welcome the proposal to improve the area by demolishing the existing apartment block. The Town Council urge that consideration is given to reducing the proposed number of houses to 12, rather than the proposed 16, as this would help in alleviating the car parking issues and reduce the impact of the development on the residents living in bungalows situated adjacent. A preferred option would also be that cars are parked at the rear of the development, rather than at the front, so that road safety is improved.

- 6900 16/0285/CERTE** Certificate of Lawfulness: Stationing of caravan for more than 10 years
Field adj to Hoarstone Stables, Hoarstone Lane
Mr D Henshall

The Town Council acknowledged the challenge to this application raised via an objection letter from a resident of a neighbouring property sent to the Town Clerk. However, in the absence of further local knowledge/evidence to dispute the claims made, are **unable to comment further**. It is, as suggested, in the hands of the Planning Authority to examine old aerial photographs which may provide more information relating to the history of this site.

- 6901 16/0287/FULL** Proposed detached dwelling (revised siting and design as approved under WF/0219/94)
30 Gardeners Meadow
Mr & Mrs Paddock

It was agreed to recommend **Approval**

6902 Green Belt Review – WFDC

A technical consultation on the methodology of the Wyre Forest Green Belt review has been received from Wyre Forest District Council and comments are required by 4th July 2016. It was agreed that the Chairman and the Town Clerk will liaise on this matter and formulate a response. Planning Committee Members were asked to submit their views directly to the Town Clerk. This review does not identify areas of land for development, rather it seeks to determine whether land current designated as Green Belt is still appropriately categorised in accordance with present the National Planning Policy Framework (NPPF). It is the first comprehensive review of the Green Belt undertaken since 1975. The opinions gathered from the Neighbourhood Plan survey will be taken into consideration in the Town Council's response.

6903 Representations

The Chairman confirmed his intention to make representation to the next Planning Committee meeting on 19th July 2016 in relation to 16/0280/FULL (Springhill Rise development). Also, 16/0189/FULL (Hopley's site) and 16/0212 (Reservoir, Long Bank) which have been deferred by the Planning Authority for consideration on 19th July.

6904 Planning Decisions Update

Noted.

The meeting closed at 7.30p.m.

Signed.....
Chairman at Planning Committee
4TH July 2016

Public Period

Barbara Longmore of Park Alley, High Street and Gill Davenport of 18 High Street explained the significant impact the proposed alterations to 17 High Street would have on neighbouring properties, including the narrowing of the historic alley running between the properties, the dominance of the extension on this public walkway access and detrimental effect on the overall setting and character of nearby Listed Buildings within the Bewdley Conservation Area. In addition, the proposed roof garden would enable an intrusive panorama of adjoining private gardens and neighbours' windows, loss of light and the potential for disturbance from increased outside noise. Concern was also expressed at various inaccuracies in the plans submitted.