



**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
WEDNESDAY, 5TH JULY 2017 AT 6.30 PM IN THE GUILDHALL, BEWDLEY**

PRESENT

Councillor John Beeson
Councillor John Byng
Councillor Roger Coleman
Councillor Linda Candlin
Councillor Calne Edginton-White (Chair)
Councillor Mary Fishwick
Councillor Paul Harrison
Councillor Gordon Yarranton

In attendance:

Councillor Anna Coleman (Mayor)
Nick Farress, Town Clerk
Barbara Byng, Assistant Town Clerk
Kyle Daisley, Community Engagement & Events Officer

7157 Apologies

Apologies received from Councillor Mrs. Davies.

7158 Declarations of Interest:

Cllr Beeson declared Non-Pecuniary interests in applications 17/0343/FULL and 17/0394/FULL & 17/0395/LIST as the applicants are known to him. He subsequently left the room while these applications were under consideration and took no part in the decision-making.

7159 Dispensations

None.

Public Question Time

No members of the public were present at this meeting.

7160 Minutes

The minutes of the Planning Committee Meeting held on 8th June, 2017 were approved.

- 7161** **17/0292/FULL** Change of use for the land from equestrian
(Deferred at last to leisure/recreational purposes along with
meeting) construction of storage building
Land access via B4194, Ribbesford
Mr B Channell

It was agreed to recommend **refusal** in view of a number of significant material planning considerations which it was felt would result in detriment to this Green Open Space, adjacent to the River Severn in Ribbesford. The specific material planning considerations include:

(1) Nature conservation – the adverse long term effect on the natural habitat, wildlife and fauna, including the riverbank itself – caused by the regular transportation to and from the proposed storage building to the river of the sporting equipment to be used by the applicant and his family, advised as boats, kayaks, camping, fishing.

(2) Noise and disturbance resulting from use – the land sits directly opposite a large, residential caravan park.

Councillors discussed the proposed changes carefully and the opinion was expressed that, despite the applicant's statement that the storage unit would be for his own family's use, there is potential that this may become expanded over future years (as has happened in the past re similar applications). Councillors also noted that the address provided on the application is out of area (West Sussex) hence the long term security of equipment proposed to be stored permanently on site would present its own problems.

- 7162** **17/0334/FULL** Proposed side and rear extension to
replace conservatory and garage
52 Coniston Way
Mr J Elmer

It was agreed to recommend **approval** subject to the satisfactory resolution of neighbour's concern regarding access and maintenance of side wall.

- 7163** **17/0335/LIST &** Non-illuminated fascia sign
17/0336/ADV 6 Load Street
Mrs C Mackinnon

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

- 7164** **17/0340/TCA** Fell two Cypress, one Apple and one Hazel
63A High Street
Mr Toyne

It was agreed to raise **no objection**. The hope was expressed that suitable replanting would be considered to replace tree loss in the Conservation Area.

7165 **17/0342/TCA** Reduce the height of up to 10 trees of various species, on land rear of 1-10 Barratts Close, by a maximum of 2 metres
Mrs J Merrison

It was agreed to recommend **no objection**.

7166 **17/0343/FULL** Proposed porch
1 Branches Close
Mr A Amos

It was agreed to recommend **approval**

7167 **17/0346/LIST &
17/0349/FULL** Change of use from A1 Shop to A3 Cafe with internal alterations to install disabled toilet
68 Load Street
Mrs K Hall

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

7168 **17/0359/ADVE** Various non-illuminated adverts in association with car park
Redthorne House, Redthorne Court,
11 High Street
Mr P Crane

It was agreed to recommend **approval**

7169 **17/0371/LIST** Replacement front and rear doors and frames with flood doors and frames
4 Beales Corner
Ms L Wilson

It was agreed to recommend **approval**

7170 **17/0372/LIST** Replacement front and rear doors and frames with flood doors and frames
5 Beales Corner
Ms G Holland

It was agreed to recommend **approval**

7171 **17/0373/LIST** Replacement front and rear doors and frames with flood doors and frames
6 Beales Corner
Mrs P Evans

It was agreed to recommend **approval**

7172 **17/0380/FULL & 17/0381/LIST** New dwelling
Vacant Plot, Thurston Court, Severnside South
Mr R Round

By majority vote, it was agreed to recommend **refusal** and support the objections already raised by other key consultees, namely County Highways, North Worcestershire Water Management and the Conservation Officer

7173 **17/0383/FULL** Detached triple car garage
Barn Owl Cottage, Stourport Road
Mr & Mrs Corrigan Lockett

It was agreed to recommend **approval**

7174 **17/0386/FULL** Construction of a single storey extension to the
side and rear of the property
Warstone Lodge, Warstone Meadows
Mr P Maubach

It was agreed to recommend **approval**

7175 **17/0394/FULL & 17/0395/LIST** Replacement flue at the rear
Little Pack Horse, High Street
Mr M Payne

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

7176 **17/0399/TCA** Fell Norway Spruce
Wayside Cottage, 26 Load Street
Mrs S Brown

It was agreed to raise **no objection**

7177 **17/9018/NMA** Reduce size of extension; increase size of balcony;
(Non-Material alterations to windows and doors
Amendment) Fairholm, River Side North
Mr & Mrs Corbett

Noted.

7178 **Update re Application 17/0237/TREE**
Councillors noted that the Arboricultural Officer has clarified the query raised at the last Planning Committee Meeting that full felling of the Sycamore at 25 Anton Close has been approved, rather than branch lopping, as indicated on photographs submitted.

7179 Representations

a) It was decided that no representations will be made to the next Planning Committee meeting due to be held on Tuesday, 18th July, in respect of the applications considered above.

b) Councillor Edginton-White said she was pleased to report that the WFDC Planning Committee held on 20th June had supported the Town Council and voted unanimously to **refuse** 16/0550/OUTL (Revised Plans) - Gladman Developments Ltd, development off the Lakes Road and 17/0162/FULL (Revised Plans) – Mr Chada, 2 bedroom holiday cabin, St John’s Lane.

7180 Planning Decisions Update

a) The present position on previous applications submitted was noted.

b) Disappointment was expressed at the Planning Inspectorate’s decision to allow the Appeal by Mr D Hensall in respect of Application no. 16/0285 (Mobile Home at Hoarstone Stables, Hoarstone Lane, Bewdley).

The meeting closed at 8.05 pm

Signed.....
Chairman at Planning Committee
2nd August, 2017