



**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
MONDAY, 3rd APRIL 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
Kyle Daisley, Community Engagement & Events Officer
Five members of the public

7094 Apologies
None, all Members present.

7095 Declarations of Interest
None received.

7096 Dispensations
None received.

Public Question Time

Three people requested to speak regarding application 17/0170/FULL. Details are recorded at the end of these minutes.

7097 Minutes
The Minutes of the Planning Committee Meeting held on 6th March 2017 were approved. These were signed as a true record by the Chairman.

7098 17/0097/TREE Reduce group of English Yew by 50%
11 Brook Vale
Mr D Kean

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

7099 17/0119/FULL Split level side extension to existing bungalow. Detached garage to front garden
73 Kidderminster Road
Mr P Haywood

It was agreed to recommend **refusal**, due to the continued lack of site access to enable a satisfactory site inspection

7100 17/0124/TCA Re-pollard a Sycamore and a Willow
Church Cottage Ribbesford
Mrs Hall

It was **noted** that approval for this work has already been given by the Arboricultural Officer. The ATC to follow up this pre-approval.

7101 17/0130/FULL Garage roof alterations
37 Sandbourne Drive
Mr & Mrs R Bailey

It was agreed to recommend **approval** of revisions made to the original pitch roof proposals

7102 17/0131/LIST Replacement of existing window
Flat 3 Park Lodge, 21 Park Lane
Mr C Davies

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

7103 17/0133/FULL Change of use of land to the keeping of horses. Erection of stable block
Hopcroft, Long Bank
Mr J Hooper

It was agreed to recommend **refusal**, due to the impact on visual amenity and potential smells/nuisance to neighbouring property. Concerns were also raised regarding potential use of the site in the long term.

7104 17/0137/FULL Retention of use of building as residential dwelling (Class C3)
87 Welch Gate
Mr P Mottram

It was agreed to recommend **approval**

7105 17/0162/FULL The proposed construction of 2 bedroom cabin for Holiday accommodation (for 11 months of the year) (resubmission of allowed appeal ref: 15/0051/FULL)
Land adj Oakhouse, St John's Lane
Mr Chada

Based on the previously allowed Appeal (ref 15/0526/FULL), it was agreed to recommend **approval**, subject to clarification regarding the need/use for the larger store which will overlook and impact on the existing property

- 7106 17/0165/LIST** Regularisation of works undertaken to Listed Building between 1985 and 11th May 2012. To include:- new staircase between 1st and 2nd floor; studwork partition and door between staircase/landing and Bedroom 4 on 2nd floor; doorway created between landing and Bedroom 1 on 2nd floor
87 Welch Gate
Mr P Mottram

It was agreed to recommend **approval**

- 7107 17/0169/TREE** Fell Scots Pine
160 Kidderminster Road
Persimmon Homes South Midlands

It was agreed to recommend **refusal**, based on the opinions provided by the Arboricultural Officer and Bewdley Tree Wardens

- 7108 17/0170/FULL** Proposed new elephant house and associated work
West Midlands Safari and Leisure Park

It was agreed to recommend **refusal** due to the effect on the visual amenity of neighbouring properties and proposed installation of a very large, artificial Baobab tree with viewing tower - potentially resulting in overlooking and loss of privacy to those properties. Councillors recalled that the recommendation to approve the previous application (12/006/FULL) was made subject to the conditions that the applicant deleted the viewing tower from the proposal and resited the Baobab tree and reduced waterfall noise/reverberation (Minute No. 5978, 6th February 2012 refers). It is understood that initial negotiations with the applicant have indicated they are unwilling to make alterations to the proposed plans to mitigate the impact of this extensive development, covering approximately one third of an acre of Green Belt land.

Councillors made clear that they fully support the applicant's desire to ensure animal welfare and the elephants are able to live happily within a safe and stimulating environment, but feel that compromises are necessary to ensure that all parties upon which the proposals impact are not adversely affected.

- 7109 17/3014/PNH** Single storey rear extension
81 Stourport Road
Mr L Price

This Permitted Development application was duly **noted**

7110 Representations

The Chairman, Cllr Killingworth, agreed to make representation in respect of the above application (17/0170/FULL) – proposed new elephant house and associated work, West Midlands Safari & Leisure Park.

7111 New Housing White Paper - Consultation

The Town Clerk reported that NALC have requested that Town/Parish Councils submit their comments to them in order to provide a co-ordinated response to the consultation. Councillors were requested to email him after

the meeting with their comments. The Chairman will liaise with the Town Clerk to provide a formal response.

Cllr Edginton-White reminded of the need for the Town Council to take the opportunity to be more specific in our Neighbourhood Plan about our area and our aspirations for it, in order that we can control our future destiny. Local knowledge plays a vital part in this process. She quoted from the Housing White Paper that where land is removed from the green belt, local policies should require that the impact is offset, the aim being that 'this generation leave the natural environment better than we found it'. She confirmed that she is happy for her comments to be forwarded as part of the consultation.

7112 'The Rising Sun' Public House, 139 Kidderminster Road

Members noted that the application from Wyre Forest Campaign for Real Ale nominating The Rising Sun public house, 139 Kidderminster Road as an Asset of Community Value has been evaluated by Wyre Forest District Council and confirmed as successful.

7113 Planning Decisions Update

Noted.

The meeting closed at 6.50 pm

Public Period

Mr & Mrs M Insull of Salantarn Cottage, Spring Grove and Christine Sylvester of Lowantarn, Spring Grove Farm confirmed they had written letters of objection with regards Application No. 17/0170/FULL – the proposed elephant house and associated works at West Midlands Safari Park and the effect this large, prominent development would have on the area and visual amenity. Issues they have raised with the applicant and Planning Authority include the proposed size and siting of a concrete Baobab tree (26 ft high/13 ft diameter/26 ft canopy spread), the proposed viewing platform, which could potentially enable people using binoculars to view into bathroom/bedroom areas resulting in lack of privacy. There is unwillingness by the applicant to consider re-siting the tree, or screening it to mitigate its effect on the view. Mr Insull drew Members attention to the minutes of the Planning Committee meeting held 6th February 2012 when approval for previous extension to the elephant house was recommended provided resiting of the Baobab tree took place, the viewing tower was deleted from the proposal and steps taken to reduce the noise/reverberation from the proposed waterfall. At that time, a compromise was reached and improvements duly made. Christine Sylvester pointed out that this new proposal covers a very large area and it is important that the new proposals and siting of secure fencing barriers, pelican house, waterfalls and new pools are carefully positioned and clearly outlined. All parties said they support the elephants' welfare, but, at the same time, hope their concerns for the effect of the major proposed works on the present environment will be addressed.

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