



BEWDLEY
Town Council

**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
TUESDAY, 2ND MAY 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
Councillor Anna Coleman
Councillor Roger Coleman
Kyle Daisley, Community Engagement & Events Officer
Six members of the public

- 7114 Apologies**
None, all Members present.
- 7115 Declarations of Interest**
None received.
- 7116 Dispensations**
None received.

Public Question Time

One person requested to speak regarding the revised plans submitted re application 16/0550/OUTL (Lakes Road). Details are recorded at the end of these minutes.

- 7117 Minutes**
The minutes of the Planning Committee Meeting held on 3rd April 2017 were approved.
- 7118 16/0550/OUTL Additional Plans/Revised Plans/Revised Description –**
outline planning permission for up to 195 residential dwellings (including up to 30% affordable housing) introduction of structural planting and landscaping, informal public open space and children’s play area, surface water flood mitigation and attenuation, vehicular access point from The Lakes Road and associated ancillary works. All matters to be reserved with the

exception of the main site access off
The Lakes Road (DY12 2BP)
Off the Lakes Road
Gladman Developments Ltd

It was agreed to recommend **refusal**. Councillors remain unconvinced that the problems relating to this large scale development, as already notified to the Planning Authority, are addressed by the additional plans/reports now submitted. A number of statements and various assumptions included in these reports were challenged and highlighted. A full report is to be submitted to the Planning Authority setting out these ongoing concerns and reasons for unsuitability of the proposed site for future development.

Councillors were advised that Gladmans have lodged an Appeal with the Planning Inspectorate on the grounds of delay by Wyre Forest District Council to determine the planning application within the prescribed time limit.

- 7119 17/0170/FULL Additional/Revised Plans – Elephant Valley**
Proposed new elephant house and associated work
West Midlands Safari and Leisure Park

It was agreed to recommend **refusal** due to the continued detrimental visual impact of the development, in particular the proposed re-siting of a 26' high, 13' width, artificial Baobab tree on adjacent residential properties. Issues relating to the resultant impact on overlooking/privacy, noise and previous 2012 planning decisions are also still considered relevant.

- 7120 17/0196/FULL** Two storey side extension
13 Springhill Rise
Mr M Easton

It was agreed to recommend **approval**

- 7121 17/0212/FULL** Proposed fence and gates
Tickenhill Coach House, Park Lane
Mrs S Webster

It was agreed to recommend **approval**

- 7122 17/0216/LIST** Proposed replacement windows and doors
Tickenhill Coach House, Park Lane
Mrs S Webster

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

- 7123 17/0223/LIST** Replacement windows
6 Severnside South
Mr Colin Anderson

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

7124 17/0224/LIST Replacement windows
7 Severnside South
Mr Colin Anderson

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

7125 17/0232/FULL & 17/0233/LIST Change of use together with internal alterations to create public house
67 Load Street
Black Country Traditional Inns Ltd

It was agreed to raise no **objection in principle** to the proposal as the Town Council support and welcome new businesses in Bewdley. However, the views of the Conservation Officer are not yet known and must be taken into consideration. Concerns the Town Council would like addressed include the adequacy of the size of the proposed 'smoking area', clarification regarding the frequency and timing of proposed deliveries and the views of County Highways regarding road safety.

7126 17/0237/TREE Fell Sycamore
25 Anton Close
Mr D Smith

This application was **deferred** until the next meeting, pending a report from the Arboricultural Officer.

7127 17/9012/NMA Increase in width of extension
24/26 Kidderminster Road
Cocum Property Development Ltd

Noted.

7128 Representations

It was agreed that Councillor Killingworth as Chairman of the Planning Committee would be make representation to the Planning Committee due to be held on 16th May regarding application 17/0170/FULL. An application to speak as and when the Gladman development (16/0550/OUTL) is considered has already been lodged.

7129 Planning Decisions Update
Noted.

The meeting closed at 6.40 pm

Signed.....
Chairman at Planning Committee
8th June, 2017

Public Period

Mr Rod Stanczyszyn provided information regarding the three additional reports commissioned by Gladman Development to support their outline planning application 16/0550. He raised concerns in relation to various assumptions made in these reports and questioned the validity of certain information, in particular those relating to effects on the local ecology, drainage routing proposals and anomalies relating to the methodology used to gather road survey data at Welch Gate making the assumptions drawn inaccurate. Effective and workable Air Quality Management within Welch Gate is vital. The proposal for a roundabout directly conflicts with the professional report commissioned by the County Council in 2010. Furthermore, the proposed footpath into Dowles Road also raises serious road safety issues for users.