



**MINUTES OF THE TOWN PLANNING COMMITTEE HELD ON
THURSDAY 8TH JUNE 2017 AT 6.30 PM IN THE GUILDHALL, BEWDLEY**

PRESENT

Councillor John Beeson
Councillor Roger Coleman
Councillor Linda Candlin
Councillor Calne Edginton-White
Councillor Mary Fishwick
Councillor Derek Killingworth
Councillor Gordon Yarranton

In attendance:

Nick Farress, Town Clerk
Barbara Byng, Assistant Town Clerk
Kyle Daisley, Community Engagement & Events Officer
Twelve members of the public

7130 Appointment of Chairman

Upon a proposal by Councillor Beeson, seconded by Councillor Coleman,, it was agreed that Councillor Mrs. Edginton-White be appointed as Chairman of the Planning Committee for the Council Year 2017/18.

7131 Appointment of Vice Chairman

Upon a proposal by Councillor Killingworth, seconded by Councillor Mrs. Candlin, it was agreed that Councillor Beeson be appointed as Vice Chairman of the Planning Committee for the Council year 2017/18.

7132 Apologies

Apologies were received from Cllrs. Byng, Davies and Harrison.

7133 Declarations of Interest:

Cllr Yarranton declared, for information, a non-material interest in application 17/0324 as this property overlooks his own.

7134 Dispensations

None.

Public Question Time

Four people gave their views on a number of applications in the Agenda. Details are recorded at the end of these minutes.

7135 Minutes

The minutes of the Planning Committee Meeting held on 2nd May 2017.

- 7136 17/0133/FULL** (Revised/Additional Plans/ Revised Description)
Change of use of land to the keeping of horses. Erection of stable block at Hopcroft, Longbank
Mr J Hooper

It was agreed to recommend **approval** subject to siting concerns raised by the owner(s) of neighbouring property being satisfactorily resolved prior to commencement

- 7137 17/0162/FULL** (Additional Plans/Revised Plans / Revised Description)
The proposed construction of 2 bedroom cabin for holiday accommodation (For 11 months of the year)(resubmission of allowed appeal) at
Land Adj, Oakhouse, St. Johns
Mr Chada

It was agreed to recommend **refusal** of these revised plans as the basis upon which the 2015 Appeal decision was made has changed and therefore conflicts with the Planning Inspector's statement and conditions, together with the fact that the proposed revisions will adversely affect the visual amenity of the area.

The Town Council is also aware that there is strong local opposition to the application and support the issues raised regarding works carried out at the site prior to planning permission being granted.

- 7138 17/0237/TREE** Fell Sycamore
25 Anton Close
Mr D Smith

It was agreed to recommend **approval** based on the Arboricultural Officer's advice. However, clarification was requested regarding the extent of the proposed works based on the photograph submitted with the application.

- 7139 17/0244/FULL** Replacement store building in paddock
Long Barn, Grey Green Lane
Mr P Webb

It was agreed to recommend **approval**

- 7140 17/0249/FULL** Single storey extension and alterations
& 17/0250/LIST Old Gymnasium, High Street
Mr & Mrs P Waldron

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

- 7141** **17/0251/FULL** Erection of barrier system at entrance to car park and installation of pay on foot machine within existing car park (retrospective)
Redthorne House, High Street
Mr P Crane

It was agreed to recommend **refusal** as, In its current form, the appearance of the barrier, its housing and parking notices have an adverse and unacceptable impact on the setting of a significant listed building within the Conservation Area. It is understand that there are ongoing discussions on this matter.

Another option for a less obtrusive method of car park entry has been suggested. Had the Town Council been consulted prior to the works, then a compromise may have been reached.

- 7142** **17/0292/FULL** Change of use for the land from equestrian to leisure/recreational purposes along with construction of storage building
Land access via B4194, Ribbesford
Mr B Channell

It was agreed to **defer** consideration of this application pending receipt of additional information

- 7143** **17/0297/FULL** Proposed rear single storey family room extension
14 Spencer Avenue
Ms M Stanley

It was agreed to recommend **approval**

- 7144** **17/0303/FULL** Single storey side extension
Whitegates, 4 Northwood Lane
Mrs M Newton

It was agreed to recommend **approval**

- 7145** **17/0304/LIST** Retrospective Listed Building Consent for internal works carried out at The Arches Bar.
1 Severnside South
Mr A Preece

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

- 7146** **17/0307/FULL** Installation of a detached timber garden room
56a Winbrook
Mr M Williams

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

7147 **17/0310/FULL** Double garage with garden room over
Fern Cottage, Tanners Hill
Mrs M Billings

It was agreed to recommend **approval** subject to a satisfactory landscape and visual impact amenity assessment

7148 **17/0313/FULL** Removal of existing garden room, proposed new
pitched roof over lounge and garage, new porch, internal
alterations and new garden room.
2 Park Dingle
Mr K Jones

It was agreed to recommend **approval**

7149 **17/0316/LIST** Construction of new outhouse storage building in the
curtilage of existing Grade 2 listed cottage.
Construction of new glazed entrance lobby/link
structure between new outhouse and main cottage.
78 Kidderminster Road
Mr P Jones

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

7150 **17/0324/FULL** Single storey rear extension to form sun lounge
The White House, Rosenhurst Drive
Mr C Fletcher

It was agreed to recommend **refusal** based on the fact that insufficient information has been received, together with issues raised regarding access and visual amenity

7151 **17/0331/FULL** Demolition of existing modern conservatory and
construction of single storey extension to provide living
room, toilet and lobby link from existing kitchen
The Stables Lower Park
Mr J Hayes

It was agreed to recommend **refusal** based on the fact that insufficient information has been received to enable a consultee response

7152 **17/0308/CERTE** Certificate of lawfulness*: Proposed rear conservatory
1 Merricks Close
Ms C Grey

Noted. No further information or evidence to support or contradict this case apply.

7153 Tree felling at Springhill Rise

Due to concerns raised with the District Council by Cllr Killingworth regarding a number of trees felled during site clearance at Springhill Rise, a plan of the development showing trees to be retained has been received. There is to be replacement tree planting to the front of the site. The trees which have been felled were in poor health, or were felled to facilitate the development by Community Housing, who own the land.

Cllr Edginton-White pointed out that a tree survey will form part of Bewdley's Neighbourhood Plan, with the aim of preserving and protecting Bewdley's treescape and influencing future decisions.

7154 Severn Restaurant, 61 Load Street, Bewdley

It was noted that emission tests have been carried out at this restaurant and resulted in a proposal to increase the height of the external termination duct by 700mm in order to disperse odour higher into the atmosphere. Whether additional planning permission is required for this work is being determined. It is proposed that, while this work is carried out, the present chimney cladding will be replaced by brick effect GRP chimney in accordance with planning permission approval.

Worcestershire Regulatory Services continue to monitor the situation. This matter has been ongoing for a number of years and Cllrs expressed their concern at this, and the fact this matter has still not yet been resolved.

7155 Representations

Cllr Killingworth reported on his attendance at the District Council's Planning Committee held on 16th May 2017 in respect of application 17/0170/FULL (WMSP proposed new elephant house and allied works). He urged the Council to support the views of the Town Council. The siting of the enormous, artificial Baobab tree as the proposed location conflicts with the Planning Committee's agreement reached in 2012. Despite his representations and that of local residents directly affected by the development, the application was approved.

It was agreed that the Chairman (Cllr Mrs. Edginton-White) will make representation to the District Council Planning Committee to be held on Tuesday, 20th June, 2017, in relation to three applications, i.e.

16/0550/OUTL (Revised Plans) - Gladman Developments Ltd – development off the Lakes Road

17/0162/FULL (Revised Plans) - Mr Chada – 2 bedroom cabin , St John's Lane

17/0251/FULL (Retrospective) - Mr Crane, Public Car Park associated works at The Redthorne, High Street

7156 Planning Decisions Update

Noted.

The meeting closed at 8.30 pm

Signed.....

Chairman at Planning Committee

5th July, 2017

Public Period

Mr Terry Gumbley of Oak House, St John's Lane said he represented the residents of St John's Lane and drew Councillors attention to information and photographic evidence he had supplied to the Town Clerk in relation to revised plans submitted under application 17/0162/FULL. He explained the history of the land, the previous refusals of permission, then the successful Appeal lodged in 2015 based on a timber clad/lodge construction "specifically avoiding urban references such as brick and domestic detailing. The construction would be lightweight on foundation pads and not a physically permanent structure'. The revised application now under consideration is for 'external walls finished in facing brickwork to match adjacent properties' – directly conflicting with the conditions of the appeal notice. He explained the site has already been cleared and trees and vegetation removed and gates installed, without prior planning permission and contrary to the original plans submitted to the Planning Inspector.

Mr Mike Rosoman of Birch Cottage, St John's Lane reinforced the objections raised by Mr Gumbley in relation to application 17/0162/FULL. He advised that the revised plans moving the accommodation to the south of the plot has led to a larger entrance into which an underground vehicle inspection pit has been built (photographs were shown of this solid construction). This, he said, has now been hidden over with hardcore laid on top, but is still there. The width and height of the entrance has also been increased far in excess of the original approved size and location, and that expected for access to a holiday cabin. While he was happy to support a holiday home, he did not want the land to be used as an industrial site.

Mr Richard Perrin of 59 Park Lane spoke on behalf of **Bewdley Civic Society**. With regards application 17/0251/FULL, he understands that agreement has been reached with the Planning Authority to change the colours/appearance of the new car park structures. This, together with the fact that the barriers have a less than substantial effect on the Conservation Area and the town is in need of additional public parking mitigates the objections previously raised. BCC have objected, however, to application 17/0162/FULL and a letter stating these objections has been sent to WFDC and copied to the Town Clerk. Mr Perrin asked that the Planning Committee carefully consider the change of use outlined in application 17/0292/FULL as there is insufficient information regarding the type of leisure/recreational activities proposed.

Mr Robert Limbrick of 6 Meadow Rise raised concerns regarding application 17/0324/FULL. In particular, he knows to a resident living in close proximity to the proposed site who has not been consulted (as part of WFDC's neighbour pre-consultation scheme), despite the fact this resident owns the road into which the contractors will need access.