



PUBLIC NOTICE OF MEETING AND SUMMONS TO PLANNING COMMITTEE MEMBERS

The meeting of the **Planning Committee** will be held at the **The Guild Hall, Load Street, Bewdley, on Wednesday 20 April at 5:00PM**

The meeting is open to the press and members of the public who are welcome to attend all or part of the meeting but may only speak during the allocated time as listed under agenda item 4 below. Members of the public are permitted three minutes to speak and may ask questions or raise concerns regarding matters on this agenda or for future consideration. There is no expectation on the council to respond to any comments made at this time.

AGENDA

- 1. TO RECEIVE AND NOTE ANY COUNCIL MEMBER'S APOLOGY FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST:**

Councillors are reminded:-

 - i) Register of Interests: Councillors are reminded of the need to update their Register of Interests.
 - ii) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature.
 - iii) To declare any Other Disclosable Interests (Pecuniary or Non-Pecuniary) in items on the agenda and their nature.

Councillors who have declared a Disclosable Pecuniary Interest or Other Disclosable (Pecuniary or Non-Pecuniary) Interest which falls within the Code of Conduct para 12 (4) (b) must leave the room for the relevant items. Failure to register or declare a Disclosable Pecuniary Interest may result in the commission of a criminal offence.
- 3. DISPENSATIONS**

To be advised of written requests from Town Councillors to the Town Clerk to grant a dispensation to speak and/or vote on matters for which they have made a declaration of interest pursuant to Section 33 of the Localism Act 2011 and to the Council's adopted Standing Orders.
- 4. OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC**
- 5. TO APPROVE THE PREVIOUS MINUTES**

To approve adoption of the minutes of the Planning Committee held on 16 March 2022, previously circulated but also attached.
- 6. PLANNING APPLICATIONS**

To respond as a consultee to the following planning applications lodged with Wyre Forest District Council which relate to Bewdley, Wribbenhall and Ribbesford.

Note all plans may be viewed online: www.wyreforest.gov.uk/fastweb/welcome.asp

Committee Members can access all planning applications and decisions relevant to this agenda using your council email address and logging on to the SharePoint folder.

i) **Current Applications**

WFDC ref	Site Address	Proposal
22/0212/HOU	92 Richmond Road, Bewdley	Single storey rear kitchen extension
22/0193/LBC	5 Lower Park, Bewdley	Driveway re-surfacing
22/0225/TCA	11 Severn Side South, Bewdley	2 x Norway Spruce - Fell
22/0233/LBC	80 Welch Gate, Bewdley	Proposed internal refurbishment and replacement windows & doors
22/0242/HOU	83 Richmond Road, Bewdley	Single storey rear extension
22/0245/LBC	13 Severn Side South, Bewdley	Bewdley Replacement of 4 timber casement windows at rear of property
22/0227/FUL	Cock And Magpie Inn , 1 Severn Side North, Bewdley	Installation of new fire rated stud walls between staircase and toilets/fire exit , over boarding of existing ceiling to give enhanced fire integrity and creation of new prep kitchen
22/0239/LBC	Cock And Magpie Inn , 1 Severn Side North, Bewdley	Installation of new fire rated stud walls between staircase and toilets/fire exit , over boarding of existing ceiling to give enhanced fire integrity and creation of new prep kitchen
22/0246/FUL	Land At Os 378860 274670, Red Hill, Bewdley	Erection of a new dwelling (replacement) following demolition of bungalow within the curtilage of Grade II star Listed building (Winterdyne) (Renewal to sche,e 18/0796/FULL and 18/0797/LIST)
22/0251/LBC	Land At Os 378860 274670, Red Hill, Bewdley, Worcestershire	Erection of a new dwelling (replacement) following demolition of bungalow within the curtilage of Grade II star Listed building (Winterdyne) (Renewal to sche,e 18/0796/FULL and 18/0797/LIST)
22/0259/HOU	4 White Heart Close, Bewdley	Demolition of sun lounge and erection of side and rear extensions
22/0270/HOU	The Stilts, 1 Rope Walk, Bewdley	Alterations to car port

WFDC ref	Site Address	Proposal
22/0247/FUL	1 Sandy Bank, Bewdley	Installation of new double glazed windows
22/0271/LBC	1 Sandy Bank, Bewdley	Installation of new double glazed windows
21/0697/LBC	37 Welch Gate, Bewdley	Replace existing timber sash windows
22/0266/FUL	Victoria House, 1 Stourport Road, Bewdley	Installation of a demountable flood barrier
22/0267/LBC	Victoria House, 1 Stourport Road, Bewdley	Installation of a demountable flood barrier
22/0280/HOU	Hoarstone Cottage , Habberley Road, Bewdley	Single Storey Rear Extension
22/0310/HOU	Woodthorpe House, Dowles Road, Bewdley	Single Storey Rear Extension

- ii) **Non Statutory Consultation Planning Applications**
To note non statutory consultation planning applications.

WFDC ref	Site Address	Proposal
22/0292/CLP	1 Merricks Close	Proposed single storey rear extension
22/0313/CLP	2 Woodthorpe Drive	Construction of rear extension

- iii) **Planning Applications Deferred from a previous Meeting**

WFDC ref	Site Address	Proposal
21/0022/FUL	The Racks, Cherries Bark Hill Bewdley DY12 2BD	Erection of dwellinghouse
<p>This application was considered at the Planning Committee Meeting 28/01/21 where it was agreed to defer consideration on the grounds concerned with access on to a renowned dangerous road requesting further information the Highways.</p> <p>A report has now been forwarded from the Development Control Officer at WCC following a full assessment of the planning application and has confirmed that WCC has no objections subject to conditions as detailed in the report appended at page 7.</p> <p>WFDC Planning is asking for BTC to consider the application based on the WCC report. N.B. The WFDC Planning Officer has also stated that there was no need to for a site notice to be displayed which is the reason it absence.</p>		

- iv) **Planning Applications Pending WFDC decision requiring further comment**

WFDC ref	Site Address	Proposal	BTC Recommendation	Comments from Highways
21/0360/FUL	119 Kidderminster Road	Creation of 5 new car parking spaces on land off	Recommend approval, subject to	No Further Objection from Highways in accordance with the

	Bewdley DY12 1JE	Habberley Road (Total 7)	assessment and approval by Highways	submitted details to include the tarmac hardstanding at the access to prevent loose chippings entering the highway. However, the spaces should be marked out on the ground to prevent over parking, no more than 7 vehicles and to ensure that the turning area is kept available at all times.
<p>WFDC Condition: 1. The Development hereby approved shall not be brought into use until the access and parking including surfacing shown on the submitted plan, Drawing No. 3814-101B have been properly provided with spaces to be clearly marked out on the ground. The marked out spaces shall thereafter be retained to ensure adequate parking and turning at all times. REASON: In the interests of highway safety.</p>				
<p>BTC Further Comments requested:</p>				

7. REPRESENTATIONS

To decide whether to make representations to the next Planning (Development Control) Committee of Wyre Forest District Council in relation to any of the planning applications considered above.

8. PLANNING DECISIONS UPDATE

To note the decision taken by Wyre Forest District Council.

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
22/0028/HOU	14 Spencer Avenue Bewdley	Proposed outbuilding to rear	Recommend approval, subject to the space being utilised for non-habitable use only	HOUSEHOLDER PLANNING PERMISSION with conditions
22/0171/CLP	34 Sandbourne Drive Bewdley	Dormer loft conversion	No Comments as of 1 MAR 2022	Certificate of Lawfulness
22/0035/TEL		Installation of a 15 metre high telecommunications monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets, and ancillary works. Telecommunications Site WYF003 Communication	No Comments as of 18 JAN 2022	DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEMS OPERATIONS with conditions

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
		Station 73256 Early River Place		
22/0058/LBC	Renovation and restoration of main roof and smaller extension roof on north-side	Whartons Park Farm Cleobury Road Bewdley	Recommend approval, subject to approval of Conservation Officer	LISTED BUILDING CONSENT with conditions
22/0027/HOU	11 Severn Quay Bewdley	Conversion of habitable space and internal alterations to allow the formation of a kitchen (for purposes ancillary to the residential use of the dwelling)	Recommend approval	HOUSEHOLDER PLANNING PERMISSION with conditions
21/1059/FUL	West Midlands Safari Park Kidderminster Road Bewdley	Proposed Sumatran Tiger House, External Holding Area, Paddock, Viewing Areas, Paths and 4 no. Safari Lodges	No Comments as of 17 DEC 2022	PLANNING PERMISSION with conditions
22/0062/FUL	3-4 Severn Side South Bewdley	Erection Of Chimney Enclosure around existing flues	Recommend approval	PLANNING PERMISSION with conditions
22/0063/LBC	3-4 Severn Side South Bewdley	Erection Of Chimney Enclosure around existing flues	Recommend approval	LISTED BUILDING CONSENT with conditions
22/0065/CLP	51 Kittiwake Drive Kidderminster DY10 4RS	Proposed garage conversion to ground floor bedroom / wet room.	No Comment – still open	Certificate of Lawfulness
22/0092/LBC	18 Office 1 Load Street Bewdley	Proposed hanging sign affixed to brick face of existing building	Recommend approval, subject to lower edge of hanging sign being of suitable height from the pavement in order that it is out of reach of pedestrians.	LISTED BUILDING CONSENT with conditions
22/0136/HOU	38 Stourport Road Bewdley	A proposed single storey rear and front extension. A change of facing materials	Approval	HOUSEHOLDER PLANNING PERMISSION with conditions
22/0138/TCA	The Cottage, 5 Lower Park, Bewdley	Eucalyptus - Fell	Comment open	Section 211 Notice for Eucalyptus - Fell
22/0165/TPO	13A Lodge Close Bewdley	Pine - Fell and plant 1 new native species	Refusal on the grounds that the tree poses no impact to amenity	NOTICE OF REFUSAL TO CUT DOWN, etc

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
			or view and provides biodiversity for the environment which the replacement tree may not provide for some years	
22/0164/HOU	31 Waterloo Road Bewdley	Proposed two storey side extension	Approval	HOUSEHOLDER PLANNING PERMISSION with conditions
22/0090/HOU	56 Meadow Rise Bewdley	Single storey kitchen extension to front of house	Recommend approval	HOUSEHOLDER PLANNING PERMISSION with conditions
22/0122/HOU	5 Dog Lane Bewdley	Replacement of existing windows with double glazed hard wood windows	Recommendation: Approval	HOUSEHOLDER PLANNING PERMISSION with conditions
22/0123/LBC	5 Dog Lane Bewdley	Replacement of existing windows with double glazed hard wood windows	Recommendation: Approval	LISTED BUILDING CONSENT
22/0091/FUL	31 Queensway Bewdley	Single storey extension of retail shop	Recommend approval	PLANNING PERMISSION with conditions
22/0189/TCA	26 Load Street, Bewdley	Section 211 Notice for Fell a damaged Spruce, small Ash and small conifer	Refuse on the grounds that it impacts on public viewpoints from the east of the river within the conservation area	The tree(s) have been inspected and it is considered that the works are acceptable in terms of the effect on public amenity. The Ward Councillors of the area have not objected to the proposed works.
22/0120/HOU	Spring Grove Farm, The Old Barn Bewdley By Pass Wribbenhall	Installation of an EV charging point within the curtilage of the building.	Approval	HOUSEHOLDER PLANNING PERMISSION with conditions

9. DATE OF NEXT COMMITTEE MEETING – Monday 16 May 2022 following the Finance and Facilities Committee Meeting at The Guildhall.

Committee Membership: (8)

Cllr R Coleman (Chairman)
Cllr Stanczyszyn
Cllr Billet (Vice Chairman)
Cllr Gittins
Cllr Lacy
Cllr Morehead
Cllr Seldon
1 Vacancy



**Tracy Bodley
Town Clerk
13 April 2022**

Wyre Forest District Council
Wyre Forest House
Finepoint Way
Kidderminster
Worcestershire
DY11 7WF

County Hall
Spetchley Road
Worcester
WR5 2NP

Date: 23rd March 2022
Your ref: 21/0022/FUL
Ask for: Fiona Allen

Dear Julia

TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY

PROPOSAL: Erection of dwelling house
LOCATION: The Racks, Cherries Bark Hill Bewdley DY12 2BD
APPLICANT: John Jowitt

Worcestershire County Council acting in its role as the Highway Authority has undertaken a full assessment this planning application. Based on the appraisal of the development proposals the Transport Planning and Development Management Team Leader on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has **no objection subject to conditions**. The justification for this decision is provided below.

Observations

Further to the previous refusal comment, the applicant has submitted additional details to include vehicle tracking to show that vehicles can enter and exit the site in a forward gear. Visibility splays based on actual vehicle speeds on Cleobury Road have been shown on plan and the applicant will be required to serve notice on the Highway Authority in order to get the highway verge cleared. Accordingly, the Highway Authority is no longer seeking to raise an objection to a single dwelling in this location.

Due to the irregular area of highway fronting the proposed site, a Stopping Up Order will be required via a S247 of the Town and Country Planning Act 1990 to stop up the highway and to allow development to be carried out in accordance with the proposed plans. The stopping up process is separate from the planning process nonetheless any planning permission cannot be implemented until the stopping up has been completed.

The applicant should also be aware that under S167 Highways Act 1980, any retaining wall which is wholly or partly within 4 yards of the highway and which is at any point of a greater height than 4 feet 6 inches above the level of the adjoining carriageway, must be subject to assessment by the County Council's structural engineer.

The works in the highway to install a section of footway and a vehicular access must be carried out via a S278 agreement with the Highway Authority as per the note below.

A Construction Environment Management Plan will be required to cover all works including the initial site clearance. Measures will be required to ensure that the free flow of traffic on Cleobury Road is managed and maintained.

Conditions

1. The Development shall not begin until visibility splays are provided from a point 1.05m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 49 metres to the right on exit and 51.6 metres to the left on exit, measured along the nearside edge of the adjoining carriageway as shown on the submitted plan Drawing No. FCL0034-01 Rev B. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

REASON: In the interests of highway safety.

2. The Development hereby approved shall not be occupied until the access, turning area and parking facilities shown on Drawing No: WHB-SA[20]-0001 P01 has been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

REASON: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

3. The Development hereby approved shall not be brought into use the 1.5 metre width footway, as shown on Drawing No. FCL0034-01 Rev B, has been provided with details to be approved in writing and works completed to the satisfaction of the Local Planning Authority and open to pedestrians.

REASON: To ensure pedestrian connectivity to the footway network.

4. Prior to the commencement of the works, engineering details relating to the structural works must be submitted to and agreed in writing by the Local Planning Authority

REASON: In the interest of highway safety and to ensure the integrity of the existing structures

5. The Development hereby permitted shall not be occupied until the sheltered, secure and accessible cycle parking shown on Drawing No: WHB-SA[20]-0001 P01 has been properly provided. Thereafter the cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

6. The Development hereby permitted shall not be first occupied until an electric vehicle charging point has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To encourage sustainable travel and healthy communities

7. No part of the development hereby approved shall begin until a Construction Environment Management Plan to include details of:

- a. Parking for site operatives;
- b. Hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring to include the use of a banksman;
- c. Measures to ensure that the free flow of traffic is maintained on Cleobury Road;
- d. Measures to ensure that the highway is free of mud and detritus

shall have been submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be implemented throughout the construction period.

REASON: To ensure the provision of adequate on-site facilities and in the interests of highway safety

Informative

Section 278 Agreement

The granting of this planning permission does not remove any obligations on the applicant to undertake a technical design check of the proposed highway works with the Highway Authority, nor does it confirm acceptance of the proposal by the Highway Authority until that design check process has been concluded. Upon the satisfactory completion of the technical check the design would be suitable to allow conditions imposed under this permission to be discharged, but works to the public highway cannot take place until a legal agreement under Section 278 of the Highways Act 1980 has been entered into and the applicant has complied with the requirements of the Traffic Management Act 2004.

The applicant is urged to engage with the Highway Authority as early as possible to ensure that the approval process is started in a timely manner to achieve delivery of the highway works in accordance with the above mentioned conditions.

The applicant should be aware of the term “highway works” being inclusive of, but not limited to, the proposed junction arrangement, street lighting, structures and any necessary traffic regulation orders.

Yours sincerely

Fiona Allen

Development Control Engineer

On behalf of Karen Hanchett, Transport Planning and Development Management Team Leader

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT THE GUILDHALL, LOAD STREET, BEWDLEY
16 MARCH 2022 at 5.00PM**

COMMITTEE MEMBERS PRESENT

Cllrs R Coleman (Committee Chairman) S Billet, P Gittins MBE, H Lacy, E Seldon and R Stanczyszyn (Deputy Mayor)

In attendance: T Bodley - Town Clerk

8200 APOLOGIES FOR ABSENCE

None received.

8201 DECLARATIONS OF INTEREST

No declarations were received.

8203 COUNCILLORS' DISPENSATIONS

None received.

8204 OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC

None present.

8205 APPROVE ADOPTION OF PREVIOUS MINUTES

To approve adoption of the minutes of the Planning Committee meeting held 16 February 2022.

RESOLVED: That the minutes of the Planning Committee Meeting be approved as an accurate record of the meeting and signed by the Chairman.

8206 PLANNING APPLICATIONS

Members' response to the following consultations:

i) Current Applications

WFDC ref	Site Address	Proposal
22/0122/HOU	5 Dog Lane, Bewdley, DY12 2EF.	Replacement of existing windows with double glazed hard wood windows.
BTC Recommendation: Approval.		
22/0123/LBC	5 Dog Lane, Bewdley, DY12 2EF.	Replacement of existing windows with double glazed hard wood windows.
BTC Recommendation: Approval.		
22/0108/FUL	Fern Lodge , St Johns Lane,	Proposed Replacement Dwelling
BTC Recommendation: Approval subject to protection of roots of remaining trees and the hedgerows are protected as far as legislation permits.		

22/0120/HOU	Spring Grove Farm, The Old Barn , Bewdley By Pass	Installation of an EV charging point within the curtilage of the building
BTC Recommendation: Approval.		
22/0136/HOU	38 Stourport Road, Bewdley	A proposed single storey rear and front extension. A change of facing materials
BTC Recommendation: Approval.		
22/0138/TCA	The Cottage, 5 Lower Park,	Eucalyptus - Fell
BTC Recommendation: Refusal and request that the tree is lopped in accordance from advice from the Arboriculture Officer. BTC also request that a TPO be placed on the tree .		
22/0157/FUL	55 Highclere Bewdley	Erection of one detached split level dwelling with integral garage (re-submission of 19/0268/FUL)
BTC Recommendation: Approval subject to conditions as referenced by the Highways Authority.		
22/0162/LBC	The Malthouse , Pleasant Harbour, Bewdley	Internal alterations and external alterations to include replacement window and installation of roof window
BTC Recommendation: Approval.		
22/0164/HOU	31 Waterloo Road Bewdley	Proposed two storey side extension
BTC Recommendation: Approval.		
22/0165/TPO	13A Lodge Close, Bewdley	Pine - Fell and plant 1 new native species
BTC Recommendation: Refusal on the grounds that the tree poses no impact to amenity or view and provides biodiversity for the environment which the replacement tree may not provide for some years.		
22/0173/HOU	31 Forest Close, Bewdley	Demolition of existing rear conservatory, construction of rear extension and covered decking
BTC Recommendation: Approval.		
22/0189/TCA	26 Load Street, Bewdley	Fell a damaged Spruce, small Ash and small conifer
BTC Recommendation: Refuse on the grounds that it impacts on public viewpoints from the east of the river within the conservation area.		

- ii) Non-Statutory Consultation Planning Applications
Non-Statutory Consultation Planning Applications were **noted**.

8207 REPRESENTATIONS

It was agreed that no representation will be made to the next Planning Committee in relation to any of the planning applications considered above.

8208 PLANNING DECISIONS UPDATE

Wyre Forest District Council Decisions were noted.

8209 DATE OF NEXT COMMITTEE MEETING - Wednesday 20 April at 5pm, The Guildhall.

The meeting concluded at 17:24

Signed.....
The Chairman of the Planning Committee
20 April 2022

DRAFT