

**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 **Monday 16 May** at **5:45pm** or at the close of the **Finance and Facilities Committee** if later.

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 6 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. ELECTION OF CHAIRMAN**
- 2. ELECTION OF VICE CHAIRMAN**
- 3. TO RECEIVE AND NOTE ANY COUNCIL MEMBER'S APOLOGY FOR ABSENCE**
- 4. 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.
- 5. 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.
- 6. OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC**
- 7. TO APPROVE THE PREVIOUS MINUTES**

To approve adoption of the minutes of the Planning Committee held on 20 April 2022, previously circulated but also attached.
- 8. 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](http://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
22/0325/LBC	5 Stourport Road, Bewdley	Demolition of brick outbuilding, installation of flood proof front door, rooflights and new roof tiles and erection of 1m high waterproofing to side wall
22/0324/HOU	5 Stourport Road, Bewdley	Demolition of brick outbuilding, installation of flood proof front door, rooflights and new roof tiles and erection of 1m high waterproofing to side wall
21/1196/FUL	Brentmoor , 29 Park Lane, Bewdley	Demolition of existing building and construction of three new dwellings
22/0312/TCA	The Stables The Old Rectory, Lower Park, Bewdley	5 x Yew (Trees 1 to 5) - Remove large overhanging branches by raising the crowns. Norway Spruce (Tree 6) - Fell. Leyland Cypress (Tree 7) - Fel
22/0358/HOU	54 Hales Park, Bewdley	Erection of two storey side extension and front porch
22/0361/HOU	3 Malthouse Row, Westbourne Street, Bewdley	Alterations to the elevations and interior, with addition of a granny annexe in the backyard
22/0362/LBC	3 Malthouse Row, Westbourne Street, Bewdley	Alterations to the elevations and interior, with addition of a granny annexe in the backyard
22/0370/LBC	12 Bewdley Town Hall, Bewdley Museum	Replace existing solid timber doors to former clay pipe studio with new glazed screen and double door set
22/0371/HOU	5 Birch Tree Road, Bewdley	Two storey side extension
22/0372/HOU	Bettyne , 3 Northwood Lane, Bewdley	Two storey rear extension with glazed Juliette balcony, new roof, 2 no velux rooflights and 2 no sun tubes
22/0316/FUL	Land At Os 379942 276049, Habberley Road, Bewdley, Worcestershire	Residential development (Class C3) with a vehicular access point onto Habberley Road, open space, sustainable urban drainage systems and all other ancillary and enabling infrastructure

WFDC ref	Site Address	Proposal
22/0394/TPO	Land On The South Side Of, Kidderminster Road, Bewdley	Sycamore (1294) - Fell and replace

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

WFDC ref	Site Address	Proposal
22/0351/CLP	4 Laxton Drive, Bewdley	Single storey rear extension
22/0374/PNH	2 Woodthorpe Drive	Single storey rear extension

- iii) **Planning Applications Deferred from a previous Meeting**  
No Deferred applications to consider.
- iv) **Planning Applications Pending WFDC decision requiring further comment**  
No applications requiring further comment.

## 9. 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.

## 10. PLANNING DECISIONS UPDATE

To note the decision taken by Wyre Forest District Council.

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
22/0162/LBC	The Malthouse Pleasant Harbour Bewdley	Internal alterations and external alterations to include replacement window and installation of roof window.	Approval	LISTED BUILDING CONSENT
22/0157/FUL	55 Highclere Bewdley	Erection of one detached split level dwelling with integral garage (re-submission of 19/0268/FUL)	Approval subject to conditions as referenced by the Highways Authority	PLANNING PERMISSION
22/0225/TCA	11 Severn Side South, Bewdley	Section 211 Notice for 2 x Norway Spruce - Fell	None listed	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
21/0022/FUL	The Racks, Cherries Bark Hill Bewdley	Erection of dwellinghouse	Recommended approval following sight of the Highways report	PLANNING PERMISSION
22/0108/FUL	Fern Lodge St Johns Lane Bewdley	Proposed Replacement Dwelling	Approval subject to protection of roots of remaining	PLANNING PERMISSION

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
			trees and the hedgerows are protected as far as legislation permits	
22/0247/FUL	1 Sandy Bank Bewdley	Installation of new double glazed windows	Approval	PLANNING PERMISSION
22/0271/LBC	1 Sandy Bank Bewdley	Installation of new double glazed windows	Approval	LISTED BUILDING CONSENT
22/0212/HOU	92 Richmond Road Bewdley Worcestershire	Single storey rear kitchen extension	Approval	HOUSEHOLDER PLANNING PERMISSION
21/0360/FUL	119 Kidderminster Road Bewdle	Creation of 5 new car parking spaces on land off Habberley Road (Total 7)	It was agreed to recommend approval subject to assessment and approval by Highways	PLANNING PERMISSION
22/0227/FUL	Cock And Magpie Inn 1 Severn Side North Bewdley Worcestershire DY12 2EE	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	Approval	PLANNING PERMISSION GRANTED SUBJECT TO CONDITIONS
22/0239/LBC	Cock And Magpie Inn 1 Severn Side North Bewdley Worcestershire DY12 2EE	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	Approval	LISTED BUILDING CONSENT GRANTED SUBJECT TO CONDITIONS
22/0266/FUL	Victoria House 1 Stourport Road	Installation of a demountable flood barrier	Approval	PLANNING PERMISSION GRANTED SUBJECT TO CONDITIONS
21/0697/LBC	37 Welch Gate Bewdley DY12 2AT	Replace existing timber sash windows	Approval	LISTED BUILDING CONSENT GRANTED SUBJECT TO CONDITIONS
22/0214/LBC	Painsmore Cottage Dowles Road Bewdley DY12 3NJ	Re-roofing of building, replacement of two windows and opening up of former store entrance Painsmore Cottage Dowles Road Bewdley	None listed	LISTED BUILDING CONSENT GRANTED SUBJECT TO CONDITIONS

**11. DATE OF NEXT COMMITTEE MEETING** – Monday 27 June 2022 following the Finance and Facilities Committee Meeting at The Guildhall.

**Committee Membership: (7)**

Cllr Billett  
Cllr Gittins  
Cllr Lacy  
Cllr Latimer  
Cllr Seldon  
2 Vacancies



**Tracy Bodley  
Town Clerk  
11 May 2022**

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

**COMMITTEE MEMBERS PRESENT**

Cllrs R Coleman (Committee Chairman) S Billett, P Gittins MBE, H Lacy, E Seldon from 17:05hrs and R Stanczyszyn (Deputy Mayor)

In attendance: T Bodley - Town Clerk and 1 member of the public

**8209 APOLOGIES FOR ABSENCE**

None received.

**8210 DECLARATIONS OF INTEREST**

Cllr	Minute Ref:	Interest	Reason
R Coleman	8214 i) Planning Application numbers 22/0233/LBC, 22/0247/FUL and 22/0271/LBC	ODI	Is familiar to the applicants.

**8211 COUNCILLORS' DISPENSATIONS**

None received.

**8212 OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC**

None present.

**8213 APPROVE ADOPTION OF PREVIOUS MINUTES**

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

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

**8214 PLANNING APPLICATIONS**

Members' response to the following consultations:

i) Current Applications

WFDC ref	Site Address	Proposal
22/0212/HOU	92 Richmond Road, Bewdley	Single storey rear kitchen extension
BTC Recommendation: Approval		
22/0193/LBC	5 Lower Park, Bewdley	Driveway re-surfacing
BTC Recommendation: Approval		

WFDC ref	Site Address	Proposal
22/0225/TCA	11 Severn Side South, Bewdley	2 x Norway Spruce - Fell
BTC Recommendation: Approval		
22/0233/LBC	80 Welch Gate, Bewdley	Proposed internal refurbishment and replacement windows & doors
BTC Recommendation: Approval		
22/0242/HOU	83 Richmond Road, Bewdley	Single storey rear extension
BTC Recommendation: Approval		
22/0245/LBC	13 Severn Side South, Bewdley	Bewdley Replacement of 4 timber casement windows at rear of property
BTC Recommendation: Approval		
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
BTC Recommendation: Approval		
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
BTC Recommendation: Approval		
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 scheme 18/0796/FULL and 18/0797/LIST)
BTC Recommendation: Approval		
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 scheme 18/0796/FULL and 18/0797/LIST)
BTC Recommendation: Approval		

WFDC ref	Site Address	Proposal
22/0259/HOU	4 White Heart Close, Bewdley	Demolition of sun lounge and erection of side and rear extensions
BTC Recommendation: Approval		
22/0270/HOU	The Stilts, 1 Rope Walk, Bewdley	Alterations to car port
BTC Recommendation: Approval		
22/0247/FUL	1 Sandy Bank, Bewdley	Installation of new double glazed windows
BTC Recommendation: Approval		
22/0271/LBC	1 Sandy Bank, Bewdley	Installation of new double glazed windows
BTC Recommendation: Approval		
21/0697/LBC	37 Welch Gate, Bewdley	Replace existing timber sash windows
BTC Recommendation: Approval		
22/0266/FUL	Victoria House, 1 Stourport Road, Bewdley	Installation of a demountable flood barrier
BTC Recommendation: Approval		
22/0267/LBC	Victoria House, 1 Stourport Road, Bewdley	Installation of a demountable flood barrier
BTC Recommendation: Approval		
22/0280/HOU	Hoarstone Cottage, Habberley Road, Bewdley	Single Storey Rear Extension
BTC Recommendation: Approval		
22/0310/HOU	Woodthorpe House, Dowles Road, Bewdley	Single Storey Rear Extension
BTC Recommendation: Approval		



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

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>Notes: 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>		
BTC Recommendation: Approval		

- 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 Bewdley DY12 1JE	Creation of 5 new car parking spaces on land off Habberley Road (Total 7)	Recommend approval, subject to assessment and approval by Highways	No Further Objection from Highways in accordance with the 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>				
BTC Recommendation: Approval				

**8215 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.

**8216 PLANNING DECISIONS UPDATE**

Wyre Forest District Council Decisions were noted.

**8217 DATE OF NEXT COMMITTEE MEETING – Monday 16 May following the Finance and Facilities Committee meeting at The Guildhall.**

The meeting concluded at 17:36hrs

**Signed**.....  
The Chairman of the Planning Committee  
16 May 2022

DRAFT