

**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 25 July** 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 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 27 June 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
22/0437/TPO	2 Threlfall Drive, Bewdley	Lime (0696) Cut branches back from phone lines and pole, located on Habberley Road.
Asked for extension to 28/07/2022 – Agreed		
22/0505/HOU	2 Rose Cottage , Hop Pole Lane, Bewdley	Proposed two storey extension, rear single storey extension, entrance porch and single storey side extension
No extension required – Exp 29/07/2022		
22/0547/FUL	West Midlands Safari Park, Kidderminster Road, Bewdley	Proposed single storey building for Lodge Reception with office and ancillary space, single storey extension to Treetops kitchen and provision of electric vehicle charging points.
No extension required – Exp 01/08/2022		

ii) **Non Statutory Consultation Planning Applications**

To note non statutory consultation planning applications.

WFDC ref	Site Address	Proposal
22/0362/LBC	3 Malthouse Row Westbourne Street Bewdley	Alterations to the elevations and interior, with addition of a granny annexe in the backyard
22/0361/HOU	3 Malthouse Row Westbourne Street Bewdley	Alterations to the elevations and interior, with addition of a granny annexe in the backyard

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.

7. REPRESENTATIONS

To decide whether to make representations to the next Planning 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
22/0358/HOU	54 Hales Park Bewdley	Erection of two storey side extension and front porch	Approval	Approved
22/0242/HOU	83 Richmond Road Bewdley	Single storey rear extension	Approval	Approved
22/0394/TPO	Land On The South Side Of Kidderminster Road Bewdley	Sycamore (1294) - Fell and replace	Approval	Approval
22/0371/HOU	5 Birch Tree Road Bewdley	Two storey side extension	Approval	Approved

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
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)	Approval	Approval
22/0377/LBC	Pleasant Harbour House Pleasant Harbour Bewdley	Remove damaged and cement based areas of pointing and re-point with a lime-based mortar	Approval	Approved
22/0428/TCA	27 Flat 3 , Severn Side South, Bewdley	Section 211 Notice for Sycamore: Fell and replace with suitable species	Approval	Refusal
22/0467/TCA	Home Farm Barns, St Leonards View , Ribbesford Road, Bewdley	Section 211 Notice for Fell 3 x Horse Chestnuts (T1, T3 _ T7), 1 x Sweet Chestnut (T5) and a Wild Cherry (T9)	Approval	Approval
22/0497/HOU	9 Lyttleton Road Bewdley	Front single storey extension	Approval	Approved
22/0177/LBC	1 Severn Side South Bewdley	Reopening of existing window aperture	Approval	Approved
22/0472/HOU	Rowan House Ribbesford Road Bewdley	Single storey side extension to replace existing conservatory	Approval	Approved
22/0388/HOU	60 Bark Hill Bewdley	Proposed rear extension and other external works to existing cottage and construction of detached car port	BTC Recommendation: Approval subject to consideration of Conservation Officer's recommendations	Approved

9. PLANNING ENFORCEMENT UPDATE

i) The Old Workhouse

Works are underway: the chimney on the rear gable has been reduced in height to ease the pressure on the gable and the gable itself has been underpinned. Next stage will be scaffolding. The developers are trying to finish the adjacent bakehouse first so that the property can be sold. They are also carrying out engineering works to the rear to install a retaining wall to hold back the sloping bank from slipping into the rear of the property.

ii) Ribbesford House

The owner's agents have assured WFDC that works are to resume in July 2022 with the scaffolding due to be erected that month.

iii) 2 Severnside South

Officers have written to the owner twice but not received a response. Investigations are ongoing and discussions as to how to proceed are taking place.

10. TRAINING OPPORTUNITIES

Introduction to Planning from a Local Council Perspective – 15th, 22nd and 29th September, 4pm – 6pm.

This comprehensive course provided by Worcs CALC is in 3 sessions consisting of 2 hours online covering all aspects of the planning system putting into context how to translate and respond to planning applications:

Session 1 – Introduction to planning

Session 2 – The Role of Local Councils in Town Planning

Session 3 – Important Planning Concepts

Committee members are asked if they wish to attend either of these courses.

- 11. DATE OF NEXT COMMITTEE MEETING** – Monday 22 August 2022 following the Finance and Facilities Committee Meeting at The Guildhall.

Committee Membership: (7)

Cllr Billett

Cllr Bourne (Committee Chairman)

Cllr Gittins

Cllr Killingworth

Cllr Lacy

Cllr Latimer

Cllr Stanczyszyn (Mayor)



Tracy Bodley
Town Clerk
18 July 2022

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT THE GUILDHALL, LOAD STREET, BEWDLEY
27 JUNE 2022**

COMMITTEE MEMBERS PRESENT

Cllrs E Boune (Committee Chairman) P Gittins MBE, D Killingworth, I Latimer and R Stanczyszyn (Mayor)

Non-Committee Members in attendance – Cllr P Harrison

In attendance: T Bodley - Town Clerk

8229 APOLOGIES FOR ABSENCE

Apologies were received and recorded below:

Cllr	Reason
Billett	Work commitments
Lacy	Work commitments

8230 DECLARATIONS OF INTEREST

No declarations received.

8231 COUNCILLORS' DISPENSATIONS

None received.

8232 OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC

None present.

8233 APPROVE ADOPTION OF PREVIOUS MINUTES

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

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

8234 PLANNING APPLICATIONS

Members' response to the following consultations:

i) Current Applications

WFDC ref	Site Address	Proposal
22/0415/FUL	Land Adjacent, 11 Stourport Road, Bewdley	Reinstatement of existing kiosk to serve refreshments with outdoor seating area
BTC Recommendation: Approval subject to assurances with regard to security of site to deter night time trespass.		
22/0428/TCA	27 Flat 3, Severn Side South,	Sycamore: Fell and replace with suitable species

WFDC ref	Site Address	Proposal
	Bewdley	
<p><i>Tree Warden Comments: This is to fell as a sycamore tree which are common in this area and to replace it with another tree. As such I can see no reason to recommend refusal of this application, as I am sure Alvan will ensure that it is replaced with a suitable tree.</i></p> <p>BTC Recommendation: Approval</p>		
22/0388/HOU	60 Bark Hill, Bewdley	Proposed rear extension and other external works to existing cottage and construction of detached car port
<p>BTC Recommendation: Approval subject to consideration of Conservation Officer's recommendations.</p>		
22/0435/HOU	9 Brook Vale, Bewdley	Alterations and extensions
<p>BTC Recommendation: Approval</p>		
22/0177/LBC	1 Severn Side South, Bewdley	Reopening of existing window aperture
<p>BTC Recommendation: Approval</p>		
22/0011/COND re: 21/0641/HOU	12 Trimpley Lane, Bewdley	Erection of front and rear extensions to existing garage to create residential annex
<p>BTC Recommendation: Approval</p>		
22/0421/FUL	George Hotel, 63 Load Street, Bewdley	Repositioning of boundary treatment, new timber fenced bin store, new timber fenced food cage store and new Marshalls MYRIAD concrete paving to garden area
<p>BTC Recommendation: Approval</p>		
22/0467/TCA	Home Farm Barns, St Leonards View , Ribbesford Road, Bewdley	Fell 3 x Horse Chestnuts (T1, T3 T7), 1 x Sweet Chestnut (T5) and a Wild Cherry (T9)
<p>BTC Recommendation: Approval</p>		

WFDC ref	Site Address	Proposal
22/0477/FUL	Pound Bungalow , 30 Dowles Road, Bewdley	Change of use of a redundant agricultural building to holiday let accommodation and erection of a new building to be used for additional holiday let accommodation
BTC Recommendation: Refusal on the grounds that it contravenes WFDC Planning Policy DM.23 – Safeguarding the Historic Environment. Points 1 – Proposals likely to affect the significance of a heritage asset.		
22/0472/HOU	Rowan House , Ribbesford Road, Bewdley	Single storey side extension to replace existing conservatory
BTC Recommendation: Approval		
22/0497/HOU	9 Lyttleton Road, Bewdley	Front single storey extension
BTC Recommendation: Approval		
22/0488/HOU	Hopwood Cottage, Long Bank, 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
22/0384/PNH	37 Crundalls Lane, Bewdley	Single storey rear extension
22/0383/PNS	31 Queensway, Bewdley	Prior approval to convert shop into 2 no residential units

- iii) Planning Applications deferred from a previous meeting.
There were no Deferred applications to consider.

- iv) Planning Applications Pending WFDC decision requiring further comment.
There were no applications requiring further comment.

8235 REPRESENTATIONS

No representation requests were required.

8236 PLANNING DECISIONS UPDATE AND APPEALS NOTICES

Wyre Forest District Council Decisions were noted.

Cllr Killingworth requested that an update be received from WDFC Planning and Enforcement regarding the following properties:

- i) The Old Workhouse – Off the High Street

- ii) Ribbesford House
- iii) Lewis Fishing Tackle Shop – 2 Severnside South

8237 TRAINING OPPORTUNITIES

It was reported that there was a three-part training course available - Introduction to Planning from a Local Council Perspective on 15th, 22nd and 29th September, 4pm – 6pm. The 2 hour online 3 session course covers all aspects of the planning system putting into context how to translate and respond to planning applications:

Session 1 – Introduction to planning

Session 2 – The Role of Local Councils in Town Planning

Session 3 – Important Planning Concepts

It was reported that the same course provider also offers Neighbourhood Development Planning training which is a two-session course on 7 July and 14 July, 4pm – 6pm. Committee members were asked if they wished to attend either course.

8237 DATE OF NEXT COMMITTEE MEETING – Monday 25 July following the Finance and Facilities Committee meeting at The Guildhall.

The meeting concluded at 18:55 hours

Signed.....
The Chairman of the Planning Committee
25 July 2022