

**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 27 June** 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 16 May 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](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
22/0415/FUL	Land Adjacent, 11 Stourport Road, Bewdley	Reinstatement of existing kiosk to serve refreshments with outdoor seating area
22/0428/TCA	27 Flat 3 , Severn Side South, Bewdley	Sycamore: Fell and replace with suitable species
<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>		
22/0388/HOU	60 Bark Hill, Bewdley	Proposed rear extension and other external works to existing cottage and construction of detached car port
22/0435/HOU	9 Brook Vale, Bewdley	Alterations and extensions
22/0177/LBC	1 Severn Side South, Bewdley	Reopening of existing window aperture
22/0011/COND re: 21/0641/HOU	12 Trimpley Lane, Bewdley	Erection of front and rear extensions to existing garage to create residential annex
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
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)
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
22/0472/HOU	Rowan House , Ribbesford Road, Bewdley	Single storey side extension to replace existing conservatory

WFDC ref	Site Address	Proposal
22/0497/HOU	9 Lyttleton Road, Bewdley	Front single storey extension
22/0488/HOU	Hopwood Cottage, Long Bank, Bewdley	Single storey rear extension

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

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**  
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 (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
22/0233/LBC	80 Welch Gate Bewdley	Proposed internal refurbishment and replacement windows & doors	Approval	Approved
22/0193/LBC	5 Lower Park Bewdley	Driveway re-surfacing	Approval	Approved
22/0245/LBC	13 Severn Side South Bewdley	Replacement of 4 timber casement windows at rear of property	Approval	Approved
22/0259/HOU	4 White Heart Close Bewdley	Demolition of sun lounge and erection of side and rear extensions	Approval	Approved
22/0312/TCA	The Stables The Old Rectory, Lower Park, Bewdley	Section 211 Notice for 5 x Yew (Trees 1 to 5) - Remove large overhanging branches by raising the crowns. Norway Spruce (Tree 6) - Fell. Leyland Cypress (Tree 7) - Fell	Approval	Approval
22/0310/HOU	Woodthorpe House Dowles Road Bewdley	Single storey rear extension	Approval	Approved

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
22/0270/HOU	The Stilts 1 Rope Walk Bewdley	Alterations to car port	Approval	Approved
22/0280/HOU	Hoarstone Cottage Habberley Road Bewdley	Single Storey Rear Extension	Approval	Approved
22/0374/PNH	2 Woodthorpe Drive Bewdley	Single storey rear extension	Not required as it was a Non- Statutory Consultation Planning Application – Cttee Meeting 16 May 2022	Granted
22/0033/CLP	Tarn Long Bank Bewdley	Erection of single storey outbuilding	Not required as it was a - Non- Statutory Consultation Planning Application	Approved
22/0292/CLP	1 Merricks Close Bewdley	Proposed single storey rear extension	Not required as it was a Non- Statutory Consultation Planning Application – Cttee Meeting – 20 April 2022	Approved
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	Approval	Approved
22/0351/CLP	4 Laxton Drive Bewdley	Single storey rear extension	Not required as it was a Non- Statutory Consultation Planning Application – Cttee Meeting 16 May 2022	Approved
22/0187/CLP	Crowded House Wyre Hill Bewdley	Dormer Loft Conversion	Not required as it was a Non- Statutory Consultation Planning Application – Cttee Meeting 16 March 2022	Approved
22/0413/NMA	49 Park Lane Bewdley	Non material amendment to Planning permission 21/0728/HOU to	For Info only	Approval

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
		change approved side window to a door and facing brick to part of the north and west elevations		
22/0370/LBC	12 Bewdley Town Hall, Bewdley	Replace existing solid timber doors to former clay pipe studio with new glazed screen and double door set	Approval	Approved
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	Approval	Approved

#### 9. TRAINING OPPORTUNITIES

Introduction to Planning from a Local Council Perspective – 15<sup>th</sup>, 22<sup>nd</sup> and 29<sup>th</sup> 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

The same course provider can also offer Neighbourhood Development Planning training which is a two session course on 7 July and 14 July, 4pm – 6pm.

Committee members are asked if it wishes to attend either of these courses.

#### 10. DATE OF NEXT COMMITTEE MEETING – Monday 25 July 2022 following the Finance and Facilities Committee Meeting at The Guildhall.

#### Committee Membership: (7)

Cllr Billett

Cllr Bourne

Cllr Gittins

Cllr Killingworth

Cllr Lacy

Cllr Latimer

Cllr Stanczyszyn

  
**Tracy Bodley**  
 Town Clerk  
 21 June 2022

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD AT THE GUILDHALL, LOAD STREET, BEWDLEY  
16 MAY 2022**

**COMMITTEE MEMBERS PRESENT**

Cllrs S Billett, P Gittins MBE, E Seldon

Non-Committee Members in attendance – Cllrs A Coleman, R Coleman, Edginton White and Stanczyszyn

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

**8218 ELECTION OF CHAIRMAN**

Cllr Billett proposed that Cllr Seldon be elected as Committee Chairman. This was seconded by Cllr Gittins.

It was asked if there were any other nominations with no further nominations received.

RESOLVED: That Cllr Seldon be elected to the position of Committee Chairman.

**8219 ELECTION OF VICE CHAIRMAN**

Cllr Gittins proposed that Cllr Billett be elected as Committee Vice Chairman. This was seconded by Cllr Seldon.

It was asked if there were any other nominations with no further nominations received.

RESOLVED: That Cllr Billett be elected to the position of Committee Chairman.

**8220 APOLOGIES FOR ABSENCE**

Apologies were received and recorded below:

Cllr	Reason
Lacy	Work Commitments
Latimer	Self isolating

**8221 DECLARATIONS OF INTEREST**

No declarations received.

**8222 COUNCILLORS' DISPENSATIONS**

None received.

**8223 OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC**

A member of the public approached the committee with regard to planning application number: 21/1196/FUL to object to the plans to demolish the existing building and construction of 3no. dwellings. The member of the public expressed concerns over road safety and other material issues requesting that the committee take this information into consideration whilst making recommendation to the planning authority.

**8224 APPROVE ADOPTION OF PREVIOUS MINUTES**

To approve adoption of the minutes of the Planning Committee meeting held 20 April 2022.

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

**8225 PLANNING APPLICATIONS**

Members' response to the following consultations:

## 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
BTC Recommendation: Approval		
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
BTC Recommendation: Approval		
21/1196/FUL	Brentmoor, 29 Park Lane, Bewdley	Demolition of existing building and construction of three new dwellings
BTC Recommendation: <b>Refusal</b> on the grounds that it contravenes the Wyre Forest District Local Plan (2016 – 2036), Section 18, Policy DM.2. c. proposed plan is an over development of the existing site, d. The design, scale and layout of the proposed development should take account of existing dwellings to ensure that there is no adverse impact associated with overlooking and disturbance to neighbouring properties and f. the proposed plans do not demonstrate adequate parking provision.		
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
BTC Recommendation: Approval		
22/0358/HOU	54 Hales Park, Bewdley	Erection of two storey side extension and front porch
BTC Recommendation: Approval		
22/0361/HOU	3 Malthouse Row, Westbourne Street, Bewdley	Alterations to the elevations and interior, with addition of a granny annexe in the backyard
BTC Recommendation: Approval		

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
BTC Recommendation: Approval		
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
BTC Recommendation: Approval		
22/0371/HOU	5 Birch Tree Road, Bewdley	Two storey side extension
BTC Recommendation: Approval		
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
BTC Recommendation: Approval		
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
BTC Recommendation: Approval		
22/0394/TPO	Land On The South Side Of, Kidderminster Road, Bewdley	Sycamore (1294) - Fell and replace
BTC Recommendation: Approval		
22/0383/PNS	31 Queensway, Bewdley	Prior approval to convert shop into 2 no residential units
Due to a clerical error with regard to omission of the planning application on the public agenda and notice period required for open discussion of agenda items, it was resolved to defer recommendation to a future meeting.		

ii) Non-Statutory Consultation Planning Applications

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

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.  
There were no Deferred applications to consider.

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

**8226 REPRESENTATIONS**

That a representative of West ward request that planning application 21/1196/FUL be removed from a delegated decision and moved to a WFDC Planning Committee agenda.

**8227 PLANNING DECISIONS UPDATE AND APPEALS NOTICES**

i) Wyre Forest District Council Decisions were noted.

ii) Appeals Notice – 31/0641/HOU

It was reported by WFDC that planning application 31/0641/HOU, 12 Trimpley Lane had gone to appeal with a deadline set for comment of 17 June 2022. It was stated BTC made a recommendation on 12 August 2021 through the planning portal of ‘approval’. Members were asked if they wished to make further comment.

Members did not wish to add further comments.

**8228 DATE OF NEXT COMMITTEE MEETING** – Monday 16 May following the Finance and Facilities Committee meeting at The Guildhall.

During the meeting it was advised that committee members may benefit from additional planning training given the committee comprised of members that were new to Chairmanship and committee roles. This would increase knowledge and give confidence to those taking part and welcomed by committee members.

The meeting concluded at 19:09 hours

**Signed**.....

The Chairman of the Planning Committee  
27 June 2022