

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT THE GUILDHALL, LOAD STREET, BEWDLEY
22 AUGUST 2022**

COMMITTEE MEMBERS PRESENT

Cllrs S Billet, E Bourne (Committee Chairman) P Gittins MBE, and R Stanczyszyn (Mayor)

In attendance: T Bodley - Town Clerk and two members of the public

8249 APOLOGIES FOR ABSENCE

Apologies were received and detailed below:

Cllr	Reason
Killingworth	Prior Engagement
H Lacy	Unwell
Latimer	Holiday

8250 DECLARATIONS OF INTEREST

No declarations received.

8251 COUNCILLORS' DISPENSATIONS

None received.

8252 OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC

The two members of the public stated that they did not wish to participate or ask a question and that they were attending because a planning application that they had submitted to the Planning Authority was due for consideration at the meeting. They did enquire to the notes section of the agenda relating to each planning application and the Town Clerk responded reporting that the determination dates for some plans did not align with committee meetings meaning that an extension request must be submitted to WFDC.

8253 APPROVE ADOPTION OF PREVIOUS MINUTES

To approve adoption of the minutes of the Planning Committee meeting held 25 July 2022.

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

8254 PLANNING APPLICATIONS

Members' response to the following consultations:

- i) Current Applications

WFDC ref	Site Address	Proposal
22/0596/HOU	49 Park Lane, Bewdley	Proposed raised glazed roof open veranda and patio to the rear of the property.
BTC Recommendation:		
Approval		
The two members of the public left the meeting at 17:54		

WFDC ref	Site Address	Proposal
22/0601/LBC	3 High Street, Bewdley	Change Of Use to Bed and Breakfast Accommodation and Internal Alterations To Form En-Suites.
<p>BTC Recommendation:</p> <p>Approval</p>		
22/0600/FUL	3 High Street, Bewdley	Change Of Use To Bed and Breakfast Accommodation and Internal Alterations To Form En-Suites.
<p>BTC Recommendation:</p> <p>Approval</p>		
22/0589/FUL	Blackstone Meadow Holiday Park, Stourport Road, Bewdley	Retention of mobile home as a permanent rural workers' dwelling.
<p>BTC Recommendation:</p> <p>Defer Decision: It was commented that BTC had not received notification of enforcement action of an erection of a barn on the corner of the site and that there was no reference to a planning application having been submitted. It was agreed to defer a decision to determine why the erection of the barn is not included within this planning application.</p>		
22/0617/HOU	92 Richmond Road, Bewdley	Single storey rear, and first floor side extension. Amendment to approval 22/0212/HOU.
<p>BTC Recommendation:</p> <p>Approval</p>		
22/0637/TCA	21 Kidderminster Road, Bewdley	Common Hazel, encroaching branches are being cut 500mm to the fence line up to 2.4m in height due to overgrowing the walls to neighbouring properties.
<p>Circulated in advance of the meeting but also reported at the meeting the Tree Warden provided the following comments for assistance: I have deduced that number 21 is the property next door to the Texaco Garage / Co-op shop, which seems to be occupied by Bauhaus Architectural. I can see the hazel, only by peering up a narrow alley or over the garage wall. For a congested area, the tree is extremely overgrown, and its loss would not in any way detract from the tree-scape in that area.</p> <p>BTC Recommendation:</p> <p>Approval</p>		

WFDC ref	Site Address	Proposal
22/0658/TCA	Land At 378210 275120, Wyre Hill, Bewdley	Group of self-set Elm, Sycamore and Ash (R/O 1 Barratts Close) - Reduce by 2 metres approx.
<p>Circulated in advance of the meeting but also reported at the meeting the Tree Warden provided the following comments for assistance: I have visited this site at least three times over the last few years. The trees in question are overlooking Wyre Hill and are, essentially, on the roadside bank. The applicants, whose gardens run down to the roadside, have previously been granted permission for these trees to be reduced, but no-one has then taken action. I tend to think that the applicants probably believe that having gained approval, then the trees will be given attention. I assume they probably expect the Council (WCC and / or WFDC) to get on with it! It is, of course, up to them to consult the relevant authority concerning these trees. There is no reason to object to the application.</p> <p>BTC Recommendation:</p> <p>Approval subject to comments made by Highways</p>		
22/0648/FUL	West Midlands Safari Park, Kidderminster Road, Bewdley	New Lion House, installation of fencing around animal holding area and 24ha paddock, together with erection of 4no. safari lodges and viewing areas, following demolition of Ostrich House and Pen.
<p>BTC Recommendation:</p> <p>Approval</p>		
22/0675/FUL	St Anthonys, 18 Load Street, Bewdley	Change of Use of Part of 18 Load Street (Financial and Professional Services (Use Class E) to Residential Dwelling (Use Class C3)
<p>BTC Recommendation:</p> <p>Approval</p>		
22/0681/HOU	25 Sabrina Drive, Bewdley	Proposed single storey rear extension with pitched roof over garage, following the demolition of the existing conservatory.
<p>BTC Recommendation:</p> <p>Approval</p>		
22/0683/FUL	11 Redthorne Court, Redthorne House , High Street, Bewdley	Change of use of room at Redthorne House from C3 residential use to Use Class E financial and professional services. (No material alteration internally or externally).
<p>BTC Recommendation:</p> <p>Approval</p>		

WFDC ref	Site Address	Proposal
22/0684/HOU	5 Cordle Marsh Road, Bewdley	Replacement of conservatory roof to tiled roof.
BTC Recommendation: Approval		
22/0582/TCA	The Old Coach Houses, 4A Westbourne Street, Bewdley	1 x Hazel, 1 x Ash 2 x Leyland Cypress - Reduce the height of these trees by approx 2 metres and take in the sides by approx 2 metres where they overhang the footpath and roadway.
<p>Circulated in advance of the meeting but also reported at the meeting the Tree Warden provided the following comments for assistance: The Hazel and Ash trees are growing in the corner of the junction of Stourport Road with Westbourne Street, They are very large and overhang the roadside walls and I am surprised that utility bodies have not considered taking action. They are both very large - much too large for their position and their reduction will, I feel, would be appropriate without spoiling the landscape of the area. The two Leylandii are the other side of the Westbourne Street house and again are sadly overgrown for their position. They appear jammed in between 4A and next door and the highway. They do not add much to the landscape in this urban area.</p> <p>BTC Recommendation: Approval</p>		
22/0410/FUL	Bowcastle Farm, Tanners Hill, Bewdley	Conversion of existing barn to form holiday let
<p>BTC Recommendation: Approval subject to recommendations and conditions in accordance with Conservation of Habitats and Species Regulations 2010 in relation to identification of Bats present at the site and Local Planning Policy covering Biodiversity and Geodiversity.</p>		

- ii) Non-Statutory Consultation Planning Applications
There were no Non-Statutory Consultation Planning Applications received.
- 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.

8255 REPRESENTATIONS

No representation requests were required.

8256 PLANNING DECISIONS UPDATE

Wyre Forest District Council Decisions were noted.

8257 PLANNING OR ENFORCEMENT UPDATE

- i) Cllr Stanczyszyn requested an update on the development at Ribbesford House given that the previous update suggested that work would resume in July.
- ii) A request was also made to enquire if enforcement action is being taken against illegal siting of two mobile home settlements ½ mile north of Coney Green Farm on the B4194.

8258 TRAINING OPPORTUNITIES

It was previously reported that there was a three-part training course available - on 15th, 22nd and 29th September, however the Town Clerk reported that Worcs CALC had not received any expression of interest in these courses other than from BTC and as a consequence may not run them due to lack of support. An update would follow once received.

8259 DATE OF NEXT COMMITTEE MEETING – Monday 26 September following the Finance and Facilities Committee meeting at The Guildhall.

The meeting concluded at 18:42 hours



E Bourne (Sep 27, 2022 14:02 GMT+1)

Signed.....

The Chairman of the Planning Committee
26 September 2022







Planning Minutes 22 August 2022

Final Audit Report

2022-09-27

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