

**PUBLIC NOTICE OF MEETING AND  
SUMMONS TO PLANNING COMMITTEE MEMBERS**

The meeting of the **Planning Committee** will be held at **The Guildhall, Load Street, Bewdley, on Monday 28 November 2022 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 24 October 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 relates 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)

Alternatively, you can access all planning applications and decisions relevant to this agenda and previous planning applications by using the council website planning feed: <https://bewdleytowncouncil.org/planning-applications-list>

i) **Current Applications**

WFDC ref	Site Address	Proposal
22/0855/TPO	5 Mortimer Grove Bewdley	T1 - apple - fell. Tree has failed top, large decay on stem and ivy covered. T2 - yew - crown raise to 3.5m and prune back lower canopy by 2m, to reduce berry fall onto lawn area used by infant. T3 - yew - same as above
22/0852/LBC	7 Lower Park Bewdley	Demolition of Conservatory and Replacement with Kitchen Extension. Erection of Garden Building
22/0851/HOU	7 Lower Park Bewdley	Demolition of Conservatory and Replacement with Kitchen Extension. Erection of Garden Building.
22/0849/TCA	Along The River Bank At, The Rear Of, 23-30 Severnside Mill, Bewdley	Crown lift two groups of self-sown Sycamore along the river bank to the rear of Numbers 23 to 30 Severnside Mill.
22/0871/TPO	2 Gloucester Way, Bewdley	Sweet Chestnut - Reduce lower crown, on garage side of tree, by 2 to 3 metres.
22/0805/HOU	12 Stourport Road, Bewdley	Proposed two-storey and first floor storey to front and rear, including first floor rear balcony, new roof with roof lights, rear patio and erection of detached triple garage to front.
22/0910/HOU	9 Valley View, Bewdley	Proposed extension and alterations to provide new hall, bedroom and ensuite.
22/0907/LBC	7 Lower Park, Bewdley	Internal Works to Building.
22/0948/HOU	31 Forest Close, Bewdley, DY12 2UF	Demolition of existing rear conservatory, construction of rear extension and covered decking.

ii) **Non-Statutory Consultation Planning Applications**

To note non statutory consultation planning applications.

22/0918/CLP	3 Church View, Bewdley	Single storey rear extension following demolition of existing conservatory.
22/0913/CLP	Georgia, Winterdyne Farm, Bewdley	Proposed Side Extension and Alterations.

- 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.

- i) To consider a letter received from a representative of Woodman Caravan and Camping Park. Letter attached page 4.

**8. PLANNING DECISIONS UPDATE**

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
22/0843/NMA	Land At Dog Lane Bewdley	Non-Material Amendment to Planning Approval 20/0875/FUL to change the proposed soffit and fascia system from PPC Aluminium to wood effect UPVc along with dormer gables to be clad in wood effect UPVc	N/A – Non-Material Amendment	Approval
22/0383/PNS	31 Queensway Bewdley	Change of use to residential	No comment required – Non Statutory Consultation	Approval
22/0829/FUL	56A Winbrook Bewdley	Installation of solar panels on west facing roof and south facing roof	Approval	Approval

**9. PLANNING AND ENFORCEMENT UPDATES**

An update has been requested for the following addresses any updates received will be presented at the committee meeting.

- i) Ribbesford House
- ii) The Old Workhouse
- iii) 2 Severnside South
- iv) 2 x mobile settlements ½ mile north of Coney Green Farm, B4194.

**10. TRAINING OPPORTUNITIES**

No planning courses available at this time.

**11. DATE OF NEXT COMMITTEE MEETING – Monday 23 January 2023 following the Finance and Facilities Committee Meeting at The Guildhall.**

**Please note that Planning Applications received after Monday 28 November will be presented for consideration at the Town Council meeting on 12 December.**

**Committee Membership: (7)**

- Cllr Billett
- Cllr Bourne (Committee Chairman)
- Cllr Gittins
- Cllr Killingworth
- Cllr Lacy
- Cllr Latimer
- Cllr Stanczyszyn (Mayor)



**Tracy Bodley  
Town Clerk  
23 November 2022**

*James T. Powell*

*Environmental Health, Safety  
& Building Consultant*

Ms Tracey Bodley  
Town Clerk  
Borough House  
6 Load Street  
Bewdley  
Worcestershire  
DY12 2AF



30/10/2022

Dear Ms Bodley

**Woodman Caravan and Camping Park, Ribbesford Parish. Bewdley**

I understand that the above caravan and camping park is in the Parish of Ribbesford, however it has been joined to Bewdley Parish Council to administer various matters.

I am enclosing a copy of a letter recently sent to the Chief Executive of Wyre Forest District Council. This site was developed in the 1930's and was possibly one of the first caravan/camping sites in the county. There are approximately 30 caravans on the site, the majority of which are occupied on a permanent basis and paying rates to the local authority.

It is alleged that the site does not comply with the statutory requirements, i.e. planning and caravan legislation.

Would you kindly consider the facts within the enclosed correspondence and support the owners of the site. If you require any further information, do not hesitate to contact me as I have been a consultant to the [REDACTED] for almost 40 years.

Yours sincerely

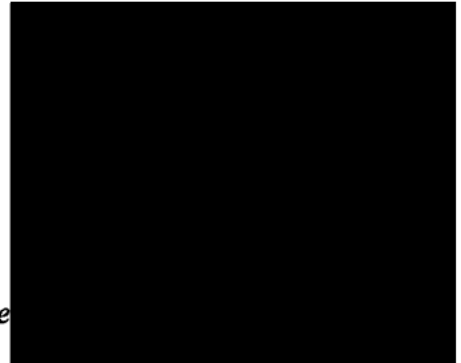
A handwritten signature in black ink that reads "James T. Powell".

James T Powell  
Environmental Health Safety and Building Consultant

*James T. Lowell*

*Environmental Health, Safety  
& Building Consultant*

Mr Ian Miller  
Chief Executive  
Wyre Forest District Council  
Wyre Forest House  
Finepoint Way  
Kidderminster  
Worcs  
DY11 7WF



24/10/2022

*Copy*

Dear Mr Miller

**Woodman Caravan and Camping Park Ribbesford Parish. Bewdley**

I refer to a meeting dealing with the above site on Wednesday 12 October 2022 with two members of your staff, Kerry Walker and planning engineer – Richard, to discuss the history and future of the above site. I suggested that Mr Paul Round, the Planning Manager should have attend as I had been professionally involved with him over a number of years regarding various developments in your area. (It has come to my notice that this officer has now retired from your authority).

The [REDACTED] family purchased this site many years ago from the [REDACTED] family for over £650,000. The property included the Woodman Public House, the site of the old swimming pool and the caravan and camping site on both sides of the road.

The licensed Woodman premises was affected by serious flooding and [REDACTED] apparently obtained permission from your council to demolish the building and erect a modern dwelling.

The Bewdley Football Club, car park, clubhouse and offices are situated on both sides of the caravan and camping site. The Birmingham Angling Association has fishing rights along the riverbank and full use of the car park. About ten years ago, the Highway Authority gave permission to enlarge the gateway into the west of the site and some trees were cut back to facilitate the visibility on this second class road.

A large brook runs through the south side taking effluent from the sewage plant which is regularly maintained and serves the whole site and has recently been inspected by the Environment Agency and no evidence of pollution was found at the time of the inspection.

2.

██████████ has matrimonial problems and is in the course of a divorce from his wife. The entire ██████████ family are in the course of legal actions against the family of another son who has taken to the High Court in London where further proceedings will take place in the New Year.

I believe that a Caravan Site Licence was issued approximately 10 years ago, and over the last year a number of legal documents have been sent out which have not reached ██████████ ██████████ as far as can be ascertained. One was received from a third party which was out of date, and it is apparent that the planning notices could not have been sent by registered post!

Following an informal meeting with two members of your staff, Kerry and Richard, I suggested a meeting be held in your offices when I returned from holiday and hoped that your senior planner (who I thought was Paul Round) could attend the meeting. Later I had a phone call from Helen Hawkes and hoped she would be present at our meeting.

At 10.45 a.m. on that day, I attended your offices with ██████████ and at 11.15 a.m. we to be arranged on the morning of 10 October 2022. were led by two members of staff to an office set up with recording equipment. The meeting commenced with Kerry issuing rules and conditions for the meeting. An informal discussion took place with Helen Hawkes on the telephone, she was extremely helpful. I assumed that she would attend the meeting, after some delay Helen Hawkes arrived but Richard did not return which concerned me due to the fact that he was employed by your authority for many years. This was not as had been arranged at a previous meeting.

I believe that there have been complaints about notices, pollution and other matters allegedly from other members of the ██████████ family. These concern the ensuing divorce procedures and legal matters associated with various members of the ██████████ family. A number of other caravan sites and other forms of development are close to the Woodman site which is very well screened with fencing and trees.

I apologise for the length of this report and hope that, as Chief Officer, you will provide some common sense to the officers to settle this matter out of court.

Yours sincerely



James T. Powell  
Environmental Health Safety and Building Consultant