



BEWDLEY
Town Council

PUBLIC NOTICE OF MEETING AND SUMMONS TO PLANNING COMMITTEE MEMBERS

The meeting of the **Planning Committee** will be held in the back room of the **Guildhall, Load Street, Bewdley, on Monday 29 January 2024 at 5.00pm 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. Members of the public wishing to address the council should send their questions or reports to the Deputy Town Clerk no later than 1pm on the day of the meeting.

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 November 2023, 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

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
23/0910/TPO	Queen Elizabeth II Silver Jubilee Gardens, High Street, Bewdley	T1 - Sycamore - 2-3m reduction T2 - Willow - Fell T3 - Mulberry - Lift to 2m T4 - Sycamore - Cut back from young trees underneath T5 - Hazel - Remove thicker stems T6 - Red Oak - Cut back from Fir tree T7 - Remove 2 lowest limbs over path T8 - Parrotia Persica - Reduce side to clear Magnolia and shape remaining tree to match/shape T9 - Hazel -Cut back overhang to the wall
24/0002/HOU	The Oaklands, St Johns Lane, Bewdley	Render external walls
24/0012/FUL	Land On the South Side Of, Kidderminster Road, Bewdley	Temporary consent for a sales cabin associated with planning approval ref: 21/0672/FUL (Proposed residential development comprising 79 dwellings, new vehicular access off Kidderminster Road, public open space, SUDS, associated landscaping and engineering works)
24/0009/TCA	1 Maypole Close, Bewdley	Cut down Sycamore Tree. I would like to have the tree cut down and have no plans to replace it due to damage any other tree may cause

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

WFDC ref	Site Address	Proposal
23/0945/CLP	Oakhouse, St Johns Lane, Bewdley	Lawful development certificate for the proposed construction of a two-storey rear and single storey side extension

iii) **Planning Applications Deferred from a previous meeting**

WFDC ref	Site Address	Proposal
22/0589/FUL	Blackstone Meadow Holiday Park Stourport Road Bewdley	Retention of mobile home as a permanent rural worker dwelling

This application dates to 2022. Temporary consent for an agricultural dwelling had been given. In order to receive permanent consent, the business had to prove its viability. This has now been done by the WFDC agricultural consultant who considers the enterprise to be financially viable and able to support an agricultural worker full-time going forward.

The Town Council response at the time was to defer the 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.

In respect of these comments, they are not directly related to the proposal, but I can confirm that there are currently no breaches of planning control in terms of the agricultural building, which was approved through a separate planning application. All other structures and shelters used for the alpaca enterprise on the site are mobile structures and do not require the benefit of Planning Permission.

I can confirm that the officer recommendation from WFDC will be one of approval.

iv) **Planning Applications requiring further comment from WFDC**

No planning applications requiring further comment.

v) **Planning Appeals**

Appeal Ref: APP/R1845/W/23/3318254

Wharton Park Golf Club, Long bank, Bewdley DY12 2QW

The appeal is allowed, and planning permission is granted for change of use of land for the siting of holiday lodge caravans at Wharton Park Golf Club, Long bank, Bewdley DY12 2QW in accordance with the terms of the application, Ref 21/0333/FUL, dated 25 March 2021, subject to the conditions in the attached schedule.

Costs application in relation to Appeal Ref: APP/R1845/W/23/3318254

Wharton Park Golf Club, Longbank, Bewdley DY12 2QW

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
- The application is made by Wharton Park Golf and Country Club Ltd for a full award of costs against Wyre Forest District Council.
- The appeal was against the refusal of planning permission for change of use of land for the siting of holiday lodge caravans.

Decision

The application for an award of costs is refused.

Please find Planning Inspectorate documents in the Planning SharePoint for information.

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

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
23/0540/FUL	West Midlands Safari Park Kidderminster Road Bewdley	Construction of a Carnivore House and 4No. safari lodges	Approved	Approved

WFDC ref	Site Address	Proposal	BTC Recommendation	WFDC Decision
23/0418/LBC	Severn Valley Railway K4 Telephone Kiosk Bewdley Railway Station Station Road	Proposal to relocate a rare K4 telephone kiosk from an external location at the Severn Valley Railway Bewdley Station to a covered location at the Severn Valley Railway Engine House Visitor and Education Centre at Highley Station to better protect and display this artefact.	Approved	Approved
23/0320/OUT	Land At Long Bank Bewdley Worcestershire	Outline planning application with all matters reserved for up to 5no. self-build dwellings	Approved	Refusal
21/0672/FUL	Land On the South Side of Kidderminster Road Bewdley	Proposed residential development comprising 79 dwellings, new vehicular access off Kidderminster Road, public open space, SUDS, associated landscaping and engineering works	Approved	Approved
23/0748/TCA	Wyngate House, 54 Winbrook, Bewdley	Section 211 Notice for Fell two Conifer trees (001 and 002)	Approved	Approved
23/0744/FUL	21 Kidderminster Road Bewdley	Installation of solar panels to petrol station forecourt canopy	Approved	Approved
23/0779/LBC	Pleasant Harbour House Pleasant Harbour Bewdley	Rebuilding of boundary wall to facilitate flood defence works	Approved	Approved
23/0553/HOU	14 Church View Bewdley	Replacement of conservatory and single storey rear extension	Approved	Approved
23/0587/HOU	24 Lingfield Road Bewdley	Garage extension and conversion to provide an accessible en-suite bedroom	Approved	Approved
23/0666/FUL	West Midlands Safari Park Kidderminster Road Bewdley	Erection of 4no. safari lodges and erection of a new Hippo house, following demolition of the existing Hippo house	Approved	Approved
23/0836/HOU	7A Severn Side North Bewdley	Replacement of existing external roof covering	Approved	Approved
23/0907/LBC	26 Lax Lane Bewdley	Listed building consent for the proposed replacement of a staircase and construction of an internal stud wall and door	Approved	Approved

9. PLANNING AND ENFORCEMENT UPDATES

i) 2 x mobile settlements ½ mile north of Coney Green Farm, B4194.

- a) 1st site on B4194 (nearest to football ground) – Previous owner advises land has been sold, no change on land registry to date, unofficially WFDC have been told that someone off Woodman caravan park has bought the land but not currently resident there, WFDC have tried to contact the new owner, no reply or response to letters. WFDC are advising the previous owner that official documents proving

the sale are needed to avoid being pursued legally as the registered owner.

- b) 2nd site on B4194 – Site visit carried out with owner mid-December, due to a change of circumstances planning permission to retain the caravan for residential use is no longer wanted, a request has been made to withdraw the application (21/0040). Caravan inspected, not being used residentially just for welfare purposes hot drinks etc and used overnight when horses are in foal. The owner only has two horse's so very low key. Planning contravention notice to be served to the owner to ascertain long-term plans for the site and to obtain in writing that the site isn't used residentially.

- ii) 71 Load Street – The Vape shop – Large multicoloured sign has now been removed and replaced by a smaller sign which is predominantly black and white, the councils' conservation officer has also requested that the vertical sign to the right-hand side of the front door is removed. WFDC visited mid-December to ascertain when this will be removed.
- i) 2 Severn Side South – Planning application pending, awaiting a noise impact assessment, references 23/0808/FUL and 23/0809/LBC.
- ii) 3 Severn Side South - Monitoring for compliance with enforcement notice. Timber cladding has been removed, and some attempt to repaint the lower frontage. The conservation officer has agreed to the new paint colour. The owner has advised they are awaiting better weather to complete painting. Notice compliance date is 28 February.
- iii) Sainsburys – Work here has stalled due to the poor weather. Planting of the new Cherry Trees has been hindered by the old foundations of the medical centre which were not removed. The Developer has suggested alternative positions for the remaining trees. WRS officers attended site late at night to undertake a preliminary noise assessment, they did pick up a minor noise from the equipment when standing next to the enclosure. They intend to wait until warmer weather when the fridge units will be running harder to undertake a more thorough noise assessment.

10. DATE OF NEXT COMMITTEE MEETING – Monday 26 February 2024, 5pm in the back meeting room of the Guildhall.

Committee Membership: (7)

Cllr S Billett (Mayor)
Cllr R Stanczyszyn
Cllr P Gittins
Cllr S Harvey (Committee Chairman)
Cllr H Lacy
Cllr I Latimer
Cllr N Harper (Deputy Chairman)



Tracy Bodley
Town Clerk
24 January 2024