



## **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 26 February 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 29 January 2024, 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
24/0026/HOU	Rye Cottage, Spring Grove Farm, Bewdley Bypass Wribbenhall	Installation of bi-fold doors
24/0027/LBC	Rye Cottage, Spring Grove Farm, Bewdley Bypass Wribbenhall	Listed building consent for the installation of bi-fold doors
24/0052/LBC	Old Snuff Mill Warehouse, Park Lane, Bewdley	Conversion of offices to form 6No. apartments (Revision to scheme approved under application 23/0492/LBC)
24/0066/HOU	20 Sandbourne Drive, Bewdley	Demolition of porch and replacement with Single storey garden room and reconstruction of outbuilding
24/0001/HOU	10 Nursery Road, Bewdley	Construction of a single storey front extension, garage conversion and associated works

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

Invitation to consult on Woodland Management Plan for Chamberline Coppice. The plan details the following operations all available from the link provided.

- Undertake a sensitive harvesting program that incorporates a small clearfell in compartment 5a, Regeneration fellings in compartments 2a & 4a while thinning the remaining compartments.
- Replanting the open ground in compartment 3b with high density, broadleaves.
- Establishment and maintenance work on the replanted areas as needed.
- Maintenance of woodland tracks and rides as appropriate, predominantly by mowing/flailing.
- Boundary maintenance (fencing) as required.
- Deer and grey squirrel management as appropriate.

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

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

No planning applications requiring further comment.

v) **Planning Appeals**

**Appeal Reference APP/R1845/D/23/3330623**

**23/0580/HOU 15 Delamere Road**

The appeal decision has been dismissed.

The development proposed is the erection of a two-storey side extension.  
The main issue relates to the character and appearance of the proposed extension with respect to the existing dwelling and the local street scene.

## 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
23/0945/CLP	Oakhouse, St Johns Lane, Bewdley	Lawful development certificate for the proposed construction of a two-storey rear and single storey side extension	Approved	Approved
24/0002/HOU	The Oaklands, St Johns Lane, Bewdley	Render external walls	Approved	Approved

## 9. PLANNING AND ENFORCEMENT UPDATES

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

- a) 1<sup>st</sup> site on B4194 (nearest to football ground) – The previous owner has advised that the land has been sold but there is no change on land registry to date, unofficially WFDC has been told that someone from Woodman caravan park has bought the land but is not currently resident there, WFDC has tried to contact the new owner but has not received any reply or response to letters. WFDC is in the process of contacting the previous owner advising her that official documents proving the sale of the land are needed or she will be pursued legally as she is still the registered owner. New Land Registry search will be carried prior to issuing a PCN to the ‘new owner’.
- b) 2<sup>nd</sup> site on B4194 – A site visit carried out with the owner in mid-December. It is reported that the owner had had a change of circumstances and no longer wishes to apply for planning permission to retain the caravan for residential use. An email has been received requesting that the application is withdrawn (21/0040). The caravan has been inspected and upon inspection it is reported that it is not being used for residential purposes and only utilised for welfare purposes, hot drinks etc. and overnight stays when horses are in foal. The owner only has two horses currently so there is little use at present. A planning contravention notice will be served to the owner to ascertain his long-term plans for the site and to obtain formal notification that the site is not being used for residential purposes. The Planning Contravention Notice was sent 3/01/2024 and returned completed signed stating that there is no intention to use as a residential caravan – **The case is now closed.**
- c) 71 Load Street – The Vape shop – The 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. The vertical sign has now been removed – **The case is now closed.**
- d) 2 Severnside South – There is a planning application pending, with a noise impact assessment awaited. References – 23/0808/FUL & 23/0809/LBC.
- e) Sainsbury’s – WFDC is still working with the developer/owner to resolve the last few snags. Tree planting should be completed soon if it has not been already. Landscaping is going to be a ‘sit back and see’ situation to ensure it establishes and matures. The owner has a maintenance/landscaping team in

place who should be taking care of the plants/hedges/grass. They have reported to the owner that a complaint has been received by a resident regarding light emittance from the car park lamppost and have requested that the timing be altered to reduce light pollution on adjacent properties.

**10. PARISH TOWN COUNCIL s106 REPORT**

This report is for information only but gives the council information on where s106 will be allocated in Bewdley. The report can be found using the link provided. S106 Report

**11. WYRE FOREST DRAFT REVISED STATEMENT OF COMMUNITY INVOLVEMENT 2024**

The SCI sets out how the District Council will consult people on the development of planning policy and determination on planning applications.

The council is required to produce an SCI under the Planning and Compulsory Purchase Act 2004 and adopted in May 2006.

Changes to legislation governing the preparation of Local Plans and the introduction of Neighborhood Planning, the SCI was reviewed in 2013 and partially updated in 2020 due to Covid. It is now being fully reviewed to reflect the increased use of online consultation tools.

WFDC is undertaking consultation on its Draft Revised SCI between 19 February and 2 April 2024 and inviting representations on its content. A copy of the Draft Revised SCI is available on the District Councils website at: [www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions](http://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions).

All representations must be received by 5pm on Tuesday 2 April 2024. These will be fully considered with a view to inclusion within the Revised SCI where appropriate. The anticipated adoption of the Revised SCI is July 2024.

The Planning Committee is asked to provide comment on its content.

**12. DATE OF NEXT COMMITTEE MEETING – Monday 25 March 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**  
**21 February 2024**

# PARISH TOWN COUNCIL s106 REPORT

Application Number	Site	Provisions
21/0672/FUL	Kidderminster Road, Bewdley (Catchems End)	20 Affordable Housing Units
		2 custom build houses
		£144,496 for early years within a 2 mile radius of the the development and £72,248 for SEND facilities in mainstream or stand alone SEND provision in Worcestershire
		£30,291 for additional infrastructure , extension to existng premesis or improved digital/tele health infrastructure
		£60,000 for the extension of the existing bus service from Kidderminster Bus Service to Bewdley on weekdays and £5000 towards improving bus stops on Habberley Road
		£17,380 (£220/ dwelling) towards individual sustainable travel plans
		£4500 for community transport services for elderly and disabled residents
		£33500 to be used for public open space provision in the district
22/0316/FUL	Habberley Road	10 Affordable Housing units
		Health Contribution: £29167 to be used by the NHS for new or additional premises or infrastructure, extension of existing premises or improved digital or telehealth infrastructure serving the residents of the development.
		Highway Contribution: £1910 to be used towards the provision of Community Transport services to ensure the elderly and disabled residents have access to essential services
22/1006/LBC	Flood defences Beales Corner, Bewdley	£119,370 Biodiversity Contribution - works set out in the managment plan appended to the deed - Bewdley Left Bank
21/0097/OUTL	Stourport Road, Bewdley	£216,744 Education Contribution to be used to support improvements which may include additional or extended toilet accommodation, additional or extended classrooms,new or improved educational sports playing fields and/or infrastructure to support early years education provision within the Bewdley area and/or infrastructure at Wyre Forest School or any other school in the area providing a SEND resourced base.
		Self and Custom Build
		LEMP provision shall mean the landscaped area or areas details of which have been submitted to the District Council pursuant to a condition of the Planning Permission
		Travel Contribution shall mean personal travel planning for future Residents by way of direct engagement by the County Council with Residents to promote sustainable travel including the provision of information packs to first occupiers of all Dwellings
		Sports Facilities Contributionto be used for the maintenance, improvement or expansion of the Sports Facilities at Bewdley Leisure Centre
		Health Contribution to be used in Bewdley for new or additional premises or infrastructure, extension to existing premises or improved digital or telehealth infrastructure
		25 Affordable Housing units
		£8000 TRO contribution for the introduction of a TRO, road markings and signage to prevent parking on Stourport Road in the vicinity of the access
		LEAP provision - locally equipped area for play provided within the Development
		Highways Contribution for £10,000 towards installation of a number of dropped kerbs and tactile pavings within the locality of the site and to include: - Installation of tactile pavings at the junction of Stourport Road and Sandbourne Lane x 2 - £1,000; - a dropped kerb and x2 tactile pavings at the entrance to Bewdley Leisure Centre - £1,500; - installation of tactile pavings at the junction of Sandbourne Drive and Stourport Road x 2 - £2,500; - dropped kerbs and tactile pavings at the junction of Sandbourne Drive and Sandstone Road x2 - £2,500; and - dropped kerbs and tactile pavings at the junction of Brook Vale and Sandstone Road x2 - £2,500; b. £6,000 to improve signage on the Active Travel Corridor to enhance the link between the development site and Stourport High School, Sixth Form Centre, sporting facilities at Kingsway (Stourport) and the employment centres of Kidderminster and Stourport; c. £22,000 towards Personal Travel Planning to encourage residents of the dwellings to travel via sustainable modes at a cost of £220 per dwelling; and d. £4,500 for the provision of new post and flag signs along with provision of an uncontrolled pedestrian crossing point with tactile paving on the Stourport Road near to the development
		20/0875/FUL