

**MINUTES OF THE PLANNING COMMITTEE MEETING
29 JANUARY 2024 HELD AT THE GUILDHALL, LOAD STREET, BEWDLEY**

COMMITTEE MEMBERS PRESENT

Cllrs S Harvey (Chairman) N Harper (Committee Vice Chairman), P Gittins MBE, H Lacy, S Billett (Mayor), Ian Latimer and R Stanczyszyn.

In attendance:

T Bodley – Town Clerk
L Guise – Deputy Town Clerk (Minute Taker)
2 Members of the Public

8417 APOLOGIES FOR ABSENCE

None received all members present.

8418 DECLARATIONS OF INTEREST

Members were reminded of the requirement to declare all interests as declared below.

8419 COUNCILLORS' DISPENSATIONS

None received.

8420 OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC

Two members of the public were in attendance.

8421 APPROVE ADOPTION OF PREVIOUS MINUTES

To approve adoption of the minutes of the Planning Committee held on 27 November 2023.

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

8422 PLANNING APPLICATIONS

Members' response to the following consultations:

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

<p>Tree Warden Comment: Here, we have a long list of various species of trees some of which are to be felled but the majority are to be cut back and frankly, most of the proposed work could be regarded as good husbandry, which should be encouraged. It is noted that WFDC are the applicant and the decision maker.</p> <p>BTC Recommends Approval.</p>		
24/0002/HOU	The Oaklands, St Johns Lane, Bewdley	Render external walls
<p>BTC Recommends Approval</p>		
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)
<p>BTC Recommends Approval</p>		
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
<p>Tree Warden Comment: This application refers to a sycamore which is rather squashed in between the house and the Great Western car park. It is clear that the tree was hacked about some time ago, resulting in one side of the tree being an ugly mess. The remaining (live) side of the tree has grown up fairly tall, mainly growing away from the applicant's property but it is not a pretty sight from the pub car park. I can understand why the applicant has stated that a replacement will not be planted. The remains of the tree are in a very narrow open passageway between the two properties and the spot is unsuitable for any tree planting. I can't see that anything but acceptance is appropriate. It adds nothing to the landscape and is growing in a most unsuitable spot and will eventually cause damage to the property.</p> <p>BTC Recommends Approval.</p>		

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 back to 2022. Temporary consent for an agricultural dwelling had been given. 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 a full-time worker going forward. There are currently no breaches of planning control in terms of the agricultural building, which was approved via a separate planning application. All other structures and shelters used for the alpaca enterprise on the site are mobile and do not require the benefit of planning permission.

WFDC recommendation will be one of approval.

Councillors wished to minute their dissatisfaction to the decision.

The decision was noted.

iv) **Planning Applications requiring further comment from WFDC.**
No planning applications requiring further comment.

v) **Planning Appeals**

Appeal ref	Site Address	Proposal
APP/R1845/W/ 23/3318254	Wharton Park Golf Club Long Bank Bewdley	Change of use of land for siting of holiday lodge caravans

The appeal is allowed, and planning permission is granted in accordance with the terms of the application, REF 21/0333/FUL dated 25 March 2021.

**Costs application in relation to Appeal Ref: APP/R1845/W/23/3318254
Wharton Park Golf Club, Long Bank, 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.

The decisions were noted.

8423 REPRESENTATIONS

No representations made.

8424 PLANNING DECISIONS UPDATE


Wyre Forest District Council Decisions were noted.

8425 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. A planning contravention notice to the new owner is being considered by the Planning Manager.
 - 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 sent 03.01.24 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. Visit on 10.01.24 to discuss signage, two smaller stick-on signs were removed from the front wall. The vertical sign is to be removed professionally within the next 6 weeks.
- iii) 2 Severn Side South – Planning application pending, awaiting a noise impact assessment, references 23/0808/FUL and 23/0809/LBC.
- iv) 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.
- v) 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.

8426 DATE OF NEXT COMMITTEE MEETING – Monday 26 February 2024, 5pm in the back meeting room of the Guildhall.

The meeting concluded at 17.29 hours.

Signed 
.....
The Chairman of the Planning Committee
29 January 2024






Planning Committee Minutes 29 January 2024

Final Audit Report

2024-02-28

Created:	2024-02-28
By:	Admin BTC (admin@bewdleytowncouncil.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYT81MDQkBiVE1PjQ6lQ9qsFEO5JN7_O

"Planning Committee Minutes 29 January 2024" History

-  Document created by Admin BTC (admin@bewdleytowncouncil.org)
2024-02-28 - 12:16:46 PM GMT
-  Document emailed to Sharon Harvey (sharon.harvey@bewdleytowncouncil.org) for signature
2024-02-28 - 12:16:50 PM GMT
-  Email viewed by Sharon Harvey (sharon.harvey@bewdleytowncouncil.org)
2024-02-28 - 2:08:23 PM GMT
-  Document e-signed by Sharon Harvey (sharon.harvey@bewdleytowncouncil.org)
Signature Date: 2024-02-28 - 2:11:54 PM GMT - Time Source: server
-  Agreement completed.
2024-02-28 - 2:11:54 PM GMT