

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT THE GUILDHALL, LOAD STREET, BEWDLEY
26 FEBRUARY 2024**

COMMITTEE MEMBERS PRESENT

Cllrs S Harvey (Chairman), N Harper (Vice Chairman), P Gittins, H Lacy, I Latimer, S Billett from 17.03 and R Stanczyszyn.

In attendance:

T Bodley – Town Clerk
L Guise – Deputy Town Clerk, minute taker

8427 APOLOGIES FOR ABSENCE

Cllr	Reason
H Lacy	Work commitment

8428 DECLARATIONS OF INTEREST

Cllr	Minute	Interest	Reason
Harper	24/0026/HOU 24/0027/LBC	ODI	Neighbouring property

8429 COUNCILLORS' DISPENSATIONS

None received.

8430 OPEN SESSION TO HEAR FROM MEMBERS OF THE PUBLIC

No members of the public in attendance.

8431 APPROVE ADOPTION OF PREVIOUS MINUTES

To approve adoption of the minutes of the Planning Committee meeting held 29 January 2024.

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

8432 PLANNING APPLICATIONS

Members' response to the following consultations:

i) **Current Applications**

WFDC ref	Site Address	Proposal
24/0026/HOU	Rye Cottage, Spring Grove Farm, Bewdley Bypass Wribbenhall	Installation of bi-fold doors
BTC Recommends approval.		

WFDC ref	Site Address	Proposal
24/0027/LBC	Rye Cottage, Spring Grove Farm, Bewdley Bypass Wribbenhall	Listed building consent for the installation of bi-fold doors
BTC Recommends approval.		
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)
BTC Recommends approval.		
24/0066/HOU	20 Sandbourne Drive, Bewdley	Demolition of porch and replacement with Single storey garden room and reconstruction of outbuilding
BTC Recommends approval.		
24/0001/HOU	10 Nursery Road, Bewdley	Construction of a single storey front extension, garage conversion and associated works
BTC Recommends approval.		

Councillor Harper left the room at 17:05 hours at item 8432, references 24/0026/HOU and 24/0027/LBC and re-entered at 17.10 hours.

- ii) **Non-Statutory Consultation Planning Applications**
The Non-Statutory Consultation Planning Application for Chamberlain Coppice was noted, and members wished to thank Forest Management at Tilhill for the consideration as it is outside of Bewdley Parish.
- iii) **Planning Applications deferred from a previous meeting.**
There were no deferred applications to consider.
- iv) **Planning Applications requiring further comment from WFDC**
There were no applications requiring further comment.
- v) **Planning Appeals**
Appeal Reference APP/R1845/D/23/3330623, 23/0580/HOU 15 Delamere Road
It was reported that the appeal decision has been dismissed. The development proposed was for 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. **The appeal decision was noted.**

8433 REPRESENTATIONS

No representations made.

8434 PLANNING DECISIONS UPDATE

Wyre Forest District Council Decisions were noted.

8435 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) – It was reported that the previous owner had advised that the land has been sold but there is no change on land registry to date, WFDC had tried to contact the new owner but has not received any reply or response to letters. It was further reported that WFDC is in the process of contacting the previous owner advising them that official documents proving the sale of the land are required. A new Land Registry search will be carried prior to issuing a PCN to the ‘new owner’.
- b) 2nd 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 resulting in a request that the application is withdrawn (21/0040). The caravan had been inspected and upon inspection it is reported that it is not being used for residential purposes. A planning contravention notice was served to the owner to obtain formal notification that the site was not used for residential purposes. The Planning Contravention Notice was sent in January 2024 and returned completed signed. **The case is now closed.**
Members wished their dissatisfaction of the outcome to be minuted.
- ii) 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.**
- iii) 2 Severnside South – There is a planning application pending, with a noise impact assessment awaited. References – 23/0808/FUL & 23/0809/LBC.
- iv) 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.

8436 PARISH TOWN COUNCIL s106 REPORT

The report was noted. Members feel it is a disappointing feature that with both Bewdley developments, none of the money has come to Bewdley to be spent locally and that there should be some allocation of funds. It is hoped that District Councillors who represent Bewdley would lobby for these funds.

RESOLVED: That a letter be sent to Wyre Forest District Council Chairman of Planning and the Planning Manager requesting that an apportionment of funds from any new development that will benefit the wider community be channelled into direct funding to Bewdley Town Council.

8437 WYRE FOREST DRAFT REVISED STATEMENT OF COMMUNITY INVOLVEMENT

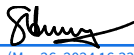
RESOLVED: That the agenda item be deferred until the Planning Meeting taking place on 25 March where committee response will be recorded.

8438 TRAINING OPPORTUNITIES

No planning training available.

8439 DATE OF NEXT COMMITTEE MEETING – Monday 25 March 2024 following the Finance and Facilities Committee meeting at The Guildhall.

The meeting concluded at 17.37 hours.



S Harvey (Mar 26, 2024 16:33 GMT)

Signed.....
The Chairman of the Planning Committee
26 February 2024







Planning Minutes 26 February 2024

Final Audit Report

2024-03-26

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