



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 April 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 25 March 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

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
24/0117/HOU	4 Hales Park, Bewdley	Two storey rear and side extension
24/0186/HOU	Lower Lodge, 4 Lower Park, Bewdley	Extension to the annex area, replacement of existing open porch, alterations to detached outbuilding and replacement of existing iron gates with wooden gates
24/0227/LBC	Lower Lodge, 4 Lower Park, Bewdley	Extension to the annex area, replacement of existing open porch, alterations to detached outbuilding and replacement of existing iron gates with wooden gates
24/0206/LBC	The Old Bakehouse, 18A High Street, Bewdley	Relocation of flue associated with replacement boiler
24/0234/HOU	3 Cordle Marsh Road, Bewdley	Single storey extension to front elevation
24/0197/OUT	Land to the rear of 48, Lyttleton Road, Bewdley	Outline planning application including matters of access (all other matters reserved) for the erection of 1 x dwelling house and associated works

- ii) **24/0222/AG Land at Os 377350 272850** Heightington Road, Ribbesford – Agricultural building for the storage of machinery and hay, and hard standing to form associated yard area. There is no statutory requirement to consult on such an application and is for information only.
- 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**

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
24/0026/HOU	Rye Cottage, Spring Grove Farm, Bewdley	Installation of bi-fold doors	Approved	Refusal
24/0027/LBC	Rye Cottage, Spring Grove Farm, Bewdley	Installation of bi-fold doors	Approved	Refusal
24/0050/NMA	Old Snuff Mill Warehouse, Park Lane Bewdley	Non-material amendment related To 21/0675/FUL to change internal layout, single to double glazing, entrance door changes to front and change from door to window to rear	Approved	Approved
24/0001/HOU	10 Nursery Road Bewdley	Construction of a single storey front extension, garage conversion and associated works	Approved	Approved
23/0820/HOU	15 Delamere Road Bewdley	Two-storey side extension	Approved	Approved
24/0052/LBC	Old Snuff Mill Warehouse, Park Lane Bewdley	Conversion of offices to 6 apartments – revision to scheme approved under application 23/0492/LBC	Approved	Approved
24/0066/HOU	20 Sandbourne Drive, Bewdley	Demolition of porch and replacement with single storey garden room and reconstruction of outbuilding	Approved	Approved

9. PLANNING AND ENFORCEMENT UPDATES

- a) Site on B4194 (nearest to football ground) – PCN issued to the ‘new owner’ March 2024. Land Registry still not updated.
- b) 2 Severnside South – Planning Application received, to be determined by case officer, Julia Mckenzie – 23/0808/FUL & 23/0809/LBC. Case Closed.
- c) Sainsbury’s – WFDC is still working with the developer/owner to resolve the last few snags. Missing trees have been planted. Main issues now are the residential welcome sign and possibly the noise complaint which is with WRS to re-consider once the weather warms up and machines may run harder.
- d) Former Kendal lodge, Dowles Road - Complaint received regarding mud on the road and contractors vehicles parking in Woodthorpe Drive. Email sent to developer, developer responded to say road sweep will be done ASAP and contractors advised to park on site in future. Visit to be carried out 1st week of April to check issues have been resolved.
- e) Catchems End Persimmon Site - WFDC Planning are aware of issues with the road

and path cleanliness outside the new entrance to the site. They are pushing for the developer to have more regular road sweeping. WFDC are going to liaise with WCC regarding vehicles mounting the footpath and destroying the grass verge.

10. DESIGN, AMENITY AND SHOPFRONTS SUPPLEMENTARY PLANNING DOCUMENT - CONSULTATION

Wyre Forest District Council is preparing a Design, Amenity and Shopfronts Supplementary Planning Document (SPD). The SPD will set out more detailed guidance on the interpretation and application of the District Council's Design policies in the adopted Local Plan. Consultation will take place between Wednesday 10 April 2024 and Wednesday 8 May 2024. The SPD will be made available on the District Councils website <https://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions/>

The documents will also be available at Wyre Forest House Kidderminster and at Kidderminster, Stourport-on-Severn and Bewdley libraries during their usual opening hours. Bewdley Town Council are being informed about the consultation as a Statutory Consultee. Comments are encouraged via <https://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions/> or by email to planning.policy@wyreforestdc.gov.uk or in writing to: Planning Policy Team, Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.

The deadline for receipt of comments is **5pm on Wednesday 8 May 2024**. All comments will be taken into account in the preparation of the final Design, Amenity and Shopfronts SPD. Adoption by the District Council is anticipated by July 2024.

11. BEWDLEY TOWN COUNCIL MOTION – s106 CONTRIBUTIONS FOR DEVELOPEMNT

A response from the Senior Planning Policy Officer regarding correspondence sent to the WFDC Planning Department relating to the s106 report presented at the Planning Committee Meeting on the 26 February following a request that a proportion of future s106 funding be channeled directly to BTC to benefit the local community has been received.

Bewdley Town Councils resolution has been noted; however, it is not expected that there will be any further major developments in the town during this local plan period. All the allocated major developments have been permissioned and the s106 agreements signed. When negotiating s106 contributions, WFDC has to have regard to the tests set out in paragraph 122 of the Community Infrastructure Levy Regulations 2010 ([The Community Infrastructure Levy Regulations 2010 \(legislation.gov.uk\)](https://www.legislation.gov.uk)) and the National Planning Policy Guidance [Planning obligations - GOV.UK \(www.gov.uk\)](https://www.gov.uk). These state that any obligations must be necessary to make the development acceptable in planning terms, be directly related to the development and be fairly and reasonably related in scale and kind to the development. With regards to the s106 allocations of the schemes, the s106 contributions are for the benefit of Bewdley and an amended [spreadsheet](#) reflects this.

12. DATE OF NEXT COMMITTEE MEETING – Monday 20 May 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 April 2024

