

BRIDGNORTH TOWN COUNCIL

**Minutes of the Planning Committee meeting held in the Mayor’s Parlour,
College House on Monday 7 October 2019 at 7.15 pm**

Present: Councillors Mrs S Barlow, G Davies, C Dyson (Vice
Chairman in the Chair) and Miss K Hurst-Knight

In attendance: Minutes’ Secretary and transcribed by Mrs L Gardner

(Draft until signed at a subsequent meeting)

0226/1920 **PUBLIC QUESTIONS**

No public questions were submitted.

0227/1920 **APOLOGIES FOR ABSENCE**

RESOLVED: to receive the apologies as listed below:

Councillor D Cooper	Personal Commitment
Councillor Mrs C Whittle	Unwell

0228/1920 **DECLARATIONS OF INTEREST**

No declarations of interest were submitted.

0229/1920 **MINUTES**

RESOLVED: that the minutes of the Planning Committee meeting held on 2 September 2019, having been previously circulated, be signed by the Vice Chairman as a true record.

0230/1920 **PLANNING APPLICATIONS**

The planning applications listed on the agenda were considered and it was **RESOLVED:** that the following recommendations be submitted to Shropshire Council:

19/03204/FUL	Erection of 2 No buildings (each comprising of 2 No units) for flexible B1, B2 and B8 use including all associated external works to form car parking and year areas – Proposed Development of Commercial Units at Chartwell Business Park, Stourbridge Road, Bridgnorth, Shropshire
--------------	--

Members were informed that this application had been considered at a previous Planning Committee meeting and had been added to the agenda for this meeting in error.

19/03676/FUL Application under Section 73A of the Town and Country Planning Act 1990 for the erection of one replacement holiday let property – 3 Church Fields, Quatford, Bridgnorth, WV15 6QL

No objection providing the footprint of the proposed property is not significantly bigger than the existing.

19/03840/FUL Replacement of four windows (like for like) at front of the property – 15 Kings Loade, Bridgnorth, WV16 4BT

No objection.

19/03885/TPO To re-pollard, removing approximately 50% of the height and cutting to suitable pollard points 5 no Lime trees protected by the Bridgnorth District Council (The Hawthorns, Bridgnorth) TPO 1988 – 44, 46 and 48 The Hawthorns, Bridgnorth, WV16 5JG

No objection.

19/03892/TCA To reduce 1 Sycamore tree at the rear of the property by a third within Bridgnorth Conservation Area – 6 Westgate Villas, Bridgnorth, WV16 4QX

(Minute Secretary's note: Although Members made a recommendation of 'no objection' to this application, it was not possible to upload it to the Shropshire Council planning portal as the response date had already passed and a decision to give consent to the application had been made).

19/03943/FUL Erection of two storey extension to both sides and rear elevations following removal of existing garage; erection of single storey side extension – Westways, Westgate, Bridgnorth, WV16 5BL

No objection.

19/04033/TCA To remove 1 no Cherry tree and remove lower branches of 1 no Ash tree both overhanging The Gym Club (Hollybush Road) within Bridgnorth Conservation Area – Severn Valley Railway, Hollybush Road, Bridgnorth, WV16 5DT

No objection.

19/04059/LBC Alterations to property including insertion of bi-fold doors in rear elevation, internal rearrangements and insertion of ensuite – 5 Danesford, Bridgnorth, WV15 6QD

No objection.

19/04138/FUL Application under Section 73A of the Town and Country Planning Act 1990 for the erection of 1 No detached dwelling and garage following demolition of unstable dwelling; formation of vehicular access (amended scheme) – 7 Oldbury Wells, Bridgnorth, Shropshire

No objection.

19/04145/FUL Conversion of redundant dwelling and outbuildings to 7 no self-contained flats – 3 High Street, Bridgnorth, WV16 4DB

and

19/04146/LBC Conversion of redundant dwelling and outbuildings to 7 no. self-contained flats affecting a Grade II Listed Building – 3 High Street, Bridgnorth, WV16 4DB

Whilst Members welcome the proposal to renovate this property, they object to the application as presented as it is not clear whether the stairway will meet fire regulations for multiple occupancy (does the specified plasterboard meet the regulation requirements and is the stairway wide enough and to requirements?). Additionally there are concerns that historic features in this building, being the last three-storey residential property in the High Street in its near original condition, are to be covered over and may be damaged. Members also note the comments submitted by the Bridgnorth Civic Society.

It is therefore recommended that this application be considered by the Southern Planning Committee to address the concerns raised and that a site visit would be justified.

19/04155/VAR Variation of Condition 2 (External Materials) and Condition 3 (approved plans and drawings) of planning application 18/00385/FUL. Proposed single storey contemporary extension to the rear – Crantock, Westgate, Bridgnorth, WV16 5BL

No objection.

19/04157/FUL Erection of 2no Dwellings – Proposed Residential Development Land South of 67 Bernard’s Hill, Bridgnorth, Shropshire

No objection in principle but Members have concerns about access during the construction process.

19/04245/TCA To fell 2 no Rowan trees (T1, T2) and reduce and reshape up to 25% 1 no Rowan tree (T3) within Bridgnorth Conservation Area – Land at Communal Car Park Rear of 9 East Castle Street, Bridgnorth.

No objection.

19/04257/FUL Erection of two storey and single storey extension – Rockmount, 11A Danesford, Bridgnorth, WV15 6QB

No objection.

0231/1920 **ADDITIONAL PLANNING MATTERS**

a) Any other planning applications received after dispatch of the agenda but prior to the meeting.

19/04313/FUL Erection of two storey rear extension; erection of balcony to rear ground floor – 10 Greenfields Drive, Bridgnorth, WV16 4JR

(Minute Secretary’s note: the Planning Officer has subsequently been advised by email that Members felt unable to consider this application as only the application form was available for viewing on the Shropshire Council planning portal.

19/04326/FUL Alterations to previously approved 15/01747/FUL for the erection of 4 no. dwellings to provide roof space conversion with dormers – Former Filling Station, Quatford, Bridgnorth, WV15 6JQ

No objection.

b) Any other correspondence relating to planning

No other correspondence relating to planning had been received.

0232/1920 **DECISIONS ON PLANNING APPLICATIONS**

Previously circulated for Members' attention were decisions on planning applications notified by Shropshire Council and the information was noted.

0233/1920 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

RESOLVED in terms of Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it was, therefore, **RESOLVED** that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded.

0234/1920 **PLANNING ENFORCEMENT CASES**

Members received notification of Planning Enforcement Cases and the information was noted.

DRAFT