

BRIDGNORTH TOWN COUNCIL

**Minutes of the Planning Committee meeting held in the Annexe,
College House on 9 January 2020**

Present: Councillors D Cooper (Chairman), G Davies and C Dyson
In attendance: Councillor E Marshall
Minutes' Secretary and transcribed by Mrs L Gardner
One member of the public

(Draft until signed at a subsequent meeting)

0350/1920 PUBLIC QUESTIONS

Mr D Fensome, who had submitted the amended planning application 19/01340/FUL, outlined the changes in the new application for the site and asked members to take these into account when considering the application.

0351/1920 APOLOGIES FOR ABSENCE

RESOLVED: to receive the apologies as listed below:

Councillor Ms S Barlow	Personal commitment
Councillor Ms K Hurst-Knight	Personal commitment

0352/1920 DECLARATIONS OF INTEREST

No declarations of interest were submitted.

Councillor E Marshall requested permission to participate, but not vote, during the meeting and permission was given.

0353/1920 MINUTES

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

0354/1920 PLANNING APPLICATIONS

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

Amendment to:
19/01340/FUL Erection of 2 No. dwellings following demolition of existing garage – Proposed Residential Development Land Adjacent Coney Villa, 51 Friars Street, Bridgnorth, Shropshire

RESOLVED: to suspend Standing Orders to allow Mr Fensome to provide additional information regarding this application and to answer members questions.

RESOLVED: to reinstate Standing Orders.

Members wish to record a neutral recommendation subject to Shropshire Council investigating their concerns over the potential impact on the foul drainage system which is regularly blocked under the existing load (Severn Trent Water should comment).

Members note the comments from Shropshire Council Highways and Conservation.

19/05213/FUL

Residential development of 5 No dwellings together with 10 No parking spaces and associated works – Proposed Residential Development Land at Former Builder’s Yard South of Innage Lane, Bridgnorth, Shropshire

Members object to the planning application and recommend that it should be rejected as invalid on the grounds that it occupies land set aside as residents’ gardens (18/02281/FUL) for which permission was granted providing it was implemented as approved.

We further note that the original permission did not require an affordable housing contribution due to lack of viability and are concerned that the potential further development of part of the site may not have been considered when assessing viability.

Members of committee also wished it minuted that they did not consider it necessary to refer this application back to full council for consideration.

19/05330/FUL

Erection of single storey extension – 107 Victoria Road, Bridgnorth, WV16 4LL

No objection.

19/05335/FUL

Erection of first floor extension above existing garage – The Old Coach House, Oldbury Grove Lane, Oldbury, Bridgnorth, WV16 5EE

Committee members noted the Shropshire Council Conservation comments.

19/05378/FUL Erection of two storey extension to side elevation with first floor balcony infill extensions to front elevation – 10 Oldbury Wells, Bridgnorth, WV16 5JE

No objection.

19/05427/TCA Fell 2 no Ash and remove limb overhanging neighbour's garden of 1 no Sycamore (See Photos) within Bridgnorth Conservation Area – 1 Rose Lane, Bridgnorth, WV16 5JF

No objection.

19/05439/TCA Works to trees (See Schedule & Plan) within Bridgnorth Conservation Area – Land Adjacent, Doctors Lane, Bridgnorth, Shropshire

No objection.

19/05458/FUL Erection of a dwelling – 8 Sabrina Road, Bridgnorth, WV15 6DQ

Members of Committee note that the floor plans and elevations drawings are not consistent and will affect comments with regard to location of doors. In a previous application for this property (18/01536/FUL) the planning officer commented that the then proposed development was only suitable if ancillary to the existing dwelling but not as a separate dwelling due to parking and private amenity space issues. We consider that the same observations apply to the current application, which is also a two storey dwelling, and as such we consider it an overdevelopment of the site.

Councillor Edward Marshall had specifically expressed a wish to participate in discussions relating to the following application which was listed at agenda item 6 (a) and it was agreed that the application be brought forward to this point in the meeting for consideration following which Councillor Marshall could leave the meeting.

Amendment to:
19/04157/FUL

Erection of 2 no. dwellings; creation of new vehicular access – Proposed Residential Development land south of 67 Bernard's Hill, Bridgnorth, Shropshire

Members have no objection in principle but reiterate their previous concerns about access during the construction process. Members also note

subsequent objections from local residents, mainly concerning parking and construction access.

Cllr Marshall and the member of the public both left the meeting at this point.

19/05466/LBC Replacement of 1 no. existing external ATM sign with 1 no. new external ATM sign affecting a Listed Building – 43A High Street, Bridgnorth, WV16 4DD

No objection.

19/05467/ADV Replacement of 1 no. existing external ATM sign with 1 no. new external ATM sign – 43A High Street, Bridgnorth, WV16 4DD

No objection

19/05516/FUL Erection of two storey side extension and single storey rear extension – 32 Elizabeth Avenue, Bridgnorth, WV16 4PX

No objection.

19/05523/FUL Erection of part single storey part two storey rear extension – 11A Queens Road, Bridgnorth, WV15 5DG

No objection to the development in principle subject to a satisfactory construction method statement.

0355/1920 **ADDITIONAL PLANNING MATTERS**

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

Members had already considered the amendment to planning application 19/04157/FUL earlier in the meeting.

19/05544/FUL Conversion of garage/store into w.c. and associated works – 40 Friars Street, Bridgnorth, WV16 4BJ

No objection.

- b) Any other correspondence relating to planning.

No other correspondence relating to planning had been received.

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

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