

Responses to Planning Applications under delegated authority (COVID-19)

Application number	Address	Application	Dated	Response Due By	Sent to Members/ Response Date	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
20/01206/FUL	15 St Leonards Close, Bridgnorth, WV16 4EJ,	Installation of replacement doors and windows; construction of pitched roof to existing flat roof dormer window and reroofing works to the front elevation; replacement door and windows, construction of pitched roofs to the existing flat roof dormer windows and reroofing works to rear elevation	24.3.2020	24.4.2020	26.3.2020/ 2.4.2020	Representation – no objection	9.4.2020	Grant permission
20/01266/FUL	13 Sabrina Road, Bridgnorth, Shropshire, WV15 6DQ,	Erection of single storey rear extension	26.3.2020	26.4.2020	26.3.2020/ 2.4.2020	Representation – no comment	9.4.2020	Grant permission
20/01220/LBC	28 St Mary's Street, Bridgnorth	Works to facilitate the installation of en-suite bathrooms on the first and second floors affecting a Grade II Listed Building	31.3.2020	1.5.2020	31.3.2020/ 7.4.2020	Representation – no objection	9.4.2020	Grant permission
20/01347/FUL See 19/05335/FUL also	The Old Coach House, Oldbury Grove	Erection of first floor extension above existing garage (re-submission)	31.3.2020	1.5.2020	31.3.2020/ 7.4.2020	Representation – no comment	21.4.2020	Refuse

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	Lane, Oldbury, Bridgnorth, Shropshire.							
20/01376/FUL	1 Linley View Drive, Bridgnorth, WV16 4RT	Erection of two storey front extension following demolition of porch	3.4.2020	3.5.2020	3.4.2020/10.4.2020	Representation – no objection	16.4.2020	Grant permission
20/01393/TCA	Severn Valley Railway, Hollybush Road, Bridgnorth, Shropshire, WV16 5DT	To fell 4no Cherry & 1no Ash within Bridgnorth Conservation Area	6.4.2020	6.5.2020	7.4.2020/14.4.2020	Representation – no objection	16.4.2020	No objection
20/01433/FUL	38 Woodberry Close, Bridgnorth, Shropshire, WV16 4PT	Erection of a single storey rear extension and porch to front	7.4.2020	7.5.2020	7.4.2020/14.4.2020	Representation – no objection	16.4.2020	Grant permission
20/01479/HHE	31 Birchlands, Bridgnorth, Shropshire, WV15 5DR	Erection of replacement porch and single storey rear extension, dimensions 4.39 metres beyond rear wall, 3.00 metres maximum height, 3.00 metres high to eaves	9.4.2020	9.5.2020	14.4.2020/21.4.2020	N/A	N/A	Withdrawn 15.4.2020
20/01510/FUL	14 West Castle Street,	Erection of a single storey side extension	14.4.2020	14.5.2020	16.4.2020 / 23.4.2020	We have no objection in principle to the proposal as amended	30.4.2020	Grant permission

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	Bridgnorth, WV16 4AB					on 27/4/2020, however we note that there appears to be a prominent mature tree either on the site or close by and recommend that an arboriculturalist's report is considered		
20/01567/FUL	9 Conduit Lane, Bridgnorth, WV16 5BW	Erection of single storey rear extension and replacement porch	21.4.2020	21.5.2020	21.4.2020/ 28.4.2020	No objection	30.4.2020	Grant permission
20/01611/FUL	Proposed Dwelling South Of 30, Ludlow Heights, Bridgnorth, Shropshire	Erection of 1no dwelling with attached garage following demolition of an existing garage (modification of previously approved 17/06172/FUL)	23.4.2020	23.5.2020	23.4.2020/ 30.4.2020	No objection providing the background noise concerns which were dealt with through a glazing condition on 17/01672/FUL can be satisfactorily addressed.	1.5.2020	Grant permission
20/01623/FUL	3 High Street, Bridgnorth, Shropshire, WV16 4DB	Conversion of redundant dwelling and outbuildings to 3no self-contained flats (revised scheme)	24.4.2020	24.5.2020	24.4.2020/ 1.5.2020	Representation: no objection to the principle of conversion of the building into 3 flats, subject to the Conservation Officer's recommendations on the details of the proposed conversion.	4.5.2020	

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20/01624/LBC	3 High Street, Bridgnorth, Shropshire, WV16 4DB	Conversion of redundant dwelling and outbuildings to 3no self-contained flats affecting a grade II listed building (revised scheme)	24.4.2020	24.5.2020	24.4.2020/ 1.5.2020	Representation: no objection to the principle of conversion of the building into 3 flats, subject to the Conservation Officer's recommendations on the details of the proposed conversion.	4.5.2020	Grant permission
20/01633/FUL	31 Birchlands, Bridgnorth, Shropshire, WV15 5DR	Erection of replacement porch and single storey rear extension.	27.4.2020	27.5.2020	27.4.2020/ 4.5.2020	Representation: No objection	6.5.2020	Grant permission
20/01685/FUL	34 Elizabeth Avenue, Bridgnorth, WV16 4PX	Erection of single storey rear extension and car port to side	29.4.2020	29.5.2020	5.5.2020/ 12.5.2020	Representation - no objection however we would like to see the applicant provide planning with more details of the car port.	14.5.2020	
20/01769/TCA	30 St Marys Street, Bridgnorth, Shropshire, WV16 4DW	To fell 1no (T4) Lawson Cypress tree, remove lower branches (as shown on photo) and deadwood 1no (T17) Yew tree and fell 1no Malus Syvestris (T19) within Bridgnorth Conservation Area.	5.5.2020	5.6.2020	6.5.2020/ 13.5.2020	Representation – no objection	14.5.2020	No objection
20/01855/TCA	Land At Kings Loade Estate,	To crown lift to 3.5metres and remove 1 lowest subsiding branch to no1 Kings Loade 1no	12.5.2020	12.6.2020	13.5.2020/ 20/5/2020	Representation – no objection	22.5.2020	No objection

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	Bridgnorth, Shropshire, WV16 4BT	Ash Tree and fell 1no Elder tree (located on Visitor Car Park) and Crown lift/cut back from property to provide side way clearances of up to 3.5m from balconies to include the removal of basal stem stub regrowth and reduction of lateral scaffold branch spread over propeny side 1no Sycamore tree on River Embankment within Bridgnorth Conservation Area.						
20/01894/FUL	43 Listley Street, Bridgnorth, Shropshire, WV16 4AW	Erection of detached garden store, utility & summerhouse	18.5.2020	18.6.2020	18.5.2020/ 26.5.2020	Representation: No objection subject to a satisfactory Heritage Impact Assessment	1.6.2020	Grant permission
20/01921/FUL	Proposed Dwelling To The South Of, Listley Street, Bridgnorth, Shropshire,	Erection of a single dwelling with associated new access and parking deck with car port	21.5.2020	21.6.2020	21.5.2020/ 28.5.2020 – deferred to 8 June	No objection subject to suitable archaeological and landscaping conditions and appropriate measures to secure the future maintenance of trees and woodland on the site	11.6.2020	

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20/01954/LBC	Castle Tea Rooms, 1 East Castle Street, Bridgnorth, Shropshire, WV16 4AL	Installation of fire resistant and acoustic separation ceiling to existing tea room and kitchen area affecting a Grade II Listed Building	22.5.2020	22.6.2020	22.5.2020/ 29.5.2020	No comment	8.6.2020	Grant permission
20/01962/FUL	3 Sydney Cottage Drive, Bridgnorth, WV16 4PW	Erection of single storey rear extension	26.5.2020	26.6.2020	26.5.2020/ 2.6.2020	No objection	8.6.2020	Grant permission
20/02062/FUL	Longthorpe , Oldbury Grove Lane, Oldbury, Bridgnorth, Shropshire, WV16 5EE	Erection of one dwelling and formation of access (re-submission in lieu of previously approved 14/03239/FUL)	2.6.2020	2.7.2020	2.6.2020/ 9.6.2020	Representation: We have noted the Conservation Officer's comments about the scale and massing of the building and share the concerns expressed. We also note that a Heritage Impact Assessment has been requested. We would further comment that there does not appear to be an arboricultural report submitted as part of the application.	12.6.2020	Grant permission

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20/02056/FUL	Former Council Offices, Westgate, Bridgnorth, Shropshire,	Demolition of existing buildings; erection of mixed residential scheme of 31 dwellings; highway works; landscaping scheme to include felling of trees; all associated works	3.6.2020	3.7.2020	3.6.2020/ 10.6.2020	<p>Object - Whilst the proposed development would allow a much needed redevelopment of a derelict brownfield site and contribute to the vitality of the town centre (by virtue of it being in such close proximity to the main shopping area), Bridgnorth Town Council has 3 major areas of concern:</p> <p>1. The effects on traffic and its unacceptable impact on highway safety.</p> <p>a. The Transport Analysis states (6.2.1) that "No committed developments have been identified by SCC; none have been included as part of our assessments." However, SAMDev includes approval for a</p>	2.7.2020	

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						<p>significant number of houses around Tasley, which will result in a significant increase in traffic along Wenlock Road. This traffic growth needs to be included in the analysis before making an informed decision.</p> <p>b. In relation to the location of units 25-31 inclusive - This area of the Ludlow Road experiences high traffic levels during peak times; being on a main route into the town and to primary schools in the area. With direct access onto Ludlow Road for these 7 units, we have serious concerns regarding visibility for road users and residents of the proposed and neighbouring properties in such</p>		

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						<p>close proximity to a busy junction. The proposed layout for these 7 units will undoubtedly lead to visitors parking on the roadside or part way across the pathway and increase road safety hazards.</p> <p>c. In relation to units 1 - 24 the limited on-site parking available(in a cul-de-sac) is likely to force visitor/overflow parking to head towards making use of the busy Wenlock Road which will add to the already existing traffic safety and congestion problems.</p> <p>2. Inappropriate density.</p> <p>a. The density of the site appears to be completely out of character with</p>		

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						<p>adjoining properties and changes the vista significantly; the area is currently very open and light as are the vast majority of properties in the vicinity. The internal road appears to be wholly insufficient to accommodate visiting traffic, be that relatives and friends, delivery vans or other services. The entrance to the site is also the only exit. There are no turning circles at the ends of the cul-de-sac. As a prime example; there appears to be insufficient space for a refuse truck or fire engine to enter the site and turn around (the previous plans for a slightly larger site did include such provision). The solution offered in the applicants Transport</p>		

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						<p>Statement of turning around at the internal T Junction is seen as unsatisfactory in allowing the for the efficient delivery of goods and access by service and emergency vehicles.</p> <p>b. The apparent need to maximise the number of properties appears to have resulted in the 7 properties being accessed from the Ludlow Road as opposed to being from an internal road on the site. This makes the proposal look like 2 adjoining developments rather than one flowing development. The proposed design lacks innovation and does not demonstrate a desire to improve the character of the area.</p>		

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						<p>We note that the land available to the development has been reduced (now that the land occupied by the police station is longer available) by some 30%, yet the number of properties has only been reduced by approximately 20%.</p> <p>c. The scale of housing apparently requires a compromise on Shropshire Council's policy on open space requirements (MD2/CS6) and results in excessive loss of established trees.</p> <p>3. Insufficient regard for achieving sustainable development</p> <p>a. The proposals do not specify a target SAP rating to be achieved - just an</p>		

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						indication of how building regulation SAP ratings may be achieved. We would expect Shropshire Council to insist on specification of a suitable low energy approach, capable of net zero carbon emissions by 2030 at the latest. This should include a specific standard, such as the BREEAM Home Quality Mark. We can find no mention solar energy or charge points for electric vehicles, for example.		
20/02106/FUL	7 Three Ashes Road, Bridgnorth, WV16 5AY	Erection of single storey side and rear extension following removal of existing; formation of first floor living accommodation in roof with front facing dormers	5.6.2020	5.7.2020	5.6.2020/ 12.6.2020	Proposed response: No objection	15.6.2020	Grant permission
20/02160/OUT	Proposed Dwelling Adj 32 Ludlow Road,	Outline application for the erection of one detached dwelling to include access	9.6.2020	9.7.2020	9.6.2020/ 16.6.2020	No objection in principle providing the highway access is acceptable.	19.6.2020	Grant permission

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	Ludlow Road, Bridgnorth, Shropshire,							
20/02250/FUL	6 Ludlow Road, Ludlow Road, Bridgnorth, WV16 5AF	Erection of front porch	12.6.2020	12.7.2020	12.6.2020/ 19.6.2020	No objection	22.6.2020	Grant permission
20/02313/FUL	Villa Vella, Hermitage Heights, Bridgnorth, WV15 5EN	Erection of extensions	16.6.2020	16.7.2020	16.6.2020/ 23.6.2020	Based on the revised elevations as submitted on 1st July, we have no objection subject to a satisfactory Heritage Impact Assessment and Planting Scheme.	14.7.2020	Grant permission
20/02323/LBC	30 St Marys Street, Bridgnorth, Shropshire, WV16 4DW	Renewal of window sashes to front elevation with hardwood slimline double glazed units affecting a Grade II Listed Building	16.6.2020	16.7.2020	16.6.2020/ 23.6.2020	No objection	25.6.2020	Grant permission
20/02297/FUL	Hawthorn View, Hollybush Road, Bridgnorth, WV16 4AE	Erection of summerhouse, installation of a fibreglass lid to existing lift shaft & proposed up & over garage doors, CCTV & burglar alarm	19.6.2020	19.7.2020	19.6.2020/ 26.6.2020	No objection	30.6.2020	Grant permission

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20/02399/FUL	44 Bramble Ridge, Bridgnorth, WV16 4SQ	Erection of rear facing dormer and conversion of attic into habitable accommodation	23.6.2020	23.7.2020	23.6.2020/ 30.6.2020	We have no objection in principle to the proposal, providing it doesn't give rise to a loss of light to neighbouring properties.	2.7.2020	Grant permission
20/02609/FUL	8 Sabrina Road, Bridgnorth, Shropshire, WV15 6DQ	Erection of a dwelling (re-submission)	7.7.2020	7.8.2020	7.7.2020/ 14.7.2020	Objection - We consider that the proposal may not comply with SAMDev policy MD2 (Sustainable Design) and Core Strategy Policy CS6 (Sustainable Design and Development Principles), and the guidance contained within S12 (Achieving well designed places) of the National Planning Policy framework (NPPF) 2019. Further comments as follows: 1) As highlighted in a previous application, the plans are still	3.8.2020	

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						<p>inconsistent with each other and with what is in situ. There are two sets of existing elevations that have been submitted with the current application, dated 14/05/2019 and 30/05/2020. The 2019 existing elevation shows the property as it is now, as at July 2020, with 2 front doors. However, the drawings from May 2020 show only one front door. Plans should set out a clear design vision and expectations and not be misleading.</p> <p>2) Previous applications to extend the property or build a separate dwelling have raised issues about the impact on the residential amenity due to privacy issues. This is due to</p>		

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						<p>the constricted nature of the site. In the current application, we feel that the bedroom window at the rear of the property may give rise to privacy concerns about the garden of no. 8 and its first floor terrace.</p> <p>3) The plans have not adequately addressed the concerns raised in the officers' previous report from the 2019 application, namely;</p> <ul style="list-style-type: none"> - the bulk, massing and overall architectural merit of the proposed new dwelling fails to respond well to its context; overdevelopment of the site resulting in an adverse impact upon the visual amenity and the street scene. 		

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20/02682/TCA	Hillybank House, Hilly Bank, Oldbury Wells, Bridgnorth, Shropshire	Fell 2no Maple within Bridgnorth Conservation Order	8.7.2020	22.7.2020	8.7.2020	No objection	18.7.2020	No objection
20/02697/FUL	14 Southwell Riverside, Bridgnorth, WV16 4AS	Erection of single storey rear extension and replacement windows, front door and garage doors	9.7.2020	9.8.2020	9.7.2020/ 16.7.2020	No objection	18.7.2020	
20/02739/ADV	Chartwell Business Park, Stores , Stourbridge Road, Bridgnorth, WV15 6AN	Erect and display 2 no. non-illuminated toten signs	13.7.2020	13.8.2020	13.7.2020/ 20.7.2020	No objection	22.7.2020	Grant permission
20/02717/FUL	High Rock Cottage , Telford Road, Bridgnorth, WV15 5NG	Erection of first floor extension	15.7.2020	15.8.2020	15.7.2020 / 22.7.2020	Property appears to be in Worfield Parish within the Green Belt and therefore we provide no comment.	24.7.2020	
20/02796/LBC	Hillside House , 23 St Marys Steps,	Creation of new internal opening at ground floor level affecting a grade II listed building	16.7.2020	16.8.2020	16.7.2020/ 23.7.2020	No objection	24.7.2020	Grant Permission

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	Bridgnorth, WV16 4AQ							
20/02854/FUL	123 Victoria Road, Bridgnorth, WV16 4LL	Erection of a single storey rear extension	21.7.2020	21.8.2020	21.7.2020/ 28.7.2020	No objection	29.7.2020	Grant permission
20/02880/FUL	St. John The Evangelist Roman Catholic Church , 13 North Gate, Bridgnorth, WV16 4ER	Erection of timber storage shed	23.7.2020	23.8.2020	23.7.2020/ 30.7.2020	No objection	6.8.2020	
20/02582/PRC PA	8 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	Application for prior approval under Part 3, Class C of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the Change of Use from Shops (A1), Professional Services (A2) to Restaurants/Cafes (A3)	24.7.2020	24.8.2020	24.7.2020/ 31.7.2020	No objection	6.8.2020	
20/02956/FUL	69 Innage Lane, Bridgnorth, WV16 4HS,	Erection of a single storey side extension with integral garage following removal of existing detached garage	27.7.2020	27.8.2020	27.7.2020/ 3.8.2020	No objection	6.8.2020	

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20/02951/FUL	34 Victoria Road, Bridgnorth, WV16 4LF,	Erection of single storey side and rear extension	27.7.2020	27.8.2020	27.7.2020/ 3.8.2020	No objection	6.8.2020	
20/02773/FUL	Land North Of 9 Oldbury Wells	Erection of one dwelling	29.7.2020	29.8.2020	29.7.2020/ 5.8.2020	<p>Objection - The Town Council notes that application 19/02449/FUL for the same site remains unresolved and the Highways queries raised in respect of that application would also appear to apply to the current application and have not been addressed. We also note the lack of arboricultural information on the current application.</p> <p>The Town Council considers that development of a 3 bedroomed property on this site, with no vehicular access or ability to park on street nearby, may not be sustainable. There</p>	20.8.2020	

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						are also concerns about whether a 2 storey building with windows to all aspects would adequately safeguard the residential amenity of the occupants of nearby properties. Any development on this site would require a comprehensive Construction Method Statement, addressing in particular the means of delivering construction materials to the site.		
20/03056/TCA	11 Fells Orchard, Oldbury, Bridgnorth, Shropshire, WV16 5DZ.	To carry out all round crown reduction reducing overall height by up to 4m and lateral growth by up to 2m branch length 1 no Silver Birch tree within Oldbury Conservation Area.	30.7.2020	13.8.2020	4.8.2020/ 11.8.2020	No response submitted		
20/02961/FUL	49 Severn Street, Bridgnorth, WV15 6BB	Proposed loft conversion with roof lights to front and rear elevations and single storey rear extension	5.8.2020	5.9.2020	6.8.2020/ 13.8.2020	No objection	20.8.2020	

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20/03104/ADV	63 High Street, Bridgnorth, WV16 4DX	Erect and display 1No. internally illuminated fascia sign, 1No non illuminated fascia sign and 1No internally illuminated projecting sign	6.8.2020	6.9.2020	6.8.2020/13.8.2020	Object - It appears that the white body of the fascia sign and of the projecting sign would be internally illuminated - if this is the case we consider it is inappropriate in a Conservation Area setting.	20.8.2020	
20/03124/FUL	24 Cartway, Bridgnorth, WV16 4BG	Installation of door following removal of window on rear elevation	12.8.2020	12.9.2020	12.8.2020/19.8.2020	No objection to both applications 20/03124/FUL and 20/01325/LBC	20.8.2020	
20/03202/LBC	41 River Side, Bridgnorth, Shropshire, WV16 4BH	Application under 73A of the Town and Country Planning Act 1990 for internal and external alterations affecting a Grade II Listed Building	12.8.2020	12.9.2020				
20/03182/FUL	22 St Leonards Close, Bridgnorth, WV16 4EJ	Installation of flat roof dormer window to rear and enlargement of existing roof windows to front	12.8.2020	12.9.2020	12.8.2020/19.8.2020	No objection subject to the use of appropriate materials for the windows.	20.8.2020	
20/02886/LBC	5 Ebenezer Row, Bridgnorth, Shropshire, WV16 4AU	Alterations to front elevation windows from single glazed windows with internal secondary glass to sash windows to match the rest of the row	13.8.2020	13.9.2020	13.8.2020/20.8.2020	No objection in principle, but an appropriate Design and Access Statement/ Heritage Statement should be submitted.	20.8.2020	

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20/03167/FUL	6 St James Cottage, Stourbridge Road, Bridgnorth, WV15 5AH	Erection of single storey rear extension	17.8.2020	7.9.2020	18.8.2020/ 26.8.2020	No objection	4.9.2020	
20/03248/LBC	1 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	Conversion of one flat and four letting rooms to form two flats and eight letting rooms (house of multiple occupation) affecting a Grade II Listed Building	19.8.2020	19.9.2020	20.8.2020/ 27.8.2020			
20/03172/FUL	1 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	Conversion of one flat and four letting rooms to form two flats and eight letting rooms (house of multiple occupation) affecting a Grade II Listed Building	19.8.2020	19.9.2020	20.8.2020/ 27.8.2020			
20/03251/FUL	38 Conduit Lane, Bridgnorth, WV16 5BU	Demolition of existing garage and erection of two storey side extension & single storey rear extension to include ground floor annexe	19.8.2020	19.9.2020	20.8.2020/ 27.8.2020			
20/03059/FUL	57 St Marys Street, Bridgnorth, Shropshire, WV16 4DR	Conversion of outbuilding to form 1No dwelling, conversion of rear machine shop to 3No dwellings and renovation of the main dwelling and associated works	21.8.2020	21.9.2020	21.8.2020/ 28.8.2020			

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20/03088/TPO	The Beeches , Stourbridge Road, Bridgnorth, WV15 6AQ	Crown reduce & thin by approximately 20% of 1no Oak protected by the The Salop County Council (St. James Priory, Bridgnorth) Tree Preservation Order 1960 (Ref: BR/TPO/2)	28.8.2020	28.9.2020	2.9.2020/ 9.9.2020			