

BRIDGNORTH TOWN COUNCIL

**Minutes of the Planning Committee meeting held in the Mayor's Parlour,
College House on Tuesday 2 May 2017 at 7.15 pm**

Present: Councillors J Gittins (Chairman), D Cooper, R Gill,
Mrs J Onions and Ms V Voysey

In attendance: Co-opted Member Mr B Jones
One member of the press
Minutes' Secretaries Mrs L Gardner and Mrs P Russell
Transcribed by Mrs L Gardner

0959/1617 **FIRE SAFETY ANNOUNCEMENT**

The meeting commenced with a fire safety announcement by the Chairman.

0960/1617 **PUBLIC QUESTIONS**

No public questions had been submitted.

0961/1617 **APOLOGIES FOR ABSENCE**

RESOLVED: to receive the apologies as listed below:

Councillor A Hinton	Unwell
Councillor Mrs C Whittle	Apologies submitted

0962/1617 **DECLARATIONS OF INTEREST**

No declarations of interest were submitted.

0963/1617 **MINUTES**

RESOLVED: that the minutes of the Planning Committee meeting held on 10 April 2017, having been previously circulated, be signed by the Chairman as a true record.

0964/1617 **PLANNING APPLICATIONS**

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

- 17/01306/FUL Replacement of, and increase in the overall height, to 2m of existing boundary wall; insertion of door and windows to basement level side elevation; removal of two trees – Alveley House, 2A Harley Way, Bridgnorth, WV16 5PA
Recommend approval subject to confirmation of the dimensions of the door and windows and materials used. Recommend approval also for the removal of the two trees.
- 17/01331/LBC Replacement of 5 No windows on the rear elevation affecting a Grade II Listed Building – 16 Cartway, Bridgnorth, WVA6 4BW
Recommend approval.
- 17/01486/FUL Erection of 2 No dwellings, formation of vehicular and pedestrian access – Proposed Residential Development Land on South side of Listley Street, Bridgnorth, Shropshire
Recommend approval subject to the conditions stipulated by Shropshire Council Highways.
- 17/01658/HHE Erection of a rear conservatory to semi-detached dwelling, 4.0 metres beyond rear wall, 3.0 metres maximum height and 2.1 metres to eaves – 10 Racecourse Drive, Bridgnorth, WV16 4PG
Recommend approval.
- 17/01704/AMP Amendments to planning permission 14/01690 for residential development of 22 dwellings; erection of estates office; formation of communal garden areas and open space (revised scheme) – Proposed Residential Development Land Off St. Stephen's Place, Bridgnorth, Shropshire
Recommend approval.
- 17/01778/TCA To fell 2 No. Sycamore trees within Bridgnorth conservation Area – 8 Orchard Cottages, St Leonard's Steps, Bridgnorth, WV16 4BN
Recommend refusal. Members would like to have seen an Arboricultural report and would suggest crown reduction rather than felling.

The undermentioned were brought back to Committee in the light of additional information received:

- 17/01058/LBC *(The following was considered at the Adjourned Planning Committee meeting held on 27 March 2017, but in the light of Members' comments of 'Recommend refusal as Members felt there was inadequate information provided to enable them to make a decision and also due to the absence of a Conservation Officer's report' the application was brought back to Committee following receipt of additional information)*

Internal and external alterations including removal of internal walls, re-route staircase and remove pillar/beam in kitchen, replace existing porch, move front door and replace various windows and installation of 2 new rooflights affecting a Grade II Listed Building – 4 Whitbrook Mews, Mill Street, Bridgnorth, WV15 5AG

Recommend approval subject to the endorsement of the Conservation Officer and the provision of a satisfactory Structural Engineer's report.

17/01253/FUL

(The following was submitted for consideration at the Planning Committee meeting on 10 April 2017, but brought back following Members' request for additional information)

Change of use of first floor to residential use (regularisation of current position) – 10 St. John's Street, Bridgnorth, WV15 6AG
Recommend approval.

17/01257/LBC

(The following was submitted for consideration at the Planning Committee meeting on 10 April 2017, but brought back following Members' request for additional information)

Works to facilitate the change of use of first floor to residential use – 10 St. John's Street, Bridgnorth, WV15 6AG
Recommend approval.

16/00720/FUL and Appeal Reference 16/02507/REF

(The original proposal for a development of 66 retirement apartments was considered by Town Council at their meeting on 15 March 2016, but following notification that an appeal had been lodged against refusal to grant permission for the revised scheme comprising 55 apartments, and upon receipt of an invitation to re-submit, modify or change previously submitted comments if required, Members of Committee requested the opportunity to consider additional documents now available.)

Erection of 3-storey block of sheltered accommodation comprising 55 apartments for the elderly and lodge manager's accommodation; communal facilities; vehicular access and car parking; landscaping scheme to include removal of trees and boundary treatment (amended description) – Former Builders Yard, Innage Lane, Bridgnorth

Members wished to reiterate their previous comments of recommend refusal due to the overdevelopment of the site and the potential loss of Innage Lea, its outbuildings and barn and additionally requested that any decision should be subject to the recommendations specified in the ecology report/bat survey. They also wished to raise their concerns about insufficient parking provision on site and the added pressure on transport in this area at peak times, particularly at school dropping off and picking up times. Members also felt that the revised plans did not address the overbearing nature of the development.

Members had previously been notified that as part of the appeal process, a hearing was to be held on 19 July 2017 at Shirehall. The notification had included an invitation to attend and, at the discretion of the Inspector, the Town Council's representative could give the Council's views. Councillor D Cooper stated that he would be willing to attend.

0965/1617 **ADDITIONAL PLANNING MATTERS**

a) Planning Applications received after dispatch of the agenda

The following planning application was received after dispatch of the agenda and after consideration it was **RESOLVED**: that the following recommendation be submitted to Shropshire Council:

17/02033/TCA To fell 2 No Leylandii Trees within the Oldbury Conservation Area – Greensted, Potseething Lane, Oldbury, Bridgnorth
No objection.

b) Any other correspondence relating to planning

No additional correspondence had been received.

0966/1617 **DECISIONS ON PLANNING APPLICATIONS**

Members received notification of the following decisions made by Shropshire Council regarding the undermentioned planning applications and the information was noted.

16/05611/LBC Internal and external alterations to include changes to the lightwell/staircase arrangements, closing up of a first floor opening through to Bishop Percy's House, and provision of a fire escape at ground floor level affecting Grade I and Grade II Listed Buildings – Bishop Percy's House, Cartway, Bridgnorth, WV16 4BG

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *Recommend approval subject to approval by the Conservation Officer and a satisfactory ecology report/bat survey.*

17/00341/LBC Works to facilitate the re-configuration of top floor rooms – The Old Coach House, Quatford, Bridgnorth, WV15 6QG

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *Recommend approval*

17/00521/FUL Renovation of three existing shops and creation of three flats – 44-45 High Street and 99 Cartway, Bridgnorth, WV16 4DX

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *Recommend approval. Members did state however that they would like to see the period feature cast iron arms of the awning mechanism retained.*

17/00522/LBC Internal alterations to 3 no shops; creation of 3 no flats and exterior staircase – 44-45 High Street and 99 Cartway, Bridgnorth, WV16 4DX

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *Recommend approval. Members did state however that they would like to see the period feature cast iron arms of the awning mechanism retained.*

17/00922/TCA Reduce crown of 1 No Maple Tree by approximately 6m height and 4.5m width within Bridgnorth conservation Area – 4 Westgate Villas, Salop Street, Bridgnorth, WV16 4QX

Shropshire Council's Decision: *No Objection*
Town Council's Recommendation: *No objection*

17/00992/FUL Formation of dropped kerbs including double dropped kerb to the car port & single dropped kerb to the off road drive – 27 Mill Street, Bridgnorth, WV15 5AF

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *Recommend approval*

17/01225/TCA Removal of four branches of 1 No Sweet Chestnut Tree within Bridgnorth Conservation Area – 14 West Castle Street, Bridgnorth, WV16 4AB

Shropshire Council's Decision: ***No Objection***
Town Council's Recommendation: ***No objection***

17/01251/HHE Erection of a rear conservatory to semi-detached dwelling, dimensions 4.76 beyond the rear wall, 3.60 metres maximum height, 2.25 metres high to eaves – 25 Orchard Drive, Bridgnorth, WV16 4HY

Shropshire Council's Decision: ***Approved Extension GPD***
Town Council's Recommendation: ***Recommend approval***

17/01382/TCA To fell one Silver Birch tree within Innage Gardens Conservation Area – 9 Innage Gardens, Bridgnorth, WV16 4HW

Shropshire Council's Decision: ***No Objection***
Town Council's Recommendation: ***Recommend refusal as no arboricultural report has been provided.***

17/01449/TCA To fell 1 No Damson tree; to reduce 1 No. Western Red Cedar tree by approx. 0.75m and reduce height of 1 No. Trim Cypress by 1.5m and trim east and west faces by up to 0.6m within Bridgnorth Conservation Area – Rear of 18 West Castle Street, Bridgnorth, WV16 4AB

Shropshire Council's Decision: ***No Objection***
Town Council's Recommendation: ***No objection***

The meeting closed at 8.12pm