

BRIDGNORTH TOWN COUNCIL

**Minutes of the Planning Committee meeting held in the Mayor's Parlour,
College House on Monday 10 April 2017 at 7.15 pm**

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

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

Five members of the public and one member of the press

Absent: Councillor A Hinton

0951/1617 **FIRE SAFETY ANNOUNCEMENT**

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

0952/1617 **PUBLIC QUESTIONS**

Although no public questions had been submitted it was proposed, seconded and **RESOLVED:** that as per Standing Order 1(t) that the members of the public in attendance be allowed to speak on planning applications 17/00961/LBC and 17/01104/FUL prior to their consideration.

0953/1617 **APOLOGIES FOR ABSENCE**

RESOLVED: to receive the apologies as listed below:

Councillor Mrs J Onions	Alternative engagement
Councillor Mrs C Whittle	Alternative engagement

0954/1617 **DECLARATIONS OF INTEREST**

Personal Interest:

Cllr D Cooper	17/00961/LBC & 17/01104/FUL	26 East Castle Street Lives nearby and knows the residents in attendance
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0955/1617 **MINUTES**

RESOLVED: that the minutes of the Adjourned Planning Committee meeting held on 27 March 2017, having been previously circulated, be signed by the Chairman as a true record.

0956/1617 **PLANNING APPLICATIONS**

As the members of the public in attendance had come to the meeting to speak on applications 17/00961/LBC and 17/01104/FUL relating to 26 East Castle Street, the Chairman, with Members' agreement, brought these items forward from agenda item 7 (a) to this point in the meeting and the following two applications were presented :

Amendment to:
17/00961/LBC Demolition of outhouse and erection of single storey glass extension; internal works including below ground works to allow for a primary access and access to the existing roof zone via an internal staircase – 26 East Castle Street, Bridgnorth, WV16 4AN

and

Amendment to:
17/01104/FUL Remodelling to rear of house including demolition of single storey outhouse and erection of single storey glass extension and associated works – 26 East Castle Street, Bridgnorth, WV16 4AN

The members of the public were invited to speak and they reiterated their concerns over the proposals as follows:

- The proposed extension would cut out additional daylight to the neighbouring property which it was claimed already has below the recommended daylight factor.
- Fears that if the revised plans were given approval that a sequential request for a roof terrace would follow.
- A precedent would be set for future developments in East Castle Street.
- Inadequate consultation with neighbours.

Members of Committee and members of the public were reminded that the proposed roof terrace had been removed from the revised plans and the extension had been taken back to the line of the existing garden wall. It was pointed out that an up to date Design and Access Statement had not been provided.

Councillor Cooper brought Members attention to SAMDev MD13 'The Historic Environment' from which he read extracts.

Following further deliberation it was **RESOLVED**: that Members reiterate their previous recommendation of refusal in which they stated that they felt that the proposals would set a precedent and were out of scale and character for this Listed Building in a Conservation Area. There were concerns over the neighbours' loss of privacy, the loss of right to ancient light and [in the original application] the apparent lack of declaration of the inclusion of a roof terrace.

It was also stated that the proposal still appears to involve the loss of historic fabric and would appear not to comply with SAMDev Policy MD13 which states that 'In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be conserved, sympathetically enhanced and restored by ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.'

It was also believed that the statement in the existing Design and Access Statement provided that "The works could be carried out under Permitted Development with regards to Planning Policy, but being Listed, would require Listed Building Consent" appeared to be incorrect as it is understood that all Permitted Development Rights have been withdrawn in the Bridgnorth Conservation Area by Article 4 Direction.

Councillor Cooper abstained from voting on the above applications.

The members of the public then all left the meeting and it resumed in the order of the agenda and the applications listed thereon were considered and it was **RESOLVED**: that the recommendations made by Members be submitted to Shropshire Council as follows:

17/01253/FUL Change of use of first floor to residential use (regularisation of current position) – 10 St. John's Street, Bridgnorth, WV15 6AG
No objection in principle to the change of use to this Listed Building but Members reiterated the Conservation Officer's comments regarding the lack of a Design and Access Statement and that more information was required regarding the existing and proposed plans as they felt it was not clear what alterations were to be carried out. They further requested re-consultation when the additional information became available.

17/01257/LBC Works to facilitate the change of use of first floor to residential use – 10 St. John's Street, Bridgnorth, WV15 6AG
No objection in principle to the change of use to this Listed Building but Members reiterated the Conservation Officer's comments regarding the lack of a Design and Access Statement and that more information was

required regarding the existing and proposed plans as they felt it was not clear what alterations were to be carried out. They further requested re-consultation when the additional information became available.

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
No objection.

17/01458/FUL Replacement of 8 windows (Article 4) – 9 Southwell Riverside, Bridgnorth, WV16 4AS
Recommend approval subject to approval of the design of the proposed windows as these were not made available for consideration.

Following the issue of the agenda, Members had been informed that the undermentioned application had been made available for information only as the proposed work was allowed under Permitted Development as set out within Part 16, Class A of the Town and Country Planning (General Permitted Development) Order, 2016. The notification is to enable the Local Planning Authority to determine whether or not prior approval of the siting and external appearance of the development is required and if so whether prior approval is granted.

17/01545/TEL Installation of a 12.5 metre monopole with 3 no. shrouded antennas and 2 no. equipment cabinets and 1 no. meter – Proposed Telecommunications Installation, Old Smithfield Road, Bridgnorth, Shropshire

In view of the aforementioned statement, the information was noted.

0957/1617 **ADDITIONAL PLANNING MATTERS**

a) Planning Applications received after dispatch of the agenda

Both applications due to be considered under this agenda heading had been moved forward on the agenda and discussed earlier in the meeting.

b) Any other correspondence relating to planning

i) Planning Appeal

Circulated with Members' agendas was notification that the following Planning Appeal had been made:

Site Address: Former Builders Yard, Innage Lane,
Bridgnorth
Description: 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)
Application Ref: 16/00720/FUL
Planning Insp Ref: APP/L3245/W/16/3161114
Appeal Ref: 16/02507/REF

When Members of Town Council considered application 16/00720/FUL at their meeting on 15 March 2016, they submitted a comment of *'Recommend refusal due to the overdevelopment of the site and the potential loss of Innage Lea, its outbuildings and barn and the outcome of the ecology report regarding bats'*

The above notice of appeal against the decision of Shropshire Council to refuse to grant planning permission had been received and Members of the Planning Committee were being asked to consider whether they wished to add to, modify, withdraw or leave unchanged the Town Council's previous comments before the closing date of 8 May 2017.

Members were also informed that since the issue of the agenda that notification had been received stating that the above would be determined on the basis of a hearing to be held at Shirehall on 19 July 2017 at 10am. This notification included an invitation to attend the hearing and at the discretion of the Inspector the Town Council's representative could give the Council's views.

It was stated that although Innage Lea is not a Listed Building, it is a significant heritage asset and as such should be protected as per SAMDev Policy MD13. It was also pointed out to Members that revised proposals were submitted to Shropshire Council in August 2016 but that the Town Council does not appear to have been consulted on these. The Minutes' Secretary undertook to contact Shropshire Council to query why the Town Council was not consulted on the revised plans and to request that Members be given the opportunity to consider them at the next Planning Committee meeting scheduled for 24 April 2017.

0958/1617 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.

15/05277/FUL Erection of a dwelling with detached double garage – Proposed Dwelling to the Wet of Friars Street, Bridgnorth

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *(to original application) Recommend approval.*

(to amendment) Recommend refusal due to inappropriate scale and the development impact in a Conservation area. Members were concerned about the lack of access and added that if Shropshire council are minded to approve the application it should be subject to production of a satisfactory construction method statement. Members also queried whether the conservation Officer's comments regarding the visual intrusion had been addressed.

16/05167/COU Change of use from retail A1 to A4 drinking Establishment – 45 High Street, Bridgnorth, WV164DX

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *Recommend approval in principle with the proviso that the opening hours are subject to conditions.*

16/05256/FUL Erection of a dwelling – Proposed Dwelling South of 1 Uplands Drive, Bridgnorth

Shropshire Council's Decision: *Grant Permission*
Town Council's Recommendation: *Recommend refusal due to overdevelopment of the site.*

16/05861/FUL Erection of single storey extensions to the front and side/rear of a bungalow; conversion of detached garage to ancillary living accommodation – 6 Ludlow Heights, Bridgnorth, WV16 5AJ

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

17/00038/FUL Proposed minor upgrade to existing electronic communications base station; replacement of antenna flagpole; erection of one

additional ground based cabinet – Telephone Exchange, Wet
Castle Street, Bridgnorth, WV16 4BA

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

17/00165/FUL Erection of Metal Vertical Bar fencing with vehicular and
pedestrian gated access – 1 Severn Side South, Bridgnorth,
WV15 6BA

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

17/00433/LBC Internal and external alterations affecting a Grade II Listed
Building – 25 East Castle Street, Bridgnorth

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

17/00508/FUL Formation of additional parking bays (fronting numbers 6 to 19
Woodberry Close) to include landscaping proposals (revised
scheme) – Parking Bays at, Woodberry Close, Bridgnorth,
Shropshire

Shropshire Council's Decision: **Grant Permission**
Town Council's Recommendation: **Recommend refusal as Members felt
that the access issues relating to the
driveways between 6-12 Woodberry
Close had not been addressed.**

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**

17/01130/TCA Crown reduce radius by 4m and height by 3m, 1 no. Oak Tree by
within Bridgnorth Conservation Area – Castle Hill Walk,
Bridgnorth, Shropshire

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

The meeting closed at 8.00pm