

BRIDGNORTH TOWN COUNCIL

Minutes of the Planning Committee Meeting of Bridgnorth Town Council held in the Annexe, College House on Monday 7th June 2021 at 7.15pm

Present: Councillors Connolly, D Cooper, Neal, Sawbridge and Wellings

In attendance: Mrs A Kendrick, Democratic Services Officer

(Draft until signed at a subsequent meeting)

It was agreed by Members that Councillor Cooper would take the Chair for the first item of business.

0040/2122 **ELECTION OF CHAIRMAN**

It was proposed by Councillor Wellings and seconded by Councillor Neal that Councillor D Cooper be elected as Chairman of the Planning Committee for 2021/2022.

0041/2122 **ELECTION OF DEPUTY CHAIRMAN**

It was proposed by Councillor Sawbridge and seconded by Councillor Connolly that Councillor Wellings be elected as Deputy Chairman of the Planning Committee for 2021/2022.

0042/2122 **APOLOGIES FOR ABSENCE**

Nil

0043/2122 **DECLARATIONS OF INTEREST**

Nil

0044/2122 **PUBLIC QUESTION TIME**

Nil

0045/2122 **MINUTES**

RESOLVED: that the minutes of the Planning Committee meeting held on 8 March 2021, having been previously circulated, be signed by the Chairman as a true record.

0046/2122 **TERMS OF REFERENCE**

RESOLVED: to confirm the Terms of Reference for the Planning Committee, subject to an amendment in point 1 – remove “provisions” and amend to “revisions”.

0047/2122 **RESPONSES TO PLANNING APPLICATIONS SINCE 8TH MARCH 2021**

RESOLVED: to note the applications received, Town Council responses submitted under delegated authority and Shropshire Council decisions (where applicable).

0048/2122 **TOWN COUNCIL PROCESS FOR RESPONDING TO PLANNING APPLICATIONS**

RESOLVED: to continue with a “virtual committee” (Members uploading comments onto the Planning spreadsheet) with responses to planning applications being submitted by Officers to Shropshire Council under delegated authority.

(Meeting Clerk’s Note: Members noted that should they wish to discuss a planning application in person, a meeting could be called by the Chairman or two councillors.)

0049/2122 **PLANNING APPLICATIONS RECEIVED**

- i) 21/01782/FUL - Proposed Residential Development Land North Of Oldbury Wells School, Oldbury Wells, Bridgnorth, Shropshire Rural exception site for the erection of 6No. affordable dwellings including associated drives

RESOLVED: that the Town Council submits a recommendation of refusal to Shropshire Council. Whilst we are sympathetic to the provision of affordable housing, we feel that development of this site in the way proposed is impractical. Access onto the highway at this point presents a safety concern given the volume and type of vehicle movements associated with Oldbury Wells school, and the volume of pedestrian traffic across the proposed accesses. We are further concerned about the potential impact on residential amenity of lack of natural light arising from the terrain and nearby trees, the lack of a heritage impact assessment, and the apparent conflict between the Habitat survey report and residents’ observations.

- ii) 21/01963/FUL - Land Adjacent To Sainsburys Supermarket, Old Smithfield, Bridgnorth, Shropshire
Erection of a 66 bed care home for older people, with associated car park, access and landscaping

RESOLVED: that the Town Council objects to the proposal on the following grounds:

1. **The need for this specialist facility has not been demonstrated and as such it does not appear to meet the requirements of policy CS11. Further, if the facility relies on attracting residents from outside the Bridgnorth area for its commercial viability, this could place undue strain on local facilities and be unsustainable and not compliant with policy CS6.**
2. **We note that part of the site is within Bridgnorth's designated Town Centre, and that the part which is not would be regarded as "edge of centre" when considering proposals for town centre uses. The proposed use is not a Main Town Centre use, albeit that it may be considered "housing" in terms of NPPF paragraph 85a. We consider that developing this land for a non-town centre use may ultimately hinder the growth of Bridgnorth town centre and may be regarded as not an efficient use of land in terms of NPPF paragraph 123c. Given extant planning permissions for retail use of the site, evidence of the non-viability of development of the site for main town centre uses should be supplied.**
3. **No Heritage Impact Assessment has been provided. We consider that introducing buildings of this detailing and height to the edge of the Smithfield Car Park, adjoining the cricket ground, would detract from the openness of the street scene and could be detrimental to the nearby Bridgnorth Conservation Area.**

We further note the loss of car parking that the proposal entails. Whilst we accept that the land is privately owned and there appears to be no obligation on private owners to provide public car parking, we do consider that there is likely to be an excess of car parking demand over supply in Bridgnorth at peak periods and feel that Shropshire Council should review this and put an appropriate transport and parking strategy in place for Bridgnorth as a priority.