

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	D Cooper	L Neal	K Sawbridge	I Wellings	G Colley	R Connolly (note Cllr C stepped down from committee)	Other Councillor Responses	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
21/04030/FUL	The Theatre on the steps, Stoneway Steps, Bridgnorth, WV16 4BD	Erection of 1 No rear entrance and an extended single storey changing room and associated works	03.09.21	24.09.21	07.09.2021	Comment date 13/9/2021. Conservation area but building doesn't appear to be Listed. Proposal is to create a new glazed entrance within a metallic framed box structure facing onto Stoneway Steps, and a single storey extension to accommodate changing rooms on the side elevation. Whilst the entrance would be of a modernistic design I feel it would be functional and not detract from the appearance of the building; the proposal is also stated to improve Covid resilience. Recommendation: recommend approval as this will improve the operational resilience of the theatre.		20/9/2021 Support fully. The proposals will improve the overall appearance of the Theatre, they will improve disability access (assuming a mobility impaired person can get up and/or down the difficult steps to the Theatre in the first instance!), the new fire escape should provide a better means of escape and the new shower rooms will provide a better facility for the entertainers. Well done The Theatre on The Steps, I applaud you.	New entrance porch and extensions to form toilets and changing rooms plus ancillary features. In the Town centre Conservation Area but surprisingly not a listed building, maybe a case for scheduling as a building of interest. Proposed entrance porch is modern in design but relates well to and does not distract from the original building which is visible through the full height glazing. The side extension is a functional addition. It is unclear from the plans if less able persons facilities are being provided under the application. Access is difficult for LAPS due to the location of the Theatre and Floor Levels but the provision of LAPS access may be a future requirement. IMO it is an opportunity to address the provision of internal LAP facilities at this time. Support			Support - no comment	23/09/2021		
21/04154/TCA	14 East Castle Street, Bridgnorth, Shropshire, WV16 4AL	Reduce in height by approx. 3-3.5m and trim lateral growth by 0.4m of 1 No Bay & reduce in height by 1m and trim lateral growth by 0.3m of 1 No Rowan within Bridgnorth Conservation Area	26.8.21	16.9.21		Comment date 13/9/2021. Routine tree maintenance – recommend no objection.							No comment		
21/03867/FUL	3 Castlecroft Gardens, Bridgnorth, WV15 5BE	Erection of a single storey side and rear extension 3 Castlecroft Gardens Bridgnorth	9.8.21		03.09.2021	No drawings visible on file – unable to comment. Update 29/9/2021 - documents now visible, but the application was approved on 28/9/2021.									Grant permission
21/03837/LBC	25 High Street, Bridgnorth, WV16 4DB	WV15 5BE Listed Building consent in association with the installation of 1 No. New fascia sign, and a timber projecting sign on traditional bracket affecting a Grade II Listed Building	5.8.21	14.9.21	25.8.21	Comment date 13/9/2021. Card Factory shop. Permission for the same signage has previously been granted under 20/05105/ADV (effectively planning consent). Appears to involve no material or irreversible alteration to the Listed Building. Recommendation: no objection.				31 August 2021. No overall objection, but agree with colour scheme comment!			No objection	17/09/2021	24/09/2021 - Grant permission
21/03651/FUL	Bridgnorth Motive Power Depot, Severn Valley Railway, Hollybush Road, Bridgnorth, Shropshire.	Recladding and associated works of the main steam locomotive overhaul shed	19.8.21	9.9.21	24.8.21	Comment date 13/9/2021. Site is within a Conservation Area and close to scheduled ancient monuments at Bridgnorth Castle and Panpudding Hill. There is a degree of tree cover between the site and Panpudding Hill but it is very clearly visible from Bridgnorth Castle and in close proximity to the main railway station, which is Listed. The existing shed is industrial in appearance and has a light grey corrugated cladding. The existing cladding is failing and it is proposed to re-clad the building. The external appearance would be similar (though of a darker colour) but incorporating translucent panels in the roof to provide more natural light. It is unclear whether permission is required as many developments associated with railway undertakings are permitted development, but the SVR has decided to submit an application. In any event, the Conservation Area has an Article 4 direction which removes permitted development rights. Conservation Officer comments				27 August 2021. Support. Work clearly needed to prevent water ingress.			Support - No comment	9 Sep 21	
21/03372/LBC	The Black Horse Hotel, 4 Bridge Street, Bridgnorth, Shropshire, WV15 6AF.	Extension to existing staff quarters, exterior staircase and stores in roof and tackle shop	16.8.21	6.9.21	17.8.21	Grade II Listed building, in conservation area. There is a small existing single storey, pitched roof structure at the rear of the building used as a staff flat. This structure is clearly subservient to the main building. The proposal is to erect a 1 1/2 storey extension with pitched roof and dormers perpendicular to the existing small flat, and running across the bulk of the rear of the existing buildings and largely obscuring them from view from the South. Conservation officer comments include "Whilst some form extension to effectively provide a terminus to the existing plot and to provide a greater sense of enclosure to the rear courtyard may be considered acceptable, there is concern with regards to the proposed length and height of the extension, where it would effectively obliterate							Object - We feel that there is insufficient information within the application with regard to the flood risk. Bridgnorth has been subject to serious flooding in both of the past 2 years.	10/09/2021	Withdrawn
21/03371/FUL	The Black Horse Hotel, 4 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	Extension to existing staff quarters, exterior staircase and stores in roof and tackle shop	16.8.21	6.9.21	17.8.21	See comments on Listed Building Application.									
21/03632/FUL	40 Sydney Cottage Drive, Bridgnorth, WV16 4PQ	Amendment to the previously approved scheme - 21/01455/FUL - Erection of a single storey rear extension (increased due to location of mains drain), loft conversion including rear dormer window and alterations to frontage parking area	23.7.21	3.9.21	17.8.21	10/9/2021. No comment. We objected to the previous proposal on the grounds of potential adverse impact on the neighbours, but the officer's report addressed this issue so I see little point in reiterating that objection (notwithstanding the public comment).				The proposed increase of the extension is due to the location of a mains drain. A plan of the properties served by the main drain should be provided, together with a statement of how the drain will be protected by the increased loading from the extension. The impact of the extension on neighbouring properties should also be reconsidered in view of the narrowness of the plots, the difference in ground levels, and the proposed extension height. 27 August 2021			No response	N/A	

21/03342/FUL	The Black Horse Hotel, 4 Bridge Street, Bridgnorth, Shropshire, WV15 6AF.	Erection of 5no dwellings	2.8.21	23.8.21	2.8.21	09/09/2021 - Object that the development and use as proposed doesn't appear to be compatible with the flood risk at this location. Updated - comment date 10/8/2021. SUDS have commented that the site is partially in flood zones 2&3 and that the dwellings would be in flood zone 3 and constitute a "more vulnerable" development. Further assessment and information is required. Conservation area and the hotel itself is Grade II Listed. Site is an area of the car park, currently partly occupied by storage containers. Proposal for 5 dwellings for holiday lets; the Design and Access statement indicates that further planning applications are expected for the rear of the main hotel buildings. The buildings would be 3 storey, with the ground floor garage only. It is stated that the floor levels would be 600mm above the previously recorded flood level, and that the garage doors would be designed to allow the flow of water in and out. The extent of allowance made for	Representation. I need more information about the potential flood impact with regard to flood storage, impact on downstream / adjacent flooding and sewer systems. I believe WSP have requested further analysis. I agree also with Councillor Wellings comments regards context.	11.8.21 I agree with the views of all other Councillors & note that Shropshire Council have accepted lan's request for more information. 9.9.21 Object, until we have received and reviewed the data requested.						Extension Requested- TBC	Withdrawn	
21/03343/LBC	The Black Horse Hotel, 4 Bridge Street, Bridgnorth, Shropshire, WV15 6AF.	Erection of 5no dwellings	2.8.21	23.8.21	2.8.21	As above.	As above	11.8.21 as above.						Extension Requested- TBC		
21/03388/FUL	6 Wells Close, Bridgnorth, WV16 5JQ	Erection of first floor front extension and single storey rear extension, erection of self-contained annexe	30.7.21	20.8.21	2.8.21	Comment date 10/8/2021. No public comments on file; arboricultural comment requested but not yet received. Address is in Wells Close, but property is adjoining Highlands Road. Proposed Annexe would be in the rear garden (which is in an elevated position), single storey with pitched roof and roof windows; fenestration on the NW and NE elevations (i.e. facing away from the gardens of properties in Highlands Road). Confirmation that the annexe is to be ancillary accommodation for a family member on file. The proposed extension to the main building is a slight ground floor enlargement of a link section between the house and the garage, and addition of a first floor extension with pitched roof above the link section and partially above the garage. Given the location and distance from other properties, consider it unlikely that overlooking issues would arise from the first floor extension to the main building. The proposed rear extension is a rear full width single storey		24.08.2021. Although the proposed works are substantial, to my mind, they will hugely improve the quality of the living accommodation for the resident family. The annex is presumably to be occupied by an ageing Grand Parent and so long as it is conditional that the same family must occupy the annex as the main residence, I support the application.	08.08.2021 Representation A large detached property at the top of this development, approached by a shared private driveway. The existing building sits in a dominant elevated position. For this reason I am a little concerned at the sheer size of this proposal. The mass of the front elevation extension will add more dominance, particularly when considering the elevated site.					No objection in principle to the development but recommend that the use of the annexe as ancillary accommodation be conditioned	25.8.21	2021 09 09 - Pending consideration
21/03430/FUL	17 St Johns Street, Bridgnorth, WV15 6AG	Erection of a first floor and single storey extensions; internal alterations; new boundary wall will also be proposed along the east of the property with pillar supports; revised access route into garden	12.7.21	20.8.21	2.8.21	Comment date 9/8/2021. Archaeology and Conservation requested 31/7/2021 but not currently available. Property is a period cottage type building. Conservation area, the building itself doesn't appear to be Listed although 15 & 16 St. John's Street are. A Heritage Impact Assessment has been supplied. There is an existing flat roofed single storey extension at the rear; it is proposed to construct a wider (full width of the plot except for a gateway's width) 2 storey extension with pitched roof and dormer (facing the rear of the plot) and a further single storey extension with shallow pitched roofs and roof windows on the East elevation. It is also proposed to replace an existing timber garden fence with a brick wall with pillars. The proposal seems to make effective use of the site and is unlikely to have an adverse impact on neighbouring properties. Recommendation: No objection.		26.08.2021 Support, the proposals make good use of the available space & will enhance the quality of the living accommodation for the occupants.	08.08.2021 Support. Not a Listed Building but in the Town Centre Conservation Area. Does not affect the St Johns St Scene and only visible from the Rear Car Park, replaces existing single storey extension.	31 August 2021. No objection. Although in a Conservation area, the proposal's aspect has limited visibility to the general public.			No comment submitted due to lack of Member responses		Grant permission - 03.09.2021	
21/03410/FUL	51 Sydney Cottage Drive, Bridgnorth, WV16 4PH	Erection of 1.8m high timber fencing to southern section of the site boundary following removal of existing fencing and Leylandii trees	28.7.21	18.8.21	2.8.21	Comment date 9/8/2021. No public or consultee comments on file. House and domestic garden adjacent to the entrance to a shared drive/ parking area. Erection of a 1.8m high fence would appear to be disallowed as permitted development because the proposal is next to a highway used by vehicular traffic and is over 1 metre high. The issue would thus be whether there is sufficient visibility when emerging from the driveway into Sydney Cottage Drive. In reality, existing vegetation is probably 1.8m or more high anyway. There are also a telegraph pole and street lighting column at the corner, and a mature tree which is not proposed to be removed. Under the circumstances, I feel replacement of the fence and bulk of the vegetation with a 1.8m high fence is unlikely to be detrimental. Recommendation: no objection.		26.08.2021 Support.	08.08.2021 Support	31 August 2021. No objection. Fence will match existing and unlikely to give visibility problems			No comment submitted due to lack of Member responses		Granted Permission 31.08.21	
21/03412/FUL	10 And 12 Sydney Cottage Drive, Bridgnorth, Shropshire, WV16 4PP	Erection of single storey rear extension for escape to No. 10, enclosing of rear condenser units/fridges to No.12 & alterations to shop frontages	12.7.21	18.8.21	2.8.21	Comment date 9/8/2021. SC Regulatory Services comments requested on 2/8/2021 but not received as yet. The area of extension itself is very modest and is in a discreet location at the rear of the premises. The shop front is to be modified and brought forward slightly - currently there are 2 areas of window/ door slightly inset from the front of the building and these would be modified to make it clear that the 2 premises are one operation. An awning is to be installed. It appears to be proposed to carry out a kitchen upgrade and a high volume ventilation system is to be installed. This involves bulky ducting running along the rear wall of the building and vertically to it across a flat roof area, with dampened inline fans. I understand the 1st floor of the properties is used for residential purposes, so would be concerned to ensure that sound levels from the installation are acceptable. Recommendation: No objection to the principle of the		26.08.2021 Support, subject to the noise being generated by the condensers being kept to an acceptable level for neighbouring residents.	08.08.2021. Support Good to see a well known local company investing in the future of their shop premises. Not sure what the 'Stable Door' achieves - would be interested to learn. Major improvement for the area.	31 August 2021. No objection. Rear extension is not visible from the main road and size is not intrusive.			No comment submitted due to lack of Member responses		Grant permission - 13.09.2021	
21/03216/FUL	13 The Croft Bridgnorth Shropshire WV15 5AE	Erection of single storey extension following removal of existing conservatory	22.7.21	12.8.21	2.8.21	Comment date 9/8/2021. 1 public comment on file: neighbour objects to the size and height of the extension, feels it will block their light and view. (Assumed to be a resident of no 14, which is set back beyond no 13 and is to approx. the WSW of no 13). Relatively modern house, not in a Conservation area but adjoining it at the front. Centre property of a row of 3. The proposal is to remove an existing rear conservatory (4.7m wide, 2.7m deep) and replace it with a 6m square extension with pitched roof. Land in this location is steeply sloping and there appears to be a fairly small rear garden area (approx. 80 sq. m. as current, estimated using Shropshire Council's online planning policies map.) It appears that the land may need to be reprofiled to accommodate the development, but the application does not give details of any retaining wall or similar structure required. Recommendation: Objection. We note that the proposed		11.8.21 I agree with the comments of both David & lan. I think the proposed extension should be reduced in size as suggested by lan, although without an actual site visit it might be that it should be reduced still further.	09/08/2021 Revised appraisal following site visit. Representation. Concerns regarding how construction will be achieved so close (100mm approx) to neighbouring Boundary. Reduce width of extension to 5m instead of 6m would provide construction and future maintenance space, plus would negate possible 'right of light' issues. With regard to the neighbours concerns re R O L there should be no issues with regard to building lines and heights approx 2500 at eaves rising via pitched roof to approx 3000. No 12 has a similar extension. A flat roof extension would be incongruous in this location.			Object - We note that the proposed extension appears large in relation to the amount of garden space at the property and may involve some ground reprofiling. The reduction in the width of the extension would provide construction and future maintenance space, plus would negate possible 'right of light' issues as raised by neighbours. The reduction in width would also lower the ridge line and reduce the mass of the pitched roof. We are concerned	12.8.21	2021 09 09 - Pending consideration		

21/03220/FUL	25 Salop Street, Bridgnorth, WV16 5BH	Erection of single storey rear extension	29.6.21	6.8.21	2.8.21	Comment date 9/8/2021. No public comments. SC Conservation have no objection in principle but have requested a Heritage Impact Assessment. No relevant planning history. Property is a 3 storey double fronted period property, which is attached to 26 Salop Street and a terrace of houses but stands forward of it. It is in a Conservation Area but does not appear to be Listed. The proposal involves removing an existing part with single storey structure (with chimney) and constructing a larger flat roofed single storey extension with roof lights. The extension would have patio doors facing sideways (i.e. towards 26 Salop Street) but insufficient detail has been supplied to identify whether there would be a privacy impact on the occupants of no 26 or the subject property. The intended use of the extension is, however, as a kitchen. The plot appears to be of an adequate size to accommodate the extension. Recommendation: No objection in principle to the extension.	11.8.21 Support. The plot is very extensive (from front to the rear boundary) and it can easily accommodate the proposed significant improvement to the end terraced property.	10.8.2021 Support. Large 3 storey double fronted period property. Not shown listed. In TC Conservation Area. Demolition of existing single storey structure and chimney. Large flat roofed extension with Lantern Lights. Extension is shown built directly on the boundary which can create construction issues with neighbours. No Public comments from Neighbouring properties. Would like to see a Chimney reinstated to break up the mass of brickwork and create interest and continuity.				No objection in principle to the extension, subject to a satisfactory Heritage Impact Assessment.	11.8.21	Grant Permission 03.09.21
21/03201/FUL	23 Princess Drive, Bridgnorth, WV16 4LW	Erection of a single storey rear extension	28.6.21	4.8.21	2.8.21	Comment date 9/8/2021. No public or consultee comments on planning system, no relevant planning history. Proposal is a single rear extension across the full width of the (detached) house and attached garage; monopitched roof with roof lights, patio doors to rear garden. Plot size appears ample to accommodate the extension, with a large rear garden. No additional fenestration to side elevations. A double length garage is proposed to be converted to single length with the lost garage space being converted to office use, however the property does have a driveway for off-road parking. Recommendation: No objection	11.8.21 Support. The proposal represents a significant improvement to the overall quality of the living space & there is ample space to accommodate it.	5/08/2021 Support. Well thought out increase to living space. Cannot see any negative issues.				No objection	11.8.21	Grant permission - 19.8.21
21/03121/LBC	2 Hollybush Road, Bridgnorth, WV16 4AX	Listed building alterations in association with reconstruction of former parcel's office and change of use to shop	23.6.21	2.8.21	13.7.21	Comment date 28/7/2021. No public comments on file, most consultee comments outstanding though Historic England have replied and offer no comments. It is proposed to demolish and rebuild the existing parcels office, which is thought to date from approx. WW2 and is said to be suffering progressive movement. Rebuild is essentially like for like, apart from raising the roof line slightly. The proposal does involve creating an opening into the main station building but this was approved as part of 16/00157/LBC. Recommendation: no objection	14.7.21. Support. The SVR are continuing with the refurbishment works of the station and this minor change is of no concern to me.	28/7/21 Support. Shame that some of the Architectural features such as the Chimney will be lost, but if unstable building then work needs to be carried out			Support	5.8.21	Grant permission - 19.8.21	
21/03120/FUL	2 Hollybush Road, Bridgnorth, WV16 4AX	Reconstruction of former parcel's office and change of use to shop	23.6.21	2.8.21	13.7.21	Comment date 28/7/2021. No public comments on file, most consultee comments outstanding though Historic England have replied and offer no comments. It is proposed to demolish and rebuild the existing parcels office, which is thought to date from approx. WW2 and is said to be suffering progressive movement. Rebuild is essentially like for like, apart from raising the roof line slightly. The proposal does involve creating an opening into the main station building but this was approved as part of 16/00157/LBC. Recommendation: no objection	14.7.21. Support. The SVR are continuing with the refurbishment works of the station and this minor change is of no concern to me.	28/7/21 Support. Shame that some of the Architectural features such as the Chimney will be lost, but if unstable building then work needs to be carried out			Support	5.8.21	Grant permission - 19.8.21	
21/03123/LBC	57 St Marys Street, Bridgnorth, Shropshire, WV16 4DR	Modification of 20/03333/LBC to add an additional skylight to the house and changes to the internal wall layout (this will preserve the building structure)	23.6.21	2.8.21	13.7.21	Comment date 28/7/2021. No public comments on file, SC Conservation comment "no objection". Modification to the Listed Building Consent to renovate 57 St. Mary's Street and bring it back into use as a dwelling. The modifications to the approved design affect the main building and avoid removing existing fabric (structural walls on 1st & 2nd floors). The skylight is to be used to provide natural light to the 1st floor bathroom via a light tunnel - as such there is no privacy impact on neighbouring properties. Feel external appearance would be acceptable in the context of the use of skylights in the overall design. Recommendation: No objection.	14.7.21. I applaud the inventive idea of the additional skylight and I can see no planning reasons why this isn't acceptable. Support.	28/7/2021 Support. An offensive solution to obtain natural light, works to maintain historic and listed buildings are always welcome.			Bridgnorth Town Council supports these works as they look to preserve a historic and listed building.	5.8.21	Grant permission - 17.8.21	
21/03047/FUL	11 Wells Close, Bridgnorth, WV16 5JQ	Erection of two storey side extension	18.6.21	27.7.21	13.7.21	Comments as at 27/7/2021 - no public or consultee comments on file. Property is set back from the road and the main building is some distance from others due to the sloping terrain in Wells Close. At the rear, the garden backs onto Rosehill Drive which is considerably higher. The proposal is a 2 storey pitched roof side extension with side and rear fenestration at ground floor level, front & rear at 1st floor level (similar to existing). Due to the terrain and spacing of the buildings overlooking issues seem unlikely. Plot is amply sized. Recommendation: no objection.	14.7.21 A substantial two storey side extension. There doesn't appear to be any overlooking issues, because the site is a large corner plot. I support.	28/7/2021 Support. Can see no problems with this proposal. No overshadowing issues and scale of proposal acceptable on this size of site.			No objection	2.8.21	Grant permission - 10.8.21	
21/03031/FUL	Proposed Dwelling North Of Orchard House, Love Lane, Bridgnorth, Shropshire	Erection of one dwelling comprising of garage at ground floor level and two bedroom accommodation above	17.6.21	26.7.21	5.7.21	Comment date 27/7/2021. Planning history: A proposal for 2 houses in the grounds of The Coach House was refused under ref BR/88/0994, but no details are available online. Subsequently, the erection of one dwelling was permitted under ref BR/APP/FUL/01/0718 - this is apparently now "Orchard House". Application 21/00104/FUL - Erection of one dwelling comprising of garage at ground floor level and two bedroom accommodation above was withdrawn in March 2021. SC Conservation felt this was an overdevelopment of the site, not in keeping with the neighbouring Conservation Area, Bridgnorth Town Council objected as potentially an overdevelopment, and highways questioned access arrangements. Current proposal: The site is a narrow, triangular piece of ground on Love Lane, between the Bridgnorth Endowed Leisure Centre Car Park and Love Lane, and opposite the footpath leading to Ropewalk Dingle and the scout hut. The proposal	14.7.21 The applicant has already made a previous application which was rejected. My views remain as previously, namely, the additional dwelling represents over development, it is attempting to shoe horn a property into a very oddly shaped end garden, which will involve the removal of a substantial telegraph pole. The control of traffic along Love Lane is already problematic with few passing places, so additional vehicles are not desirable. Object.	Object. Always a subjective view as to 'modern' designs in strongly 'traditional' areas. This Proposal is not in the Conservation area. PPS1 Delivering Sustainable Development. PPS3 Housing. SC Local Plan HS Infilling (Principle is generally acceptable in Market Towns) My concerns are Siting and Scale. Impact on Neighbouring residential Amenity and Impact of Design in a Traditional established location.			Bridgnorth Town Council objects due to concerns over highway safety (visibility) and the loss of the open character of the western side of Love Lane. Concerns have also been raised regarding the impact on neighbouring residential amenity and impact of design in a traditional established location. The scale of the proposed development, we believe, constitutes over development as per our comments for 21/00104/FUL.	2.8.21	Refuse 26.8.21	

21/03005/FUL	10 College Court, Bridgnorth, WV15 5DL	Erection of a single storey extension to side and rear and conversion of existing garage to living accommodation	16.6.21	23.7.21	5.7.21	Comment date 27/7/2021 - no public or consultee comments on planning system. Dwelling is effectively end of terrace, but attached garage is linked to neighbouring property's garage. Proposal is to convert the attached garage to a gym, and build a flat roofed single storey rear extension which would be slightly less than full building width. Site appears adequate to accommodate the proposed rear extension and there are no side windows proposed, so no concern over residential amenity provided proposed roof light to the extension is acceptable. The property has a driveway which would accommodate off street parking if required. Recommendation: no objection			Representation. A major alteration and extension to an existing 'link detached' dwelling. The proposals are very adjacent to the existing site boundaries (200mm -300mm) and IMO it is imperative that the immediate neighbours are consulted and their views carefully considered prior to any decision being made. On the application form Q8 the applicant states that the proposal does not affect existing car parking arrangements. I would question that statement as the existing garage (considered as a parking space even if not used as such) is being converted to a Gym. Provision needs to be made on site for this loss of space as parking is at a premium in this location.			No comment submitted due to lack of Member responses	Grant permission - 4.8.21	
21/02943/FUL	16 Pool Drive, Bridgnorth, WV16 5DL	Erection of an enclosed porch to front entrance	11.6.21	20.7.21	30.6.21	Comment date 15/7/2021. Glazed entrance porch to front (similar to a small conservatory). Material proposed is uPVC frames, colour RAL 6021 Pale Green; zinc roof. Homes in the area mainly seem to have retained their "as-built" appearance. The protrusion would be 1.23m forward of the line of the main building (less but still forward of the line of the attached garage). The adjacent property appears to have a similar sized protruding entrance so an objection on the grounds of altering the building line to the front doesn't appear sustainable. No neighbour comments on file. Recommendation: no objection to the principle of the development but request that the applicant gives consideration to the finishes proposed.	No objection.	14.7.21. Representation. I agree with lan, the proposed zinc roof is not in keeping with the street scene.	Representation. A modern porch extension to a traditional style dwellings. I am not convinced that a zinc roofed modern design sits well with this location or property. IMO a more traditional approach may have been more suitable.		No objection	No objection to the principle of the development but request that the applicant gives consideration to the finishes proposed to the roof.	27.7.21	Grant permission - 3.8.21
21/02921/VAR	The Coach House, 46 Hospital Street, Bridgnorth, WV15 5AR	Variation of Condition 2 (approved plans) of planning application 18/05782/LBC	10.6.21	19.7.21	30.6.21	Comment date 8/7/2021. Consultee comments: Ecology & Archaeology no comments/objections, Conservation O/S. No explanation of what changes are proposed has been provided, merely revised drawings. The changes appear to be: East elevation: Reduced number of windows and door openings, patio style doors/ French windows have large panes rather than multiple small ones. South elevation (sectional): doorway moved, sash windows to be simpler style. South elevation: ground floor sash windows to be replaced, remainder to be repaired. West & North elevations: section of main building facing Hospital Street to be 2 storey rather than single storey with long roof pitch, additional 1st floor window. Floor plans - revised staircase in unit 2, remove ground floor wc. Assessment: proposals appear to be well thought through and/or reflect the building condition as identified once work has started.	No Objection	14.7.21. The works to date appear to be well controlled and completed to a high standard. The revised drawings reflect changes needed which were unforeseen before various demolitions took place. The Conservation Officer has been consulted and hence I support the revisions. My only observation is that I cannot understand how the apartment on the 2nd floor will be accessed, given the stairwell does not appear to flow down to the ground floor (the space on the ground being an en-site)?	Support. 'slight changes to floor plans to retain listed fabric', difficult to ascertain from plans which areas have been amended. All discussed with Conservation Officer prior to Application. demonstrates that the Client and Agent are mindful of their responsibilities when involved with a listed building.		No objection	No objection	15.7.21	Grant permission - 5.8.21
21/02735/FUL	1 Leasowes Close, Bridgnorth, WV16 4PD	Erection of a single storey side extension for replacement garage, playroom and link to existing utility	1.6.21	12.7.21	24.6.21	The property appears to have an existing flat roofed detached garage of a pretentious appearance. It appears to be proposed to remove this and construct a single storey flat roofed extension from the main building. Footprint increase would be modest and there are not proposed to be any windows in the side elevation, so no overlooking issues. Recommendation: no objection	No objection.	5.7.21. I agree that there is no real impact on any of the neighbouring properties, although the proposed design of the extension could be improved and a 2 storey extension would be more in keeping with the street scene? Support.	Support. End dwelling off block of 4. Existing Garage etc not shown on Plans. A substantial single storey extension adding approx 75% onto existing footprint. No door shown into Utility? No major impact on neighbours as large corner site.		No objection	No objection	15.7.21	Grant permission - 27.07.2021
21/02741/FUL	30 Ludlow Road, Bridgnorth, WV16 5AF	Erection of outbuilding to form garaging, workshop and garden room	21.6.21	12.7.21	24.6.21	Comment date 8/7/2021. Property is along a lane to the N side of Ludlow Road, a sizeable single storey outbuilding to a contemporary design (shallow monopitched roof, zinc cladding) is planned. Properties in the area are well spaced out and the proposal is some distance from dwellings so there is unlikely to be a neighbour impact. Outline permission was granted for a dwelling in the front garden of 32 Ludlow Road under ref 20/02160/OUT, but there has been no reserved matters application so the impact on this proposal is unclear. There are trees on site and some are proposed to be removed, however details of the size and species have not been provided. Neighbour objection from the occupants of no 32, querying the rationale for an outbuilding so far from the main building and suggesting that the proposed structure would be suitable for conversion to a separate dwelling. Recommendation: no objection, subject to a suitable	No objection. Update - a tree plan would highlight what trees are on site and if there is a TPO in place (can be viewed on SC map).	5.7.21. I would just like to understand from Luke about the proposed removal of trees.... how do we know if there's a TPO in place or not and even if there isn't how do we decide if removing a number of trees to allow a garage to be built is acceptable or not? 11-Jul-21, having now read David's comments, I agree with him.	Support. A 'modern' stand alone Aluminium clad Garden Room and Garage located at the rear of the property on a sloping site. The proposal is located adjacent to the site access and is screened by mature trees.		No objection	no objection, subject to a suitable arboricultural appraisal, ancillary use condition recommended.	15.7.21	Grant permission - 16.8.21
21/02338/FUL	9 Bernards Hill, Bridgnorth, WV15 5AX	Installation of 7no replacement windows and front door	21.6.21	13.7.21	24.6.21	Comment date 8/7/2021 - no public or consultee comments on file. Property is in the Bridgnorth Conservation Area so the Article 4 direction withdrawing permitted development rights would apply. End of a terrace of 3 properties of Victorian appearance; sash windows to the front, a mixture of styles to the side and rear. It is proposed to replace all doors and windows to the property, windows to be conservation style uPVC like for like profile. The harmony of the terrace should be preserved. Photographs submitted with the application appear to show the front of the terrace of 3 houses having intact sash windows, however Google Earth Streetview images from 2017 suggest there is a mixture of styles. Permission for replacement windows at 11 Bernards Hill was granted under ref BR/APP/FUL/07/0539 but no details are available. Recommendation: no objection subject to Conservation Officer approval of the window profiles	In the conservation area the front windows should be white to preserve the look of the terrace. I would object to 'faux timber' if this is in fact the choice.	Object on the basis that the replacement windows need to be timber & painted white.	representation Application for replacement windows to RH end cottage of terrace of 3 Attractive Cottages. Located in Town Conservation Area. Property may be listed but cannot trace. Application states that the replacement windows will follow the existing design. However presently all windows to the terrace are white. The applicant states that 'timber lookalike' windows will be installed. This faux finish will look incongruous with the neighbouring properties when viewed as a terrace.		No objection	no objection subject to Conservation Officer approval of the window profiles and finishes to retain the character of the frontages.	15.7.21	Refuse - 5.8.21
21/03067/TCA	Market Hall, 57 High Street, Bridgnorth, Shropshire, WV16 4DX	Remove all trees and vegetation from the area to the rear of the Market Hall within Bridgnorth Conservation Area	18.6.21	6.7.21	21.6.21	Pecuniary interest - I own a property which overlooks this area, so unable to contribute to the Council's representations. While it is understood that the garden has become overgrown and difficult to manage town centre trees are important assets and within the conservation area. A sketch plan is requested, but not provided, as part of the application. I would like to see what mature trees are on the site before approving tree works in case any trees of value are lost. Object subject to sketch plan. (happy to offer advice on-site)		6.7.21 I agree with the sentiments of other ie without an actual existing sketch plan, along with a proposed sketch plan, we cannot approve this application as it stands. Representation.	Representation To remove all trees from this site and clear the site is a little drastic in my view. A Plan is required showing the position of all trees to enable a more accurate and considered opinion to be made. As Luke has said Town Centre Trees are important assets and these are located within the Conservation Area.		Representation - A Plan is required showing the position of all trees to enable a more accurate and considered opinion to be made	5.7.21	No objection - 23.8.21	

21/02655/FUL	57 Queens Road, Bridgnorth, WV15 5DG	Erection of a two storey rear extension	25.5.21	8.7.21	21.6.21	Comment date 8/7/2021, no public or consultee comments on file. Mid terraced house, with a proposed 2 storey pitched roof rear extension extending up to shortly below the roof ridge of the existing building. The extension would be close to full width. The site appears adequately sized for the extension and the only side window (ground floor North West) is shown as being obscure glazed. However, the height of the building and proximity to the site boundaries give rise to a concern about whether this would overshadow the neighbouring properties in the terrace (particularly no 55, to the North West). No details are available on the fenestration to the rear of no 55, though satellite imagery suggests a conservatory is present. Suggested comment (representation): at 2 storeys with a pitched roof and close to the boundaries in a mid-terrace property we have a concern that the proposal may result in	Support, the proposed design will allow a much better quality of living space. That said, I would like to understand why lan believes the two storey extension will have a detrimental effect on the RH neighbour ? 11-Jul-21, having now read David's comments, lan's comments make sense to me. David's proposed wording is appropriate.	Representation. Located on Lodge Farm Estate Middle house of 4 dwellings in terrace. Substantial 2 storey extension following demolition of existing conservatory. Extension will have an impact on RH neighbouring property. It would appear that alterations have been carried out to front elevation ? PA? Karen I am concerned at a potential lack of 'Right of Light' created by an extension of this size and proximity to the adjacent property. I trust the Case Officer will ask for details regarding this or condition details prior to work commencing.	Representation. I would like to have more information on how the two storey extension will affect the neighbours to the right of the property. In terms of right to light and overshadowing.	Representation - at 2 storeys with a pitched roof and close to the boundaries in a mid-terrace property we have a concern that the proposal may result in overshadowing of the neighbouring properties (particularly no 55 to the north west) and recommend that details of the impact on the light levels at the windows of the neighbouring properties be provided to ensure that the residential amenity of the neighbouring properties is safeguarded (policy CS6).	15.7.21	Grant permission - 22.7.21
21/02690/FUL	Brook View, Old Mill Lane, Oldbury, Bridgnorth, Shropshire.	Erection of a detached garage and installation of glazing to basement openings	27.5.21	9.7.21	21.6.21	Comment date 8/7/2021 - no consultee or public comments on file at this time. Planning history: development of the house was contentious. The site is in "countryside" (outside the development boundary). Previously, there was a "log cabin" on the site which was allegedly used temporarily while Woodbine Cottage was being extended in 2003. An application to build a replacement structure as a new separate dwelling was refused as an encroachment on the countryside under 14/03271/FUL. A lawful development certificate establishing that the log cabin had been used as a separate dwelling was granted in 2015 (15/00336/CPE) and permission was given for the current dwelling under ref 15/02270/FUL - Bridgnorth Town Council objected to the proposal on the basis that it represented a significantly larger dwelling than the log cabin it replaced and was an encroachment on the countryside. The application under 15/02270/FUL originally	Need to understand more fully how the proposed new garage affects any neighbouring properties and also question the various finishes of the garage, given the property is within the conservation area. More information needed. 11-Jul-21 having read David's comments, I agree with the sentiments, so we should respond as he proposes.	representation. Confusing application states installation of Glazing to Basement openings' but drawing package includes details of a proposed new garage. Not in Green Belt clarification required on actual application.		Object - details of the arboricultural impact have not been provided. Additionally, approval of this proposal would represent a significant enlargement of the useable floor area of the dwelling approved under 15/02270/FUL as a replacement rural dwelling for a log cabin with a floor area of 48.45 sq. m. (Policy MD7a).	15.7.21	Grant permission - 17.8.21
21/02735/FUL	1 Leasowes Close, Bridgnorth, WV16 4PD	Erection of a single storey side extension for replacement garage, playroom and link to existing utility	1.6.21	12.7.21	21.6.21	Comment date 6/7/2021 The property appears to have an existing flat roofed detached garage of a prefabricated appearance. It appears to be proposed to remove this and construct a single storey flat roofed extension from the main building. Footprint increase would be modest and there are not proposed to be any windows in the side elevation, so no overlooking issues. Recommendation: no objection	I agree that there is no real impact on any of the neighbouring properties, although the proposed design of the extension could be improved and a 2 storey extension would be more in keeping with the street scene ? Support.	Support. End dwelling of block of 4. Existing Garage etc not shown on Plans. A substantial single storey extension adding approx 75% onto existing footprint. No door shown into Utility ? No major impact on neighbours as large corner site.	No objection	No objection	15.7.21	Grant permission - 27.7.21
21/02626/FUL	7A Castle Terrace Bridgnorth WV16 4AH	Roof works to include insulate, breathable membrane, re tile using existing tiles where possible; slightly widen dormer window to front elevation roof pitch to remain the same; add roof dormer window to rear elevation; replace 2nd ground floor front windows and front door; replace guttering to front elevation and new down pipe to front left hand side; re point and re-render front elevation	18.6.21	9.7.21	21.6.21	Comment date 6/7/2021. Building is in a conservation area but not listed. It does, however, give the appearance of being quite old and should be regarded as a non-designated heritage asset. Main issue appears to be lack of/ inappropriate maintenance and the bulk of the work appears to be to remedy this. Ground floor front windows are in a prominent location and are poor condition softwood - a custom made oak replacement is proposed. Property is 3 storey at the front, 2 at the rear. It is proposed to insert dormer windows in the roof slope on the rear elevation, given the location these are unlikely to be publicly visible or give rise to residential overlooking issues. Recommendation: no objection.	The proposed works started on this neighbouring (to where we live) property several months ago, although I note in the application that it states the works haven't started. That said, it appears the property is being re-stored to display its original features, which is to be commended. Subject to any possible overlooking issues with the proposed new dormer window at the rear (which is impossible to be sure of from the detail supplied) and it to be stipulated that the new down pipes & guttering must be cast iron (& presumably painted black) and not plastic, I support the application.	no objection, in the town conservation area but does not have the benefit of listed building status. A building of considerable age and adds historical interest to the location. The owners are obviously embarking on a substantial programme of remedial work and improvements due to neglect or inappropriate 'improvements'. The proposed installation of dormer windows to the rear of the property should not raise any issues as to suitability or privacy..	No objection	9.7.21	2021 09 09 - Pending consideration	
21/02470/FUL	8 Orchard Cottages, St Leonards Steps, Bridgnorth, WV16 4BN	Replacement of existing front windows (Article 4 Direction)	9.6.21	30.6.21	16.6.21	1/7/2021. The existing windows are in poor condition and not in keeping with the property. They also feature a fixed pane underneath as the openings are over-sized. It is proposed to replace them with new UPVC windows. These are said to be of the same size and style as nos 9 - 11, but it is not proposed to reduce the openings so a fixed pane underneath the opening windows would be retained. I would prefer to eliminate the need for a fixed pane so that the windows look proportionate and return the fenestration on this part of the terrace to a more or less uniform appearance. No consultee comments on file. Recommendation: No objection to replacing the windows but would ask that consideration be given to matching the new window size to the openings or reducing the opening size.	The principle of the proposal is accepted and to be commended, but I am definitely not in favour of using UPVC, so I approve the application but with a condition that the finish must be timber.	Historic Terrace Cottages off St Leonards Steps, Within the Town Conservation Area. Current fenestration of the terrace is a mish mash of contrasting window styles. The proposals are a definite improvement to this particular property. The Application and Property are subject to an Article 4 Direction which restricts the scope of permitted development rights and is used to control works that would threaten the character of a Conservation Area. To this end I am not surprised that the Conservation Officer in his PAA has suggested Timber Windows. The Application is for UPVC Windows which may not be acceptable to the C.O. Approve.	No objection, acknowledging the pre-application comments made by the Conservation Officer regarding the finish	6.7.21	Permission Granted 14.09.2021	
21/02570/FUL	12 Greyfriars, Bridgnorth, WV16 4IX	Erection of a single storey rear extension following removal of existing conservatory	20.5.21	2.7.21	16.6.21	1/7/2021. Single storey extension with pitched roof in matching materials. Proposal appears similar in depth to existing conservatory, but would be wider. No side windows on extension, but roof windows proposed to both pitches. Site appears adequate to accommodate the extension and leave sufficient outside amenity space. No comments on file. Recommendation: no objection.	I hope the neighbours have been consulted. No objection I like the design of this application, although as lan has stated, there may be overlooking issues because of the proposed roof lights, which I would drop. However, the proposal really improves the quality of the living space. Approve.	Rear extension to 3 Storey Town House on the Riverside Bovis Development. Neighbours may raise objection to solid wall along the garden boundary. Loss of Light ? Roof lights may cause privacy issues as neighbours will be able to view straight into the extension. No other Applications logged for this site apart from Building Regs. Existing Conservatory may have been erected under Houseowners permitted development. Approve	No objection	5.7.21	Grant permission - 13.7.21	
21/02631/FUL	Drusillas Cottage, Quatford, Bridgnorth, Shropshire, WV15 6QG	Erection of a single storey side extension	24.5.21	7.7.21	16.6.21	16/6/2021 Location: within the Green Belt and Quatford Conservation Area, but in a "village" setting. Proposal: straightforward lean to extension with pitched roof. Roof windows but no windows to side elevation. The extension is modest and the property does not appear to have been extended previously, so would not appear to detract from the openness of the Green Belt. Recommendation: No objection.	no objection	Within the Green Belt and Quatford Conservation Area. Simple pitched roof inoffensive extension which does not detract from the architecture of the existing Building. not make a major impact on the requirements of Green Belt Development. The front corner of the proposal appears to be very adjacent to the site boundary and some form of retaining wall. Details of proposal to this area should be requested/conditioned. Approve /no objection.	No objection	25.6.21	Grant permission - 15.7.21	
21/02436/FUL	9 Goodwood Avenue, Bridgnorth, Shropshire, WV15 5BD	Installation of flat roof on existing rear projections and associated works	12.5.21	23.6.21	9.6.21	16/6/2021 Additional details now published. The property as existing has a single storey pitched roof extension and an adjacent conservatory on the rear elevation, permitted under reference BR/APP/FUL/02/0010. It appears to be proposed to build an extra course of wall to the Conservatory (with revised fenestration) so that its depth is the same as the adjacent extension and replace the roof of both structures with a flat roof (material not specified) with 2 roof lanterns. The building footprint is essentially unaltered and there are no alterations to fenestration on the side elevation. Recommendation: no objection.	no objection	Construction of new external cavity walls to an existing conservatory and installation of glazed bi fold doors. Removal of internal wall and external wall to form new kitchen area and access to dining area. Construction of new flat roof with Lantern Lights. Building footprint unaltered. Approve	No objection	25.6.21	Grant permission - 28.6.21	

21/02300/VAR	Bridgnorth Rugby Club, Bandon Lane, Bridgnorth, Shropshire, WV15 5AD.	Removal of Condition No.9 (external lighting plan) attached to planning permission 19/00700/FUL dated 09/08/2019	2.6.21	23.6.21	9.6.21	The original planning application was for the temporary siting of a marquee for 5 years over the Summer months. This has subsequently been varied to allow the marquee to remain in place over the Winter months to 31/10/2022 (20/05031/VAR). The flooding at the site appears to be that granted by application 12/03282/FUL and comprises 5 lights around the training area, subject to a limitation that they be used only during the period 09:00 to 21:00 Mondays to Fridays and 09:00 to 17:00 Saturdays and Sundays. 12/03282/FUL also had a condition that "No built development shall commence until details of the height, external finish/colour of the lighting columns, the intensity, extent of illumination and light overspill of the flood lights, and details of any coving or other means of focusing the light emitted and/or restricting the extent of illumination, have been first submitted to and approved by the Local Planning Authority. The development shall be	The lighting plan is required in order to ensure that there is not an incremental, undocumented increase in the lighting that may cause issues for local residents. The lighting plan is not unreasonable, even if no extra lighting is now required. Object.	I must declare an interest, but by way of background, this condition was erroneous, in that the lighting pre-existed the erection of the Marquee. However, Shropshire Council wouldn't discharge the condition and said that BRFC had to ask to have the condition removed, at a further cost of £234, which seems like unnecessary bureaucracy to me!	The Temporary Marquee on this site has been subject to the following Planning Applications. 19/00700/FUL for temporary siting for 5 years was granted on 9 Aug 2019. With on site erection allowed between March and October. 9 Conditions were attached to this Permission in the main to protect the adjacent Residential Amenity. 20/05031/VAR Determination of Condition 1 Use between March to October varied to full use until October 2014 granted 12 January 2021. 9 Conditions attached again to protect the adjacent Residential Amenity. Strong Local objections made and understand that adjacent properties were not informed of this variation order by Shropshire Council and there fore were not given the opportunity to comment. 21/02300/VAR Application to remove Condition 9 External Lighting dated 2 June 2021. The condition as described seeks to safeguard the adjacent residential amenity. A lighting proposal should have been submitted by 13 Mar 2019 as required under the relevant legislation regarding the	Recommendation - No comment remains unclear as to whether or not a lighting plan was submitted to Shropshire Council	We object to the removal of Regulation 9 which protects residential amenity and prevents any lighting scheme being installed without approval.	28.6.21	Grant permission - 01.07.2021
21/02356/FUL	32 Woodberry Close, Bridgnorth, WV16 4PT	Erection of a single storey side and rear extension	10.5.21	18.6.21	1.6.21	Semi-detached property with an existing small side/ rear single storey extension. It is proposed to create a larger side/ rear extension with pitched roof. The rear part of this would have patio doors and roof windows. The plot size appears adequate to support the size of the extension and there doesn't appear to be potential for privacy impacts on neighbours. Recommendation: no objection.		I personally would switch the proposed en-suite with the proposed utility room, but that's a personal view. Also, how close is the proposed extended side to the neighbouring property?	Well thought out and designed straightforward ground floor extension, incorporating a new ground floor bedroom. Support/approve		No objection	16.6.21	Grant permission - 01.07.2021
21/02225/FUL	59 Victoria Road, Bridgnorth, WV16 4LD	Erection of two storey side and single storey rear extensions following demolition of existing single storey section	30.4.21	9.6.21	25.5.21	Straightforward 2 storey extension to the main building, with a single storey rear extension with shallow pitched roof (standing seam zinc). The property is semi-detached, with one side facing the entrance to Crown Meadow. Given boundary treatments, there seem unlikely to be overlooking issues. Google Earth Streetview image from 2018 appears to show a detached garage/storage on the site which is not shown on the existing site plan. Existing boundary treatment shows partly a metal palisade fence, part "stone retaining wall" on the Crown Meadow side; it is not clear what boundary treatments are proposed following the alterations. Confirmed by observation from Victoria Road/ Crown Meadow that there is single storey structure to the side of the property facing Crown Meadow, and that the "stone wall" is very low with the main existing boundary treatment being a metal fence, which sits on top of the stone wall for part of its length. There			Well described by DC - a relatively straightforward 2 storey extension. Unsure about the proposed finishes to this style of property where possibly more traditional finishes may have been more appropriate. However that is a personal design view. No Objection	No objection	No objection to the principle of the development but recommend that the arboriculturalist be consulted about the potential impact on trees on Crown Meadow.	16.6.21	2021 09 09 - Awaiting decision
21/02221/FUL	43A Listley Street, Bridgnorth, WV16 4AW	Erection of a conservatory following demolition of the existing.	30.4.21	9.6.21	25.5.21	Existing conservatory appears to have been approved under ref BR/APP/FUL/03/0514. Proposed replacement is similar in scale & design, save that it features double doors to the garden and is proposed to be a grey colour rather than white. Recommendation (neutral) no objection.		No objection.		No objection	No objection	16.6.21	Grant permission - 22.06.2021
21/02151/LBC	Shop, 53 High Street, Bridgnorth, WV16 4DX	Installation of condensing unit to side passageway and erect and display non-illuminated fascia signage to existing frontage	17.5.21	8.6.21	19.5.21	Current Shropshire Linens shop which is becoming a butchers, the shop front appears to be the existing one proposed to be painted in a discreet colour scheme. The condensing unit is assumed to be for refrigeration purposes and would have low visual impact in a side passage, but there are residential properties nearby and it would be helpful to have information about noise levels and whether this creates an issue with residential amenity. Recommendation: neutral, no objection to the principle of the proposals but require reassurance that the noise from the condensing unit would not have an adverse impact on nearby residents.	Approve	Support subject to the noise being set at no more than 35dbs, at the boundary with the nearest residential property?	A well Designed quality shop front in traditional style that will be a welcome addition to the High St, street scene. The positioning of the condensing unit is a practical solution and is not intrusive in its location. Support/Approve	Support	No objection to the principle of the proposals but require reassurance that the noise from the condensing unit would not have an adverse impact on nearby residents.	9.6.21	Grant permission - 13.7.21
21/02150/FUL	Shop, 53 High Street, Bridgnorth, WV16 4DX	Installation of condensing unit to side passageway and erect and display non-illuminated fascia signage to existing frontage	17.5.21	8.6.21	19.5.21	Current Shropshire Linens shop which is becoming a butchers, the shop front appears to be the existing one proposed to be painted in a discreet colour scheme. The condensing unit is assumed to be for refrigeration purposes and would have low visual impact in a side passage, but there are residential properties nearby and it would be helpful to have information about noise levels and whether this creates an issue with residential amenity. Recommendation: neutral, no objection to the principle of the proposals but require reassurance that the noise from the condensing unit would not have an adverse impact on nearby residents.	Approve	Support subject to the noise being set at no more than 35dbs, at the boundary with the nearest residential property?	A well Designed quality shop front in traditional style that will be a welcome addition to the High St, street scene. The positioning of the condensing unit is a practical solution and is not intrusive in its location. Support/Approve	Support	No objection to the principle of the proposals but require reassurance that the noise from the condensing unit would not have an adverse impact on nearby residents.	9.6.21	Grant permission - 13.7.21
21/02101/FUL	Tulip Tree House Quatford Bridgnorth Shropshire WV15 6QJ	Erection of two 2-storey extensions to front elevation	14.5.21	4.6.21	19.5.21	Site: The property is to the N of the A442 in Quatford (Green Belt) near the former petrol filling station but set back from the main road and partially shielded by vegetation. It is not within the Quatford Conservation Area. Proposal: Substantial alterations to the existing building, completely changing the appearance of the building. The existing building, whilst 2 storey, features a roof slope which extends to make part of the front elevation single story - this protrudes in front of the rest of the building. It is proposed to increase the height of the building to make it 2 storey all round and construct front extensions to produce a linear frontage. Fenestration would change substantially on the front elevation, from mainly casement windows to 6 sash windows at ground floor level, 8 at first floor level. Green Belt policy: Pre-application advice was received, indicating that the proposed development would not represent a disproportionate		7.6.21 I agree with Ian, because the proposals are very radical and totally change the size and character of the property, so I cannot support this application as it stands. 9.6.21 following a conversation with Ashley, I understand that the Planners confirmed via a pre-app that the proposed works did not constitute a material increase in the building size, hence I now have no objection.	Existing Dwelling is a Circa 1960's approx. detached property of a scale that sits well into its elevated rural location. The proposals which are faux Georgian in their design and are extensive, will dominate the rural landscape and could be considered over designed in appearance and be unsympathetic for the location. The Application is described as permission for extensions and it could be argued that due to the nature and size of this extension it could be described as a new build. If so determined by the Planning Officers then the Planning Legislation which applies to controlled development in the Green Belt would take effect. Cannot support in current form.		No objection	9.6.21	Grant permission - 23.6.21
21/02412/LBC	49 High Street, Bridgnorth, Shropshire, WV16 4DX	Formation of first floor roof terrace over existing garage with balustrading affecting a Grade II Listed Building	28.4.21	4.6.21	19.5.21	18th Century house off Bridgnorth High Street. Image available at https://historicengland.org.uk/images-books/photos/item/IOE01/14917/18 Property is said to have no outside space but does have attached garage space, and it is proposed to construct a terrace on the roof of the garage. The garage is presumably relatively modern, but accessing the proposed terrace would require a door opening to be created in the side wall of the main building. Cannot form an opinion as no information is given about any impact on the interior features of the building. Recommendation (neutral): The heritage statement gives no information about the impact of the proposal on any interior features of the building and we feel this should be clarified before the application can be determined.	Approve	Support, subject to the design	Support. Design of Balustrading as a condition		The heritage statement gives no information about the impact of the proposal on any interior features of the building and we feel this should be clarified before the application can be determined.	16.6.21	Grant permission - 2.8.21

21/01894/FUL	49 High Street, Bridgnorth, Shropshire, WV16 4DX,	Formation of first floor roof terrace over existing garage with balustrading	28.4.21	4.6.21	19.5.21	See comments on LBC. No objection in principle to the planning application, but further detail required of the impact on the Listed Building.	Approve	Support	Support. Design of Balustrading as a condition			No objection in principle to the planning application, but further detail required of the impact on the Listed Building.	16.6.21	Grant permission - 2.8.21
21/02068/FUL	8 Salop Street, Bridgnorth, Shropshire, WV16 4QU	Partial demolition of derelict cottage whilst retaining exterior walls of rear barn to form courtyard garden and erection of 4No. detached dwellings	13.5.21	4.6.21	14.5.21	Site: 8 Salop Street is a cottage set back from Salop Street. There is access from Salop Street via a passageway, and a substantial plot with a range of outbuildings and vehicle access onto Sainsbury's Car Park. The site is within the Bridgnorth Conservation Area. Planning History: Permission was granted in October 2018 under reference 18/00196/FUL for "Erection of extension of existing dwelling incorporating part brick barn, including insertion of rooflights and erection of 2No dwellings, creation of car parking and associated boundary changes". The existing cottage (as extended) would have been effectively a dormer bungalow with 3 bedrooms, attached to it would have been a 2 storey 3 bedroomed house and there was proposed to be a 3 bed 2 storey detached house. Bridgnorth Town Council supported the application. Issues identified included potential overlooking of neighbouring gardens (but no objections to		7.6.21. The principle of creating more houses on an existing under utilised site, which houses a derelict building is sound enough, but to my mind the proposed design is lacking, 4 houses is too dense (3 houses would be much better) and the proposed layout of the houses provides for little space generally. I cannot support as it stands, object.	A proposed development of 4 houses on a site with tight space restrictions. Access is not ideal due to lack of space available. A more imaginative and different elevational design for each dwelling would make for a more attractive and acceptable scheme. It would appear that the privacy, particularly the gardens of adjacent properties may be compromised. Highways and services need to comment on access, parking and service access for utilities. Cannot support in present form. Object		08.06.21 No objections from neighbours. Bridgnorth Town Council previously approved application for what 3 new dwellings and redevelopment of existing derelict cottage. Building dwellings on urban brownfield site is to be welcomed. As Councillor Cooper states a bat survey is required and clarification on open space provision meetings requirements of policy MD2 is needed. Recommendation : Neutral	No objection, subject to bat survey clarification and whether open space provision meets the requirements of policy MD2. We would also like to request that Highways and utilities look at the proposed access to the site when complete and occupied please.	21.6.21	Withdrawn
21/02094/FUL	33 Oldbury Wells, Bridgnorth, Shropshire, WV16 5HU	Erection of a single storey rear extension with garage following demolition of existing garage, hall and utility	26.4.21	2.6.21	14.5.21	Bungalow at the corner of Oldbury Wells and Captains Road. There is an existing flat roofed rear extension housing hall, utility, WC and garage (garage access is via Captain's Road) it is proposed to demolish this and replace it with a deeper single storey extension to accommodate kitchen space, wc, storeroom and garage. Materials to match existing, new extension to be pitched roof rather than flat. Google Earth Streetview image from 2015 suggests that there is already a shed on part of the proposed extension site and that there is a dropped kerb opposite the existing garage entrance, with block paving on the Captain's Road side. Site appears adequate (main garden area is to the front/side of the building). Consider having a pitched roof would be an improvement. Recommendation: no objection, though it should be clarified whether any alteration to the existing vehicle access would be required.		Nice proposed improvement to the kitchen and dining areas, which is not material to the overall size of the property and it should benefit the day to day living of the current & future occupants of the property. Support.	A corner plot Bungalow seeking permission for modest single storey rear extensions and alterations. Support/ approve		No objection, though it should be clarified whether any alteration to the existing vehicle access would be required.	7.6.21	Grant permission - 15.6.21	
21/01932/FUL	6 And 7 Bank Street, Bridgnorth, Shropshire, WV16 4AJ	Replacement of two windows (Article 4 Direction)	10.5.21	1.6.21	14.5.21	Slightly confusing - the application form says it is to replace 1 uPVC window on the 1st floor with custom made timber, the drawings suggest both ground and 1st floor are to be replaced. Recommendation - no objection		Replacement of (to my mind) unsightly UPVC windows with timber equivalents. However, sash windows would be more in keeping. Also, I would like to see 'silimline' double glazing.	Difficult to ascertain from the submitted drawings but would recommend that the joinery profiles to the transoms are to the same dimensions and profiles as the mullions. Support/ approve	No objection	Support	2.6.21	Grant permission - 12.7.21	
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	19.4.21	14.6.21 (extension requested & granted)	11.5.21	Full commentary submitted separately. Recommendation: Object. 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		As Ian has stated, the owners are entitled to use their land as they desire, assuming they have the relevant licences & approvals etc in place. Given the removal of parking spaces was not raised as a valid objection in the earlier application, I cannot see how this would now be seen as a valid objection. Whilst my heart wants to object, I cannot justify this from a planning perspective.	A very Comprehensive and well documented application submitted by LNT Care Developments. For a 'standard foot print' care home. The use of this site other than as a carpark is somewhat controversial. However the site owners ZIRAN have the benefit of full planning permission, won on appeal to the secretary of state for 5 Retail Units. (planning permission expires June 2021). So a precedent for the site development has been set plus at the hearing the loss of car parking was not considered to be of any consequence. ZIRAN own the site and put bluntly they can do something or nothing with it. We are not yet in full possession of the facts regarding what alternative carparking arrangements may be proposed (S106 Order ?) nor as to a proposed location. It has been confirmed that 136 spaces will be retained on the development site.	JB: Object: Significant concern from the public, local businesses and the Doctors and Hospital whose staff and elderly/disabled patients use this car park currently. Further concerns that the no of parking spaces proposed is not adequate for the care home staff and visitors. Further concern that the proposal was validated on the day after the local elections, 5 days before any representatives were in place and the public should be given a clear 21 day consultation period to fully examine this proposal.	Response filed on Town Council system due to length	10.6.21	2021 09 09 - Pending	
21/01521/FUL	Oldbury Village Hall, Old Mill Lane, Oldbury, Bridgnorth, Shropshire.	Erection of a single storey rear extension following removal of existing kitchen, WC and stores	28.4.21	19.5.21	5.5.21	Previous Cllr Dyson - A modest extension to Oldbury Village hall. I can see nothing to object to and, most unusually, I think we should support the application. DC - Small extension to the building, main work appears to be internal to provide updated kitchen facilities and WC. Location appears to be adjacent to, but not in, Oldbury Conservation Area - in any event, retains the character of the existing building. 1 supporting public comment. Recommendation: no objection, could support.	I support this application, which improves the facilities, although I would have thought that it was better to keep the kitchen bigger and only provide one accessible WC, given the volume of visitors likely at any point in time.	Positive improvement to an old village hall, long overdue. no objection		Support	Support - positive improvements to a community facility.	13.5.21	Grant permission - 27.7.21	
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	8.4.21	18.5.21 (extension requested & granted)	28.4.21	Commented 29/5/2021. Recommendation: Refusal - see comments and suggested wording of objection below. The site: part of a wooded bank on the SE side of Oldbury Wells, between the garden of Pipes Meadow (street frontage on Hilly Bank) and Oldbury Wells School. The entrance to Deighton's Close is opposite. The site is outside the Bridgnorth development boundary (which at this point runs along the roadway - ie. the other side of Oldbury Wells is within the development boundary). The site is close to, but not in, the Bridgnorth Conservation area. Vegetation at the site was partially cleared several years ago. Planning history: the site was subject to an outline application for 5 dwellings (19/02815/OUT). Consultees expressed concern over the lack of a heritage impact assessment on the nearby Conservation area, and that trees in the area would mean that the homes would be lacking in natural light. The ecologist requested an		Refuse Overdevelopment, Insufficient Parking, Highway Safety. It is stretching the description of a Rural Exception Site some what IMO. This is a very narrow restricted site for the proposals. No information provided regarding the quite substantial retaining wall that will be required to the rear of the site. Parking as provided will require vehicles to access onto a busy road with poor visibility therefore concerns re highway safety. No Visitor parking provided. Concern over loss of trees and natural habitat with no provision as to how some of this habitat could be retained. Recognise the need for affordable dwellings in the Town but cannot support this scheme and application.	JB: As a school governor for the Bridgnorth Area Trust I must report serious concerns (object) on the basis of extremely dangerous access for pedestrians on the road leading to the school site which will be further compounded by additional housing adding to traffic in the already congested area. Former Cllr - We objected to 19/02815/OUT for five dwellings on the same site: "Object to the proposed development in its current form on the grounds that the footpath is too narrow and there is already too much traffic passing at peak times to the schools meaning buses have to mount the pavement. Members consider that the proposed development is too close to the road." This application is for 6 dwellings. prefer the proposed block plan to the previous application and I do support the need for affordable housing. However, I see no reason to change our position	Recommend Refusal. 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 proposed development is too close to the road. We are further concerned about the potential impact on	10.6.21	2021 09 09 - Pending		