

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	D Cooper	L Neal	K Sawbridge	J Wellings	J Buckley	Proposed Response	Uploaded to Shrophire Council	Shropshire Council's Decision
21/04429/LBC	3 Stourbridge Road, Bridgnorth, WV15 5AY	- Replacement of all windows and repainting of entire building upon completion, strip front door back to original oak or repaint door to current black, minor repairs to render adjacent to windows if required, repainting or like for like replacement of fascia boards, replace gutters and downpipes to match existing UPVC affecting a Grade II Listed Building	22.10.2021	08.11.2021	22.10.2021			6.11.21 Support with the condition that the precise design & finish of the windows needs to be approved by the Conservation Officer, although I would suggest they opt for slimline double glazed, for better noise reduction and less heat loss, notwithstanding it's Grade II.	Date of Comment 25 10 2021 Representation Grade II Listed Building . Application for replacement windows , decorations and minor repairs. Cannot ascertain from submitted sketches if proposed new windows are 'like for like' replacements. IMO the new windows should be to the same proportions and glazing layout as existing. Front Door treatment - no objection. Main Wall Colour – no objection.	26.10.21 If windows are unchanged then fully support this application which demonstrates considerable care in upholding Grade II listing status conditions	No objection subject to the Conservation Officers approval of the window specifications	09/11/2021	
21/04671/FUL	5 Stourbridge Road Bridgnorth WV15 5AY	Installation of 2 no. roof lights to the front elevation	15.10.21	01.11.2021	15.10.21	Comment date 27/10/2021 Suggested response (neutral): No objection The proposal is to insert roof windows in the pitched roof of an extension (which was permitted under 14/01152/FUL). The original permission for the extension itself included a roof window on the rear elevation. I cannot see that the proposal would affect anyone's residential amenity.			Declare an interest due to close proximity of Applicant Site to my private dwelling and not wishing to providing a comment that could be deemed prejudiced.	26.10.21 support	No objection	01/11/2021	16/11/2021 - Grant permission

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21/04563/FUL	9 St Johns Street, Bridgnorth, WV15 6AG	Demolition of existing ground floor extensions and construction of new two storey extensions covering existing footprint.	01.09.21	22.10.21	01.10.2021	Comment date 8/10/2021 – no public or consultee comments on file. Suggested response (objection): "Whilst we feel that the removal of the existing extensions and their replacement with structures more in keeping with the original building is welcome, we are concerned that the legibility of the existing building would be impaired by linearly extending the walls and the roof line. We feel that our concern could be overcome by modifying the proposal slightly to differentiate the extensions from the existing building." Details: Building is to the rear of St. John's Street, accessed by a passageway from St. John's Street (front) and Severn Street car park. It is thought to be late 17th/ early 18th century, though it has incongruous modern extensions to both front and rear (to be removed). Proposal is essentially to extend the existing main building (mostly linearly), incorporating dormer windows on the West side, part within the line of the existing main building and part within an area where the width of a current narrower section would be increased.. Conservation area (Article 4), not listed. Pre-app completed – no objection in principle providing subservient to the main building. HIA submitted.		23.10.21 I fully support this application, subject to the conditions contained within the pre App advice, because it will dramatically improve the quality of the existing accommodation and it will remove incongruous and 'bitty' modern extensions.			None - Insufficient comments from Planning Committee		
21/04529/FUL	Grainge House, 2 King Charles Way, Bridgnorth, Shropshire, WV16 4JY.	Existing window to 1st and 2nd Floor amended to french doors with juliet balcony	30.09.21	31/10/2021	01.10.2021	Comment date 7/10/2021 – no public or consultee comments on file. Recommended response (objection): "It is not clear from the details supplied how deep the juliette balconies would be and whether it would be possible to sit or stand on them. We would be concerned about potential privacy impacts from overlooking the gardens in Southwell Riverside and the impact on the street scene in King Charles Way." Proposal involves replacing part height windows on the front (2nd floor) and rear (1st floor) elevations with full height ones and juliette balconies, also new window openings to landing on the side elevation. There are no obvious precedents to having a juliette balcony on the front elevation in the locality, though there are some balconies on the front elevations of Southwell Riverside (facing the River Severn), these are generally at 1st floor level above entrance porches. It is not clear how deep the juliette balconies would be and whether it would be possible to sit or stand on them. Using the balconies may have privacy impacts on the gardens of properties in Southwell Riverside. The balcony on the front elevation could be considered to have an adverse impact on the street scene.		23.10.21 I agree with David's comment, because the proposal would change the street scene and there is inadequate detail of the proposed juliette balconies. Object.	Declare an interest ,close neighbour		None - Insufficient comments from Planning Committee	N/A	10/11/2021 - Grant permission
21/04512/FUL	33 Conduit Lane, Bridgnorth, WV16 5BX	Erection of a single storey rear extension with raised veranda following removal of existing conservatory.	29.09.2021	30/10/2021	01.10.2021	Comment date 7/10/2021. No public or consultee comments on file. Recommended response (neutral): No objection. Rear single storey flat roofed kitchen/ dining extension with patio doors and roof light, extending across the width of the main building (but not the attached garage). Terrace and balcony appears to be built over an existing change in level of the garden. No obvious privacy impacts, site appears adequate to accommodate the proposal.		23.10.21 Support. The proposal improves the quality of the living space and there doesn't appear to be any overlooking issues.			None - Insufficient comments from Planning Committee	N/A	

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21/04450/FUL	69 Victoria Road Bridgnorth WV16 4LD	Erection of single storey extensions to side and rear following removal of existing garage and side extensions	27.09.2021	28/10/2021	01/10/2021	Comment date 7/10/2021 - recommended response (neutral): No objection. Extensive remodelling of an existing bungalow. Involves construction of a pitched roof entrance hall on the front elevation, which appears to follow existing building line rather than moving it forward towards the road. Pitched roof side extension towards NW property boundary with Hookfield House following removal of the existing garage, extending further back than the existing building. Pitched roof rear extension on the other side of the property to the side extension, producing a symmetrical appearance at the rear with a slightly shorter flat roofed extension between the other 2 extensions. Roof remodelling incorporating roof windows. Side elevation on the NW side features a cloakroom window and utility room door – unlikely to be a privacy concern due to hedging and distance from the neighbouring property. There is also a window on the SE side elevation but this appears to be an existing opening. Site appears adequately sized to accommodate the proposal.		9.10.21 Another very large extension which radically alters the accommodation available, increasing the bedrooms from 2 to 3. The proposals result in much better open living space with all 3 bedrooms becoming en-suite (currently there are 2 bedrooms and 1 shared bathroom). I worry once again about the impact on parking, given Victoria Road has seen many alterations to the existing housing stock and if one drives down it, there are many vehicles parked on the road, restricting the safe passing of vehicles. Support, subject to the parking issue.			Representation - Neutral - No objection	22/10/2021	26/10/2021 Grant permission
21/04411/FUL	31 Woodberry Close, Bridgnorth, WV16 4PT	Erection of two storey side, single storey rear and front porch extensions following removal of existing single storey utility and WC	24.09.2021	25/10/2021	01/10/2021	Comment date 6/10/2021. L shaped 2 storey pitched roof side extension which would protrude beyond the rear of the existing building. Includes a single storey extension at the rear incorporating roof light, and a pitched roof single storey porch extending part way across the front elevation. There are precedents for front porch type extensions in the area. Site appears adequate to accommodate the proposal. Windows on the side elevation are to bathroom & wc and an utility room door, so should be obscure glazed. Recommended comment (neutral): no objection.		9.10.21 The proposals will radically alter the accommodation on offer, hugely improving it. There is adequate space within the plot to accommodate the proposals, although increasing the bedrooms from 2 to 4 might imply more vehicles will need to be parked ? Given parking is at a premium within the locale, can we have assurances that there is sufficient parking available close by ? Subject to the parking issue, I Support the proposals.			Representation - Neutral - No objection	22/10/2021	28/10/2021 - Grant permission
21/04359/FUL	23 Castlefields, Bridgnorth, WV16 5DH,	Erection of a single storey side extension and porch to front following removal of existing attached garage	21.09.2021	06.10.2021	24.09.2021	Comment date 28/9/2021. Straightforward single storey pitched roof extension, which appears to be narrower than the existing garage. Includes a pitched roof front porch extending the building line forward - Google Earth Streetview suggests that there are precedents for this in the locality. Parking can be an issue in this location - Streetview indicates that there is a driveway in front of the property which could be used for parking. Recommended comment – Neutral, no objection		5.10.2021 Given there is parking available in front of the property, I can see no issue with the proposed development, which demolishes the garage and which will enhance the existing accommodation. Support.			Support	05/10/2021	26/10/2021 Grant permission
21/04174/FUL	19 Hermitage Close, Bridgnorth, WV15 5EG	Application for 2 storey side extension and single storey rear extension.	16.09.2021	06.10.2021	24.09.2021	Comment date 29/9/2021. End terrace house with the 2 storey extension on the S elevation and the single story on the E elevation; in both cases well separated from neighbouring properties by gardens and a driveway to a block of garages. Traditional construction with pitched roof to match existing. Plot appears ample to accommodate the proposal. Recommended comment: Neutral - no objection.		5.10.2021 This is a very large extension, but it appears to have no impact on neighbouring properties. It will hugely improve the quality of the living standards of the residents, so I fully support it.			Neutral - no objection	05/10/2021	19/10/2021 Grant permission
21/04214/ADV	Severn Valley Railway, Hollybush Road, Bridgnorth, Shropshire,		15.09.2021	06.10.2021	15.09.2021	Comment date 29/9/2021 - no documents visible on planning portal		5.10.2021 Documents still missing, so cannot comment, although the principle seems fine.			No documents visible on planning portal despite emails to the Planning Officer	N/A	09/11/2021 - Grant permission

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21/04213/FUL	Severn Valley Railway, Hollybush Road, Bridgnorth, Shropshire, WV16 5DT.	Works to change from pay and display car park charging to charging by ANPR with associated signage	15.09.2021	06.10.2021	15.09.2021	Comment date 29/9/2021 - no documents visible on planning portal		5.10.2021 Documents still missing, so cannot comment, although the principle seems fine.			No documents visible on planning portal despite emails to the Planning Officer	N/A	09/11/2021 - Grant permission
21/03771/FUL	8 Oldbury Wells, Bridgnorth, WV16 5JE,	Erection of pergola for cars to park beneath with accompanying electric points and erection of a new porch to the front entrance	15.09.2021	06.10.2021	15.09.2021	Comment date 28/9/2021, additional documents now visible. Modestly sized front porch with pitched roof, in keeping with the location and character of the existing building (Conservation Area). Straightforward timber pergola above existing parking area. There was a recent application for new hardwood doors on the front of the main building (21/00799/FUL) & finishes were conditioned. The current application doesn't specify what materials are to be used for the joinery in the porch. Recommended comment: Neutral: No objection, subject to Conservation Officer agreement to the materials to be used. Comment date 27/9/2021 - The documents visible on the planning system appear incomplete.		5.10.2021 I support this application, which seems appropriate, subject to the specification of the materials to be used.			Neutral: No objection, subject to Conservation Officer agreement to the materials to be used for the joinery in the porch	05/10/2021	03/11/2021 - Grant permission
21/04236/FUL	56 Mill Street, Bridgnorth, WV15 5AG	Erection of 2No. apartments and garaging off existing access (revised scheme)	14.09.2021	05.10.2021	15.09.2021	Comment date 27/9/2021 - A previous application 20/03612/FUL was withdrawn in November 2020 following objections from the Environment Agency and Shropshire Council SUDS that the site is in Flood Zone 3 (and part in zone 3b - 1 in 20 probability of flooding per annum) and thus not suitable for residential development. There were also concerns from Public Protection about proximity to nearby beer gardens etc. The Town Council did not submit a comment prior to the application being withdrawn. The proposal relates to the parking area/ beer garden of the Fosters Arms PH. It is proposed to erect a structure with a void (permitting water flow in the event of flooding) on the ground floor and 2 off 1 bed apartments on the 1st floor. A walkway down to ground level would provide egress to dry ground in the event of flooding (accessed via "escape windows"). There is, however, a ground floor entrance door with internal stairs up to the 1st floor. The building would be orientated roughly N to S, and screened by existing trees from the W. Traditional construction under a pitched roof, no windows facing the PH/ beer garden. The Environment Agency still consider that the site is not suitable for a "more vulnerable" use, that it is unclear whether the proposed 1st floor level would be high enough to avoid flooding after allowing for climate change, and comment that the proposed escape route would not deliver the occupants to flood zone 1. Recommendation - given the Environment Agency's comments dated 15 September 2021 the Town Council cannot support this application.		5.10.2021 It seems a shame if a development along the lines proposed cannot be supported, with conditions, given we need more housing, especially so central to low town. Could the 1st floor be above the level needed to avoid the 1 in 20 flooding risk ? Representation along those lines.			Object - due to the Environment Agency's comments in respect of development within flood zone 3, and that it is unclear whether the proposed 1st floor level would be high enough to avoid flooding after allowing for climate change, and comment that the proposed escape route would not deliver the occupants to flood zone 1.	05/10/2021	

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21/04071/COU	10 College Court, Bridgnorth, WV15 5DL,	Change of use of garage to a hair salon	07.09.2021	28.09.21	07.09.2021	Updated comments 27/9/2021 following additional information being made available. Proposed alterations to the building appear similar to the permitted scheme. Highways have commented that the stated level of parking provision (4 vehicles) appears adequate for the intended use but asked for drawings of how the spaces are to be provided. Recommendation: no objection subject to satisfactory resolution of the proposed parking layout. Comment date 13/9/2021 – difficult to comment as no drawings submitted of the existing layout or proposed elevations. However, a single storey side and rear extension (featuring a gym area at the front) was permitted recently under 21/03005/FUL.					Insufficient Councillor comments	N/A	Grant Permission 15.10.2021
21/04106/FUL	Greycot, Westgate, Bridgnorth, WV16 5BL	Erection of a two storey side extension incorporating new garage with first floor over following removal of existing garage	23.08.2021	???	07.09.2021	Comment date 13/9/2021. Proposal is a 2 storey side pitched roof side extension on the site of the existing flat roofed garage and office (approx. 1.32m further than existing single storey structures), with a further facet extending beyond the rear of the building by 2.5m, also with a pitched roof at right angles to the roof slope of the main building. Also proposed to install pitched roofs over 2 bays at the front of the building. Side extension would reduce the width of the building frontage by 1m and set it back by 0.6m compared with the existing garage, which would arguably have less of an impact on the neighbouring property (which has a glazed front porch) than existing. No side windows proposed on the extension. There is a 1st floor window proposed on the rear elevation of the extension, but feel that this would not have a privacy impact on the neighbouring building/ garden (Pool Cottage) due to site layout and trees. Recommendation: no objection.					Insufficient comments from Councillors	N/A	