

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
22/01286/FUL	10 Southwell Riverside, Bridgnorth, Shropshire, WV16 4AS	Replace existing wooden frame windows with UPVC like for like windows (Article 4 Direction)	30.03.2022	18.04.2022	30.03.2022		31.03.2022 Support.	Date of Comment 31 03 2022 SUPPORT No material objection.		Comment date 5/4/2022 – Archaeologist has no comments, comment awaited from Conservation. Recommended response (neutral): No Objection Overview: Replacement of decaying windows with similar but changing from timber to uPVC. Although the property is in the Conservation area, it is relatively modern and could not be considered a heritage asset. Replacement of existing windows with uPVC at 9 Southwell Riverside was approved under ref 17/01458/FUL and for 8 Southwell Riverside under ref 16/01269/FUL	Neutral - No objection	11/04/2022	
22/01150/LBC	28 St Marys Street, Bridgnorth, Shropshire, WV16 4DW	Works to facilitate the replacement of 6No. windows and the front door affecting a Grade II Listed Building	30.03.2022	22.04.2022	30.03.2022		31.03.2022 Support.	Date of Comment 31 03 2022 SUPPORT No material objection. Grade II listed Building in the Town Centre Conservation Area, Replace 6no windows , like for like design and detailing with sustainable timber units.		Comment date 5/4/2022 – no comments on system. Recommended response (Neutral): No objection Overview: Sash windows on the front of the property were agreed to be replaced to a specification by the same contractor under ref. 20/03823/LBC. It is now proposed to replace windows on the rear elevation, as well as 2nd floor casement windows on the front elevation and the front door. Custom made timber joinery to an appropriate design to fit existing openings.	Neutral - No objection	11/04/2022	
22/01110/FUL	29 Beech Road, Bridgnorth, Shropshire, WV16 4PJ	Erection of two storey side and rear extension	30.03.2022	18.04.2022	30.03.2022		31.03.2022 Support.	Date of Comment 31 03 2022 SUPPORT .No material objection. Well designed 2 storey extension with consideration shown to neighbours with no loss of light or over bearing building mass.		Comment date 5/4/2022 – no consultee or public comments on file. Recommended response (Neutral): No objection Overview: End terrace house, but linked to the neighbouring property with part depth flat roofed single story extensions to each. Proposal is a narrow side 2 storey side extension the width of the existing single storey extension, and a small rearward extension. Pitched roof but lower than the roof of the main building. Although there are side windows on the neighbouring property, which lies to the N of the proposal, it seems unlikely that the proposed extension would have much impact on light levels. Ample plot.	Neutral - No objection	11/04/2022	
22/01076/FUL	2 Fells Orchard, Oldbury, Bridgnorth, Shropshire, WV16 5DZ.	Erection of double garage	30.03.2022	07.04.2022	30.03.2022		31.03.2022 Support.	Date of Comment 31 03 2022 SUPPORT. No material objection. New 2 Car Garage in location of existing parking area. Constructed within existng brick and timber panel enclosure.		Comment date 5/4/2022 – 1 consultee comment on file (Archaeology – no comments), Historic Environment comments outstanding. Recommended response (neutral): no objection Overview: There appears to be an existing surfaced parking area surrounded by a brick and timber fence. Property appears to have an integral double garage currently, it is proposed to erect a detached garage in the area of the hardstanding. Garage design appears innocuous and would not appear detrimental to the Conservation Area as it would be in keeping with the style of the properties in Fells Orchard.	Neutral - No objection	11/04/2022	

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22/01057/FUL	6 River Side, Bridgnorth, Shropshire, WV16 4BH,	Replacement of existing window at second floor from wooden to upvc (Article 4 Direction)	16.03.2022	05.04.2022	16.03.2022		31.03.2022 Support.	Date of Comment 21 03 22. SUPPORT Replacement of failed wooden window with UPVC all to match existing . No material objection.		Comment date 5/4/2022 – no public comments on file, consultee comment from Conservation Officer. Suggest comment (objection): Whilst we have no objection to a replacement window of a similar pattern, we feel that a timber window rather than uPVC would be in keeping with the property's character. Overview: Replacement of existing timber window with similar pattern but uPVC. Conservation Officer comment that property is part of a 19th Century Terrace and as such is a non-designated Heritage Asset, so objects to uPVC. Although it is apparent that the property has a replacement window of a non - historic pattern (on the ground floor) all windows in the terrace of properties currently appear to be timber so I support the Conservation Officer's objection.			
22/00464/FUL	7 Innage Crescent, Bridgnorth, Shropshire, WV16 4HU	Erection of rear extension to dwelling	16.03.2022	15.04.2022	16.03.2022		31.03.2022 Support.	Date of Comment 21 03 22. SUPPORT . No Material objection.		Comment date 5/4/2022 – no public or consultee comments on system Recommended response (Neutral): no objection Overview: Semi-detached dwelling in a large plot. There appears to be a current single storey rear extension. Proposal is to build at first floor level with a sloping roof and 3 dormers. Building runs approx. SSE to NNW and the extension would be on the ENE elevation. Some potential for overshadowing the neighbouring property's (no 8) rear windows in the middle of the day but dormers are relatively modest in size so should minimise loss of light. Consider there is unlikely to be an additional privacy impact on the neighbouring property's garden, given the presence of existing 1st floor windows.	Neutral - No objection	11/04/2022	19/04/2022 - Grant permission
22/01100/TCA	39 Whitburn Street, Bridgnorth, Shropshire, WV16 4QT	Fell 1no Silver Birch within Bridgnorth Conservation Area	16.03.2022	24/03/2022	16.03.2022			Date of Comment 21 03 22 ,, REPRESENTATION. More information required from specialist Arborist on condition of tree and alleged damage to adjacent building.		Comment date 25/3/2022. Recommended response (Neutral): No objection. Overview: The tree is said to be causing damage to an outbuilding at the end of the garden. Although no arboriculturalist report has been submitted, the tree can be viewed on Google Streetview (image dated Sept 2021) looking from the mini roundabout at the entrance to Sainsbury's car park and it clearly is very close to the building and likely to be causing damage.			11/04/2022 - No objection

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22/00803/FUL	38 Paulbrook Road, Bridgnorth, Shropshire, WV16 5DN, .	Erection of a single storey rear extension and porch to front elevation	10.03.2022	24.03.2022	10.03.2022		31.03.2022 Support, the proposed plans will provide much improved accommodation and do not have a detrimental affect on the immediate neighbour.	Date of Comment 21 03 22.. SUPPORT Demolition of existing Conservatory and erection of single storey rear extension . New Porch to Front Elevation. No Material Objection.		Comment date 25/3/2022 – no public or consultee comments on file. Recommended response (neutral): No objection. Overview: Detached house on a corner site in Paulbrook Road. Currently there is a canopy over the front door and it is proposed to replace this with a pitched roof porch extending slightly forward. Rear flat roofed extension with roof lights extending for most of the width of the property. No side windows on the rear extension facing the adjoining property; there are on the side facing towards the garden of 40 Paulbrook Road. However, there appears to be ample vegetation to provide effective screening. Site appears adequate to accommodate the extension and retain sufficient outside space.			04/04/2022 - Grant permission
22/01000/TCA	The Green, 2 Castle Hill Walk, Bridgnorth, Shropshire, WV16 4AF.	Atlas Cedar - branch end reduction within Bridgnorth Conservation Area	10.03.2022	16/03/2022	10.03.2022		13.03.2022 Support, necessary works, which need attending to on a systematic basis.	Date of Comment 21 03 22 ... SUPPORT . Carry out necessary works on a regular basis as per the Arborists recommendations.		Comment date 25/3/2022 Recommended response (Neutral): No Objection Overview: Work has been carried out to this tree before (last permitted under ref 19/01300/TCA). The tree's location overhanging the Castle Walk means that regular safety related work is required, the current work was recommended following a safety inspection on 17/2/2022 following storms.	Neutral - No objection	28/03/2022	30/03/2022 - No objection
22/00725/FUL	41 Southwell Riverside, Bridgnorth, Shropshire, WV16 4AS	Erection of single storey rear extension, single storey garage extension and increase of existing balcony to frontage	03.03.2022	21.03.2022	03.03.2022		13.03.2022 Object, given the area is subject to significant flooding, no further development along Southwell Riverside should be considered. Also, several other issues raised by the many neighbours who have commented are valid, such as the overlooking issues of the proposed (huge) balcony and the effective changing of the street scene.	Date of Comment 03 03 22.- OBJECT. This Application if Approved would result in an overdevelopment of the site and have a detrimental impact on adjacent properties, in particular no 40 Southwell Riverside. The proposed extensions are not in keeping with the stylistic context or scale of surrounding properties or properties in the immediate local area. Approval would create a precedent, meaning it would be difficult to object to similar proposals. The location is subject to severe flooding and the proposed extension would cause problems to the immediate neighbouring property by the construction of new walls effectively forming a barrier to the flow of flood waters. The size of the proposed balcony raises concern as to its use as a large social area and the number of persons it can now accommodate. The neighbours privacy and enjoyment of their home as provided by legislation maybe severely compromised by		Comment date 25/3/2022 – 12 public and 1 consultee comment on file. Recommended response (Objection): "The front balcony has the potential to have an adverse impact on neighbours' residential amenity, as does the proposed ground floor extension. Further, the proposed alterations to the frontage would break up the cohesive design of the estate's frontage onto Southwell Riverside and would be detrimental to the street scene. We note neighbours' concern about flood risk, and that a flood risk assessment has been requested." Overview: End terrace house, with a ground floor single width garage and a part-width 1st floor front balcony. It is proposed to build the garage forward to make it double length, bring the front porch forward, extend the balcony to full width, change the 1st floor front windows/ doors to a bank of sliding/ folding doors, and build a pitched roof single storey rear extension. The rear extension would have roof windows, sliding/ folding doors to the rear and patio doors to the side, which fronts what appears to be a shared entrance. Elsewhere on the estate, front balconies have substantial walls to the side to protect the privacy of the occupants of the neighbouring property, the current proposal does not appear to do so. 12 public objections – appearance, residential amenity, effect on parking for the neighbouring property, flood risk. SUDS have commented that a flood risk assessment	Objection - The front balcony has the potential to have an adverse impact on neighbours' residential amenity, as does the proposed ground floor extension. Further, the proposed alterations to the frontage would break up the cohesive design of the estate's frontage onto Southwell Riverside and would be detrimental to the street scene. We note neighbours' concern about	28/03/2022	

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22/00577/FUL	Plot 2, Quatford Grange Barns, Chantry Lane, Quatford, Bridgnorth.	Works to include the installation of external staircase, insertion of roof lights and dormer window to the rear to facilitate the conversion of loft space to self-contained living accommodation ancillary to the main dwelling	03.03.2022	17.03.2022	03.03.2022		13.03.2022 My only concern is the lack of light in the proposed bedroom ?	Date of Comment 03 03 22. Support - no material objection, Well considered scheme.		Comment date 25/3/2022 – no consultee or public comments on file. Recommended response (Neutral): "In view of the site's Green Belt location, we would suggest that a condition be imposed prohibiting occupation as a separate dwelling." Overview: Constraints: Green Belt, Conservation Area. The buildings appear to be the new build dwellings approved under 17/03443/FUL as self build, following the demolition of existing industrial buildings. The plans were amended under 19/06453/AMP, decided on 6/3/2020. At the time the applicant was Mr Alan Butler, who had reportedly purchased the site and wished to build the new homes to meet the residential requirements of himself and his brother, and who appears to be the applicant in this case also. Satellite imagery shows the development taking place between 2020 and 2021. The effect of the current application would be to allow the roof space to be used as a separate dwelling/ annex, albeit small. No objection provided no use as a separate dwelling is conditioned.	Neutral: In view of the site's Green Belt location, we would suggest that a condition be imposed prohibiting occupation as a separate dwelling.	28/03/2022	
22/00665/FUL	39 Whitburn Street, Bridgnorth, Shropshire, WV16 4QT, .	Installation of replacement windows to front of property	03.02.2022	16.03.2022	03.02.2022		13.03.2022 Support, the proposed double glazed windows will provide greater thermal efficiency and better noise reduction, as well as requiring less on going maintenance.	Date of Comment 03 03 22. Support - no material objection, Town Centre Conservation Area. Unsure of Listed Building Status, Replacement windows Double glazed to replace old single glazed units.		Comment date 25/3/2022 – 1 public objection (Civic Society), 1 public support, Conservation Officer objection on file. Recommended response (objection): The property makes a good contribution to the character and appearance of the Conservation Area and the use of uPVC windows would not be appropriate. Overview: Constraint – Conservation Area, Article 4 direction. Proposal is to replace 5 no 8 pane sash windows on the front elevation. uPVC is proposed. The property is in a very prominent location and gives the appearance of being Georgian/ early Victorian. The existing windows are appropriate to the period, but are claimed to be in poor condition. Conservation Officer objects to change of material and cites the appeal decision on 9 Bernards Hill (21/02338/FUL), would not object to replacement timber windows.			
22/00584/FUL	5 Church Street Bridgnorth Shropshire WV16 4EQ	Erection of replacement garden room	23.02.2022	16.03.2022	23.02.2022		13.03.2022 Support.	Date of \Comment 03 03 22 Support - no material objection . In Town Centre Conservation Area. Unsure of Listed Building Status. removal of existing traditional garden room and replace with new .		Comment date 14/3/2022 – no public or consultee comments on file, Conservation Officer comments requested. Recommended response (Neutral): No objection Overview: Appears to be a replacement for the Conservatory permitted under BR/ APP/FUL/01/0585, which was itself to replace an earlier structure. Proposal appears to be on the same footprint as the structure it is replacing, but with a flat roof rather than sloping glass. Consider unlikely to have a privacy impact on neighbouring properties.	Neutral - No objection	18/03/2022	04/04/2022 - Grant permission

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22/00626/FUL	18 Highlands Road Bridgnorth Shropshire WV16 5BY	Erection of a first floor rear extension, front extension and alterations to existing roof to garage and porch	23.02.2022	26.03.2022	23.02.2022		13.03.2022 The only issue I have is the potential loss of light to any neighbouring property, because the proposals would dramatically improve the existing accommodation. There are already 3 bedrooms, so the proposal is only increasing the volume by one bedroom to 4 bedrooms, but the actual size of two of the bedrooms are much greater than presently. Without a site visit it is difficult to assess the impact of the proposal on the neighbouring properties.	Date of Comment 03 03 22. Representation. Substantial alterations and extensions, The first floor extension could be considered due to its proposed size and mass to loom over the boundary to the neighbouring property and be considered overbearing and oppressive,		Comment date 11/3/2022 – no public or consultee comments on file. Recommended response (Objection): The proposal appears to be disproportionate extension to a building which has already been extended significantly, and is likely to have an adverse impact on the residential amenity of the occupiers of 17 Highlands Road due to loss of light. Overview: Property already has substantial ground floor rear extensions – it is now effectively proposed to build on that footprint to create a large 1st floor extension, transforming a 2 bed house into a 4 bed one. A substantial part 2 storey, part single storey extension of depth 4.45m was approved in 2010 under ref BR/APP/FUL/08/0557. This appears not to have been implemented and the existing single storey extension appears to be the 5.25m deep proposal allowed under 11/02067/FUL. Satellite imagery suggests that the neighbouring property to the N (no 17) is set further back from the road and has a side extension with roof windows. This property would be significantly overshadowed by the proposed extension.	Objection - The proposal appears to be disproportionate extension to a building which has already been extended significantly, and is likely to have an adverse impact on the residential amenity of the occupiers of 17 Highlands Road due to loss of light.	18/03/2022	
22/00583/FUL	18 Ash Road, Bridgnorth, Shropshire, WV16 4PL	Erection of single storey side and rear extension	23.02.2022	26.03.2022	23.02.2022		13.03.2022. Support, there appears to be ample space within the curtilage of the property and the proposals will dramatically improve the living accommodation. The creation of an office space, presumably caused by the 'working from home' regime introduced because of the pandemic is very useful.	Date of Comment 03 03 22. Representation. It is unclear from the submitted documents the possible effect the application would have on the adjacent property. If further information is provided and proves no negative effects then comment could be amended.		Comment date 11/3/2022 – no public or consultee comments on file. Recommended comment (Neutral): No Objection Overview: Semi-detached house. Proposal is an L shaped flat roofed single storey extension with roof lanterns. Fenestration is to the rear and front, though an entrance door is proposed for the side elevation. Proposal replaces existing side and rear extensions and rear conservatory (unclear whether these required planning permission, they may have been permitted development.) Plot appears adequately sized.	Neutral – No objection	18/03/2022	29/03/2022 - Grant permission
22/00716/TCA	13 North Gate, Bridgnorth, Shropshire, WV16 4ER	Works to trees to include crown reduce by 10% one Magnolia tree within Bridgnorth Conservation Area	18.02.2022	09.03.2022	18.02.2022		13.03.2022 Support, on the basis of the application being sensible & practical.	Date of Comment 03 03 22 - Support - providing the work is no more than the stated 10%, carried out in a sensitive manner by a qualified Arborist .		Comment date 11/3/2022 - no public or consultee comments on file. Recommended response (neutral): No objection. Overview - tree is touching adjacent building, reduction is to provide clearance.			

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22/00335/LBC	3 Cartway, Bridgnorth, Shropshire, WV16 4BW, .	Works to facilitate the replacement of ground floor front window affecting a Grade II Listed Building	18.02.2022	16.03.2022	18.02.2022		13.03.2022. Support, the application is almost identical to that of 5 Cartway, which has recently been approved.	Comment Date 03 03 22. SUPPORT < No material Objection. Grade II Listed Building in the Town Conservation Area, New Hardwood window to replace existing. Like for like design is proposed.		Comment date 21/2/2022 – no public or consultee comments on file Recommended response (neutral): No objection Overview: replacement of ground floor window on front elevation which appears to have rotted. Replacement proposed to be custom made in oak of similar patten to existing but double glazed.	Neutral – No objection	18/03/2022	18/03/2022 - Grant permission
22/00508/FUL	3 Woodberry Down Cottages, Bridgnorth	Erection of a single storey rear extension and associated retaining walls	11.02.2022	?	11.02.2022			Comment Date 15 02 2022. SUPPORT < No material Objection. Clarification required that no alterations are planned for the front elevation. Dwg 21124/055 indicates identical existing elevations to both front and rear. Assume that the existing front elevation is incorrect. Single storey flat roof construction with Lantern light and internal alterations. Retaining wall to support patio. Construction of new extension on boundary, Party Wall legislation/permission may be required.	Support: secluded rear garden, only potential impact could be on no.12 woodberry close, So if they have no objections then seems reasonable application	Comment date 15/2/2022. No consultee or public comments on planning system. Recommended response (neutral): "No objection. We note that the drawing marked existing elevation front appears to show the rear of the property, and suggest it is clarified that no alterations to the front elevation are proposed." Basis: Rear single storey flat roofed extension with roof lantern. The reference to "retaining wall" appears to be in relation to the garden/ patio, which is at a higher level than the floor level of the building. Garden area appears adequate for the enlarged building. Note that the drawing of existing elevations for the front of the property is incorrect, it shows the rear elevation. However, the floor plans and side elevations suggest no alterations are proposed to the front.	No Objection. We note that the drawing marked existing elevation front appears to show the rear of the property, and suggest it is clarified that no alterations to the front elevation are proposed	18/02/2022	15/03/2022 - Grant permission
22/00425/FUL	15 Grove Crescent, Bridgnorth, Shropshire, WV15 5BS	Erection of single storey rear extension flat roof construction following removal of existing conservatory	11.02.2022	?	11.02.2022		19/02/22 Given the inconsistencies with the measurements between the various plans, the plans need to be corrected and re-submitted, before considering further..	Date of Comment 15 02 2022, SUPPORT, No Material Objection. Large rear extension increasing the ground floor footprint by approx. 50%. A previous 2 storey application 21/04660 FUL was withdrawn by the Applicant, no reason stated. This proposal will not have as much impact on the adjoining dwelling as the previous scheme. Party wall Permission will be required.	14.02.22Neutral: appears to offer a straight forward extension without impact, but unclear why withdrew previous 2 storey extension, no information regarding impact on light / overlooking for rear neighbour	Comment date 21/2/2022 – no public or consultee comments on file. However, the planning officer has contacted the applicant re dimensional anomalies on the drawings submitted. Recommended response (neutral): no objection subject to resolution of the issues identified in the Planning Officer's email to the applicant of 18/2/2022 and confirmation that the depth of the proposed extension is no more than 5.75 metres. Overview: Semi-detached property. Proposal is a flat roofed single storey extension with roof lantern, slightly less than full width so apparently not up to the boundary with the neighbouring property. Fenestration is bi-fold doors to the rear, 2 windows on side elevation facing away from the adjoining property (WC & Utility so these would probably be obscure glazed). Property appears to have a sizeable rear garden so would accommodate a reasonably sized extension.	Representation - no objection subject to resolution of the issues identified in the Planning Officer's email to the applicant of 18/2/2022 and confirmation that the depth of the proposed extension is no more than 5.75 metres.	22/02/2022	10/03/2022 - Grant permission
22/00128/LBC	5 Cartway, Bridgnorth, WV16 4BW	Works to facilitate installation of replacement windows to front elevation	28.01.2022	28/02/2022	28.01.2022		19/02/22 Why aren't the proposed replacement windows also Crittall metal double glazed, because it is still possible to source such windows ?	Date of Comment 01 02 2022 SUPPORT No Material Objection. Existing windows in poor condition. proposed replacements are sympathetic the the property and the Conservation area,	01.02.2022: support the application. Replacement windows are sensitive and in keeping with period and will improve safety	Comment date 21/2/2022 – no public or consultee comments on file. Recommended response (neutral): No objection Overview: Proposal is to replace 2 poorly fitting windows on front elevation with custom made wooden double glazed units of similar profile to existing. Existing windows are metal framed, but are stated in the design and access statement to be of a pattern which was not introduced until approx. 40 years after the cottages were constructed.	Support	22/02/2022	02/03/2022 - Grant permission

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22/00090/FUL	33 The Wheatlands Bridgnorth WV16 5BD	Erection of a single storey rear extension	19.01.2022	08.02.2022	19.01.2022		19/02/22 Support, the proposals will provide a higher quality of accommodation, subject to the issue raised by the neighbour about the ownership of the apparently shared land being resolved.	04 02 2022 No material Objection SUPPORT The ownership of the strip of land referred to in a Public Comment needs to be proved by Deeds or Land Registry prior to any decision. Request that such documentation is provided to accompany the Application.	01.02.2022: no objection to rear extension on condition that the neighbour's concerns are addressed as regards confirmation of shared access and ownership of the grassed area to the north.	Comment date 21/2/2022 – 1 public comment Recommended response (neutral): No objection. Overview: Straightforward flat roofed single storey rear extension with roof lanterns, patio doors to the rear, no side windows on the extension. Plot appears adequate to accommodate the extension. Application form gives the impression that no parking spaces will be retained but existing parking is at the front and would not be affected by the proposal. The public comment concerns ownership of a grassed area at the side of the property, which is not affected by the proposal.	Representation - No Objection	22/02/2022	22/02/2022 - Grant permission
22/00080/FUL	14 Moat Street Bridgnorth WV16 4EP	Alterations and extensions to existing dwelling to create 2 No dwellings, demolition of boundary wall and formation of pedestrian access	19.01.2022	09.02.2022	19.01.2022		19/02/22 Object, because there are multiple issues, including over development, insufficient space within the majority of the rooms proposed to be created and overlooking issues.	04 02 22 OBJECT. Overdevelopment of the site. Concern regarding the impact on listed buildings 1-7 Northgate. Concern at potential loss of light to neighbouring properties. Concern at the size of rooms as indicated. Must comply with Technical Housing Standards and any Local Plan Policy. Housing Act 1985 Space Standards or better if specified by Local Plan Policy.	14.02.22. Object: multiple residents have raised concerns about the scale of this development and its impact on the conservation area. The over development will affect light, historic walls, orchards, and will close in a very green area. This is a highly visible location next to Northgate surrounded by heritage assets which need to be protected against over development.	Comment date 3/2/2022. No consultee comments on file, 7 public comments. Recommended comment (object): The proposal appears to be an overdevelopment of the site and we are concerned about the small size of the dwellings and the amount of outside space. There are also concerns about potential overshadowing of neighbouring properties, and the impact on the setting of Listed Buildings at 1-7 Northgate. Basis: Cottage in Moat Street, with a garden extending to Cliff Road. Conservation area, and neighbouring buildings (1-7 Northgate and 16 Moat Street) are listed Grade II. The proposal is to alter the existing cottage, create an additional 2 storey dwelling attached to the existing cottage to the rear, and create a new dwelling fronting Cliff Road. The dwelling fronting Cliff Road would be 2 storey with a pitched roof & dormer windows. Building footprint approx. 39sq m., internal floor area approx. 63.5 sq. m. It appears to be quite close to 1a Cliff Road (to its WSW), which has 1st floor windows on the side elevation, though it is not easy to determine how close from the submitted block plan (The gap between the proposed building and the side boundary is approx. 1 metre). This proposal would also involve the loss of a boundary wall, said by neighbours to be 19th Century. Residents of the row of cottages 2-7 Northgate have also expressed concerns	Objection - The proposal appears to be an overdevelopment of the site and we are concerned about the small size of the dwellings and the amount of outside space. There are also concerns about potential overshadowing of neighbouring properties, and the impact on the setting of Listed Buildings at 1-7 Northgate.	18/02/2022	08/03/2022 - Withdrawn
21/05847/LBC	Severn Arms Hotel, 3 Underhill Street, Bridgnorth, WV16 4BB	renovation of existing building with some internal reconfiguration to include removal of some modern stud walls and replacement of some windows affecting a Grade II Listed Building	19.01.2022	08.02.2022	19.01.2022		31/1/2022 Support, investment of this nature is definitely needed & welcomed.	Date of comment 01 02 2022 SUPPORT Carefully considered refurbishment and alterations sympathetic to the style of the existing building and empathy with the conservation area,	24.01. Support application. Sensitive upgrades in conservation area	Comment date 31/1/2022 – no consultee or public comments on file Recommended response (neutral): no objection. Basis: General scheme of updating including removing modern partition work and repairing/ replacing poor quality modern windows.	No objection	07/02/2022	

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22/00061/FUL	45 Cricket Meadow, Bridgnorth, WV16 4LB	Erection of two storey side and single storey extension	19.01.2022	18/02/2022	19.01.2022		31/1/2022 Support, the proposals will provide a much better quality of living space, including an additional bathroom.			Comment date 31/1/2022 No public or consultee comments on file. Recommended response (neutral): No objection. Basis: Semi-detached house. Proposal is a main 2 storey side extension with pitched roof, and a small single storey rear extension with pitched roof and roof windows. The side extension would protrude past the existing rear wall of the property. Whilst there is some potential for overshadowing of 43 Cricket Meadow, the extent of the additional structure at 1st floor and roof level is fairly modest.	No objection	07/02/2022	22/02/2022 - Grant permission
22/00171/TPO	2 Hermitage Heights, Bridgnorth, Shropshire, WV15 5EN, .	To fell 1No. mature Oak Tree protected by The Salop County Council (Bridgnorth) Tree Preservation Order 1962 (Varied on the 19th September 2011 with the removal of A14, 15, 16, 19, 20, 21, 23 and G4)	19.01.2022	03/02/2022	19.01.2022		31/1/2022 No objection, given the tree surgeon has recommended the removal.	Comment Date 1 /2/2022 no objection providing SC Tree Expert agrees with Applicants Tree Surgeons diagnosis & report		Comment date 31/1/2022. No consultee or public comments on file. Recommended response: No objection Basis: Application from tree surgeon suggests longstanding fungal infection, possible root damage, and dead limbs falling in the vicinity of the property	No objection	07/02/2022	04/03/2022 - Grant permission
21/05865/CPL	Bridgnorth Hospital, North Gate, Bridgnorth, WV16 4EU	Application for a Lawful Development Certificate for installation of photovoltaic panels to roof of Bridgnorth Community Hospital	13.01.2022	?	13.01.2022		31/1/2022 I concur with Cllr Cooper.	Date of Comment 14 01 22 . SUPPORT No material objection.	24.01 Support carbon reduction installation in public building- modern style building, well integrated	Comment date 31/1/2022. No comment required - notifications is marked "ufm3 - for info only). The Conservation Area map suggests part (the older buildings) of Bridgnorth Hospital is in the Bridgnorth Conservation Area and as such would have permitted development rights withdrawn under the Article 4 Direction which applies across this Conservation Area. The proposal appears to involve PV panels on the newer hospital buildings which would be outside the Conservation Area.		N/A	
22/00103/TCA	St Mary Magdalene Church, Quatford, Bridgnorth, Shropshire, WV15 6QJ.	Removal of 1No Sycamore Tree within Quatford Conservation Area	13.01.2022	02.02.2022	13.01.2022		31/1/2022 More detail needed to allow due consideration.	Date of Comment 14 01 22 . No information supplied to make an informed comment or decision.		Comment date 4/2/2022 – the application form wasn't visible when viewed previously, now seen. Recommended response: No objection Basis: Application is to remove the tree in its entirety or to leave a single stem. Issue is potential property damage if tree fails. Applicant states they have consulted County Arboriculturalist.	No objection	07/02/2022	04/03/2022 - No objection

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
21/05982/TCA	68 Cartway, Bridgnorth, Shropshire, WV16 4BG	Reduce by up to a maximum 50% five Conifer trees (marked A-E) all lying within Bridgnorth Conservation Area	13.01.2022	25.01.2022	13.01.2022		31/1/2022 SUPPORT given the apparent danger otherwise.	Date of Comment 14 01 22. Representation . A TPO should be introduced to protect these trees. They form a soft and attractive part enclosure to Friar St Green. and are very much part of the local landscape and Conservation Area. Minor reduction in height would be acceptable but not 50%.		Comment date 28/1/2022. Recommended comment: No objection Rationale: Safety related work.	Representation – The trees form a soft and attractive part enclosure to Friar St Green and are very much a part of the local landscape and Conservation Area. The reduction in height should be kept to a minimum.	07/02/2022	15/02/2022 - No objection
21/05854/CPL	6 Paulbrook Road, Bridgnorth, WV16 5DN	Application for a Lawful Development Certificate for the proposed conversion of integral garage to a habitable space to include insertion of door/window	07.01.2022	12.01.2022	07.01.2022		31/1/2022 SUPPORT.	Date of Comment 10 1 2022 SUPPORT . Note.Changing the use of a garage (non habitable) to a living space (habitable) will require Building Regulation approval.		Comment date 28/1/2022 Recommended comment: No comment Reason: Application is seeking a declaration of whether the proposal would be within permitted development rights. As such it's not clear that we can have an opinion on legality. Should a planning application be required I would have no objection.	Representation - No comment as this is seeking a declaration of whether the proposal would be within permitted development rights.	07/02/2022	
21/05852/FUL	77 Cartway, Bridgnorth, WV16 4BW	Erection of first floor rear extension to create additional bedroom	07.01.2022	12.01.2022	07.01.22			Date of Comment 10 1 22 OBJECT. Located within the Conservation Area.Material objection. Effect on Conservation area and Design and appearance of proposals.		Comment date 28/1/2022 – no consultee or public comments on file. Recommended comment (neutral): We are concerned that there may be an impact on the residential amenity of the adjacent property to the NE, but this could only be ascertained by a site visit. Information/ assessment: Sloping site with some profiling of the rear garden. Property as existing has a pitched roof extending down to ground floor level at the rear, with a substantial chimney. Proposal is to build out at right angles to existing building at 1st floor level, with a pitched roof. Involves removal of the chimney. Proposal involves a substantial increase in fenestration on the rear elevation, including 1st floor full height opening windows and a Juliet balcony. Ground level to be lowered in rear patio area by approx. 0.5m. Proposed extension is unlikely to be visible other than potentially from neighbouring gardens. However, it may impact the residential amenity of neighbouring properties (overlooking gardens) or overshadow the property to the NE (78 Cartway?)	Representation – Neutral however, there are concerns that there may be an impact on the residential amenity of neighbouring properties or the potential to overshadow the adjacent property to the NE, but this could only be ascertained by a site visit.	07/02/2022	30/03/2022 - Grant permission

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21/05845/FUL	Proposed Residential Development Land At Former Builders Yard, South Of Innage Lane, Bridgnorth	Erection of four (age-restricted) dwellings; car parking spaces, estate road and associated works	07.01.2022	11.01.2022	07.01.22			<p>Date of Comment 10 01 22.OBJECT. Re Application of 19/05213/FUL (5 Dwellings) Refused . Re Application 4 Dwellings. The reasons for refusal are still applicable .</p> <p>Members object to the planning application and recommend that it should be rejected as invalid on the grounds that it occupies land set aside as residents' gardens for which permission was granted (18/02281/FUL) providing it was implemented as approved.</p> <p>We further note that the original permission did not require an affordable housing contribution due to lack of viability and are concerned that the potential further development of part of the site may not have been considered when assessing viability.</p>		<p>Comment date 28/1/2022. No public or consultee comments on file.</p> <p>Recommended comment (objection): the proposal occupies part of the site of the adjoining retirement apartment development which is in the course of construction but not completed. As such, it should be considered as an amendment to the retirement apartment plans permitted under 18/02281/ FUL, and subject to a reappraisal of whether the amended proposal is capable of supporting an affordable housing contribution. As a stand alone proposal, we would consider that it fails to safeguard the residential amenity of the occupants of the adjacent retirement apartment development.</p> <p>Appraisal: No objection to the design, but concerns over the principle of development. Planning application 18/02281/FUL for the development of 50 retirement apartments was allowed on appeal (non-determination) and included a condition that the development is carried out in line with the approved drawings, including the site plan 30027BN-001, which shows the area of the current proposal as being external amenity space. The development was permitted with no affordable housing contribution as it was judged insufficiently viable to do so. The development is in the course of construction and at the date of the current application was not occupied. The current proposal seeks to argue that the amount of</p>	Objection - the proposal occupies part of the site of the adjoining retirement apartment development which is in the course of construction but not completed. As such, it should be considered as an amendment to the retirement apartment plans permitted under 18/02281/ FUL, and subject to a reappraisal of whether the amended proposal is capable of supporting an affordable		07/02/2022 - Refuse
21/05843/FUL	Units 5, 6 And 7 Chartwell Business Park Stourbridge Road Bridgnorth Shropshire	Erection of 1 No. new portal framed building (comprising of 3 separate units) for flexible B2, B8, E(g), Sui generis - veterinary practice and Sui generis - hot food takeaways use including all associated external works to form car parking and yard areas	07.01.2022	11.01.2022	07.01.2022			<p>Date of Comment SUPPORT . No material objection.NOTE Check Application Form. states No Trade effluent or waste .But will be required if VETS or HOT FOOD TAKEAWAY.</p>		<p>Comment date 26/1/2022.</p> <p>SC environmental protection have advised that a contaminated land assessment is required, SUDS consider surface water drainage acceptable. No comments from highways or police as yet.</p> <p>Recommended response (objection): Whilst we have no issues with the building design and B2, B8 and E(g) uses, we would consider that the Sui Generis uses would merit specific consideration and cannot be granted flexibly. In particular, use for hot food takeaway would merit consideration of the traffic impacts and impact on the local environment, including arrangements for the avoidance of litter.</p> <p>Overview: Design of building is straightforward and in keeping with the estate. Usage class B2 is General Industrial, B8 is storage & distribution, E (g) is Office, R&D and industrial uses compatible with residential locations. Other parts of the site have previously been granted permission for buildings for flexible former B1 use, B2 & B8 (19/03204/FUL, which has been implemented). Site area is 0.53 Ha which is marginally above the threshold for Environmental Impact Assessment screening for industrial estate development projects – none in evidence.</p>	We have no objection to the development but feel that permission should be restricted to uses B2, B8 & E(g) and that any proposed Sui Generis use should be subject to a separate application and consideration of the local impacts of such use.	07/02/2022	30/03/2022 - Grant permission

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21/05803/FUL	27 Cricket Meadow Bridgnorth WV16 4LB	Conversion of and extension to existing garage to form additional living accommodation; erection of a detached annex building following removal of an outbuilding	14.12.2021	?	20.12.2021	No objection		Date of Comment 23 12 21 SUPPORT providing the inaccuracies on the documentation is clarified . Garage doors shown on proposed plans but not on elevations and description in notes, existing 1/2 brickwall to ex garage unsuitable insulation for living accommodation. Solution ?		Comment date 4/1/2022 – no public or consultee comments on SC system. Recommended response (neutral): "No objection, but we suggest a condition restricting the use of the annexe to ancillary accommodation and arboricultural conditions as per 20/04202/FUL" Overview: Property has an extant permission (20/04202/FUL), to which the Town Council raised no objection. The current application omits a side extension to the main building included in the approved scheme, but retains some elements of other alterations to the main building. It is now proposed to erect a single storey timber clad annexe in the garden; this is stated to be constructed as "inhabitable space" for building regulations purposes. I would suggest that a condition is included preventing the annexe from being occupied as a separate dwelling. The previous approval incorporated arboricultural conditions and these should be retained.	No objection, but we suggest a condition restricting the use of the annexe to ancillary accommodation and arboricultural conditions as per 20/04202/FUL	05/01/2022	10/02/2020 - Grant permission
21/05769/FUL	51 Innage Lane Bridgnorth WV16 4HS	Erection of extensions and loft conversion	16.12.2021	?	20.12.2021	Object - this house is directly next to the Crown Meadow park. The extension is very large, coming to the boundary fence and at three stories extendign both front and back will be very domineering and reduce the amenity value of the park.	13/1/2022 Neutral for the reasons as succinctly outlined by Cllr Cooper ie there is already an overlooking issue and I cannot see how the amenity value of the park is reduced by the proposal. I would also add that the quality of the living accommodation is hugely benefitted by the proposal.	Date of Comment 23 12 21 OBJECT Material objection - Design and appearance and impact on the visual amenity of the adjacent open space.		Comment date 5/1/2022 - no public or consultee comments on SC system as at 4/1/2022. Recommended response (neutral). Overview/ reasoning: Semi-detached house next to an entrance to Crown Meadow and AFC Bridgnorth. Permission was granted for a 2 storey side extension under ref 18/03834/FUL but this appears not to have been built. Current proposal is a 2 storey side extension and addition to an existing flat roofed ground floor extension, together with a loft conversion. There would be extensive glazing on the rear elevation at first floor level (floor to ceiling, including patio doors and a Juliet balcony), and at 2nd floor/ loft level. (Glazing on the side elevation is marked "obscure glazed). There is a long rear garden. Although the proposal would overlook a children's play area, this is public open space and it would be difficult to argue that the amenity value of this is reduced by being overlooked. However, the residential amenity of the neighbouring property (no 49) requires consideration as their garden would be overlooked. Glazed area on the previous application was more modest and appears further away from the neighbouring property. Neighbouring property has had a series of extensions including 2 storey side extension (BR/APP/FUL/08/0834) but this features rear windows on a more normal scale. Having viewed the properties from Crown Meadow it seems to me that the neighbouring	Neutral - Whilst we note that the principle of extending the property was established by approval of 18/03834/FUL, we are concerned at the height of the proposed extension and the extent of fenestration proposed at 1st and 2nd floor level on the rear elevation	14/01/2022	

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21/05154/FUL	17 Victoria Road Bridgnorth Shropshire WV16 4LA	Erection of single storey rear extension	15.12.2021	?	20.12.2021	No objection		Date of Comment 22 12 21 SUPPORT No material objection.		Comment date 3/1/2022. No public or consultee comments on SC system. Recommended response (neutral): No objection. Overview: The property already has a single storey rear extension – assumed to have been permitted development. The proposal appears to be to increase the width of this with changes in fenestration. Main windows would be patio doors to the rear, unlikely to have any impact on the residential amenity of neighbouring properties as there are long gardens and a track at the rear separating properties on Victoria Road from Cricket Meadow.	No objection	05/01/2022	25/02/2022 - Grant permission
21/05773/TCA	Windle Lodge Salop St Bridgnorth WV16 5BH	Fell a Leylandi	10.12.2021	23/12/2021	10.12.2021	Neutral		Date of Comment 13 12 2021. Support . Tree is causing blockage of natural light to neighbouring property. Possibly investigate pruning and reduction in size and height before removal.		Comment date 21/12/2021 Recommended comment: no objection Leylandii said to be blocking light from neighbour's windows. Google street view shows that it is very close to the building	Neutral - no objection	22/12/2021	07/01/2022 - No objection
21/05591/FUL	37 Victoria Road, Bridgnorth, WV16 4LD	Erection of a single storey rear extension	10.12.2021	?	10.12.2021	Neutral		Date of Comment 13 12 2021 Support No Material planning objection . Good proposal to enhance and improve the property.		Comment date 3/1/2022; no public or consultee comments on SC system Recommended comment (neutral): No objection Overview: Currently there are a series of single storey "lean to" type extensions to the rear of the property and it is proposed to construct a full width, flat roofed extension in place of them. No windows on side elevation, patio doors to the rear looking onto a long garden.	No objection	05/01/2022	10/01/2022 - Grant permission
21/05555/FUL	86 Sydney Cottage Drive, Bridgnorth, WV16 4PQ	Erection of a two storey side extension	10.12.2021	?	10.12.2021	Neutral		Date of Comment 13 12 2021 Support . No Material Planning objection.		Comment date 3/1/2022 - no public or consultee comments on SC system. Recommended response (neutral): "no objection to the principle of the development, however we note that the proposed side elevation includes a door and it is not clear whether there would be sufficient space between the building and the site boundary to enable this to be accessed." Overview: Property is at the NE end of a terrace which is orientated roughly NE/SW. Proposal is a full width, full height 2 storey extension with pitched roof – appears to extend to the site boundary. Site appears adequate to accommodate the proposal, should be no overlooking or overshadowing issues. However, the drawings (amended elevation) appear to show a door on the side elevation and it's not clear there is enough clearance remaining on site to access it.	No objection to the principle of the development, however we note that the proposed side elevation includes a door and it is not clear whether there would be sufficient space between the building and the site boundary to enable this to be accessed	05/01/2022	11/01/2022 - Grant permission

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21/05402/FUL	2 Castlecroft Gardens Bridgnorth WV15 5BE	Erection of a single storey extension to the front, rear and side of the dwelling.	01.12.2021	16.12.2021	01.12.2021	Neutral		Date of Comment 13 12 2021 Support . No Material Planning objection.		Comment date 3/12/2021, no public or consultee comments on file. Recommended response (neutral): No objection. Overview: Property has an existing front porch & part width flat roofed side extension on the E elevation. Proposal is to create a small single storey, pitched roof extension on part of the front elevation and a canopy to the other side of the porch, construct a larger side extension to replace the existing, and a part width pitch roofed single storey extension to the rear. No new fenestration facing neighbouring properties, site appears adequately sized to accommodate the proposal. Neighbouring property to the East sets a precedent for front extensions in the locality.	Neutral - No objection	22/12/2021	05/01/2022 - Grant permission
21/05289/LBC	57 St Marys Street Bridgnorth Shropshire WV16 4DR	Modification of 20/03333/LBC for installation of 4No dormer windows on 2 rear units to be lowered by 550mm	01.12.2021	16.12.2021	01.12.2021	Agree Cllr Wellings - raise issue of rainwater to highway.		-		Comment date 3/12/2021 - no public or consultee comments on file. Recommended response (neutral): No objection Overview: Proposal to lower the dormers on the East elevation 1st floor from the previously approved design. Under the previous proposal, the base of the dormers would be 1.8m above floor level i.e. at or above head height. Under the revised proposal, the base of the dormer windows would be 1.25m above floor level. This does however mean that the base of the dormers would now be within the vertical wall rather than at the base of the roof slope. This may be thought to give a less aesthetically attractive external appearance but be more functional for the inhabitants (albeit obscure glazing is proposed for the lower panes). There are precedents for this treatment on more modern buildings in St. Mary's Street itself.	No response - insufficient comments from Planning Committee	22/12/2021	19/01/2022 - Grant permission
21/05122/LBC	60-62 St Marys Street Bridgnorth WV16 4DR	Installation of 1No plastic downpipe to the front of Block 60-62 to run down front elevation (left side) and installation of a channel in the front public path affecting a Grade II Listed Building	24.11.2021	13.12.2021	24.11.2021	Neutral - clarification sought on whether rainwater should be delivered to highway, nb surface water flooding.		Date of Comment 13 12 2021 Support . No Material Planning objection.. Materials and Finishes should be Conditioned. . Query Storm water discharging onto a Public Carriageway. Rainwater goods should be cast iron not plastic .Existing plastic may have replaced original with out the benefit of LBC ?		Comment date: 3/12/2021 (no public or consultee comments on file) Recommended comment (neutral): It should be clarified whether rainwater would be discharged directly into a gully in the carriageway. Materials and finishes should be conditioned. Overview: Proposal – additional downpipe to relieve overstretched guttering on neighbouring building; also involves inserting channelling to public footpath to discharge rainwater into the carriageway. I would prefer cast iron to plastic, but the Design & Access statement says the gutters already are plastic. It's not clear from the drawings submitted whether the rainwater would discharge directly into a gully in the carriageway (there don't appear to be any in front of the building).	Representation – No objection. However, it should be clarified whether rainwater would be discharged directly into a gully in the carriageway. Materials and finishes should be conditioned.	22/12/2021	07/01/2022 - Grant permission

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21/05511/TCA	Land At The Rear Of 25 Salop Street Bridgnorth Shropshire WV16 5BJ	To fell and replace 2no London Plane trees (T1,T2) within Bridgnorth Conservation Area	24.11.2021	13.12.2021	24.11.2021	Object. there is no evidence from an expert that suggests these trees are near end of life - London planes in London were planted before 1700 and none are known to have died of old age. No disease or property damage is associated with these trees. London planes are exceptionally good urban tree variety that deal very well with heat and pollution. planting of new trees cannot recompense for		Comment date 13 12 2021 Object .. Insufficient information. Condition report required from an expert and reason why the Applicant feels the requirement to remove 2 Mature Trees. Not a satisfactory reason if the construction of nearby houses is given..		Comment date 2/12/2021. No comments on file and it is not clear whether SC trees have been consulted. Recommended comment (objection): We feel that a condition report should be submitted prior to consideration of the removal and replacement of the trees. Overview: The trees adjoin a building plot to the rear of 30A Salop Street, where 3 homes are under construction having been approved under ref 19/04784/FUL. In the arboricultural survey for 19/04784/FUL these trees were noted as off-site trees but whose RPA would impinge on the site. They are substantial trees previously having been identified as having a girth of approx. ½ metre and height of 14m. They are claimed in the current application as having a remaining life of approx. 10 years, but no substantiation has been supplied for this.	Objection – BTC feel that a condition report should be submitted prior to any consideration being given to the removal of the trees	The consultation period for this application has ended - 22/12/2021	22/12/2021 - No objection
21/05372/LBC	St Leonards Church St Leonards Close Bridgnorth Shropshire	Alterations in connection with replacement of existing boiler room door affecting a Grade II Star Listed Building (resubmission of previously approved 18/03079/LBC)	24.11.2021	13.12.2021	24.11.2021	Neutral - support		Date of Comment 21 12 21 Support. LBC granted in 2018 so time scale for commencing work has run out. 18/03079/LBC		Comment date 2/12/2021 - no public or consultee comments on file. Recommended comment (support): the proposed alterations appear to be necessary to enable the building to be heated and used appropriately Overview: Resubmission of 18/03079/LBC which we supported and was granted on 16/8/2018 but has lapsed. Safety related work, covering email advises funding has now been obtained.	Support	22/12/2021	06/01/2022 - Grant permission
21/05369/FUL	16 Kidderminster Road Bridgnorth WV15 6BX	Erection of a single storey side extension and increase parapet to existing flat roof areas	24.11.2021	10.12.2021	24.11.2021	neutral		Date of Comment 20 12 21 Support. No material objection. Demolition of existing garage and ground floor rebuild to similar profile forming additional living accommodation of Bedroom , Shower room and Utility.		Comment date 2/12/2021 - no public or consultee comments on file. Recommended comment (neutral): no objection. Overview: Proposal is to convert existing side garage to habitable, extending it and apparently raising roof level, also involves raising height of existing single storey rear extension. Site appears adequate, no obvious impact on neighbours.	Neutral - No objection	22/12/2021	05/01/2022 - Grant permission
21/05456/TCA	Oldbury Lodge Oldbury Road Bridgnorth Shropshire WV16 5EZ	Works to trees (See Schedule) within Oldbury Conservation Area	24.11.2021	10.12.2021	24.11.2021			Cannot make an informed assessment of proposals from the information submitted,		Comment date 2/12/2021 Long schedule of works attached (13 items), mostly of a "hedge-trimming" variety, but includes some tree reduction. Cannot realistically comment in the absence of a diagram showing the trees and details of the proposed works.			

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21/05286/LBC	The Hollies 30 St Marys Street Bridgnorth Shropshire WV16 4DW	Installation of replacement windows affecting a Grade II Listed Building	18.11.2021	07.12.2021	18.11.2021		7.12.21 Support, the proposed window replacements are an improvement, aesthetically in one case and they will provide less heat loss in all cases.	Date of Comment 23 11 2021 SUPPORT Listed Building consent sought for replacement windows . Provided Heritage statement and reasons for replacements make a well presented and acceptable case to carry out the proposals		Comment date 2/12/2021 No details of the proposed replacement windows visible on the system, but the application form refers to a document 30-StMarys-2.pdf	Support	14/12/2021	20/12/2021 - Grant permission
21/05350/TCA	The Malthouse Doctors Lane Bridgnorth Shropshire WV15 5AB	To fell 1no Goat Willow tree within Bridgnorth Conservation Area.	18.11.2021	03.12.2021	18.11.2021		7.12.21 Support, on the basis of common sense.	Date of Comment 23 11 2021 , Support depending on expert opinion.. within Conservation Area , applicant states that tree is deceased and in danger of collapse. Suggest the Shropshire Council Tree expert carries out survey and advises on action		Comment date 2/12/2021 Recommended response (neutral): No Objection Tree is said to be diseased and almost dead (illustrated by photographs). Can't see any reasonable alternative.			03/12/2021 - No objection
21/05253/FUL	15 The Wheatlands Bridgnorth Shropshire WV16 5BD	Erection of a porch and pitched roof canopy to front and pitched roof over existing flat roof to rear	12.11.2021	29.11.2021	12.11.2021		7.12.21 Fully support, there are no material planning considerations.	Date of Comment 23 11 2021 No material objection Support.		Comment date 2/12/2021 - no public or consultee comments on file. Recommended response (neutral): no objection. Proposal is to build a small pitched roof single storey extension, porch and canopy to the front elevation, new pitched roof with roof lights over existing rear extension and changes to fenestration. There appear to be precedents for front extensions in the area. Site appears to have adequate space to accommodate the extension.	Representation - No objection	08/12/2021	13/12/2021 - Grant permission
21/05219/FUL	Bridgnorth Aluminium Ltd Stourbridge Road Bridgnorth WV15 6AU	Replacement of existing chain link boundary fence with new timber acoustic fencing (2.0m high x 106m length)	12.11.2021	29.11.2021	12.11.2021		7.12.21 Fully support, the proposal will improve the quality of sleep for local residents, given a resultant reduction in night time noise, which is currently experienced/endured by the local residents with the chain link fence in place.	Date of Comment 17 11 2021 SUPPORT a local Company showing social responsibility by controlling noise issues that effects their neighbours.		Comment date 21/11/2021 Recommended response (support): The proposal would improve local residential amenity (subject to appropriate arboricultural conditions) Basis: Noise has been an ongoing issue with nearby residents and BAL have had specialist surveys conducted which concluded that an acoustic barrier would reduce problems. There is already permission for an acoustic fence 2.5m high by 90m long under 21/01406/FUL but a revised approach is now considered to produce better results with a 2m high by 106m long barrier. The barrier itself may be considered an aesthetic improvement on the existing chain link fence. No consultee comments at present, however in respect of the previous application Shropshire Council's public protection function queried how the proposal tied in with what had been identified as an option within the specialist reports and the applicant responded that further work was being undertaken. The arboriculturalist also recommended tree protection measures which were conditioned in the final permission.	Support	08/12/2021	

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21/04980/FUL	30 Kings Loade, Bridgnorth, WV16 4BT	Erection of single storey front extension	27.10.2021	16.11.2021	27.10.2021		14.11.21 I find the drawings confusing, the scale appears to be different between the existing and the proposed arrangements, but even so, the proposal is not in keeping with the street scene.	Date of Comment 3 11 2021 , Representation.The proposal for a front Porch extension is incongruous with the architecture and aesthetics of the existing terrace.	01.11.21 Diagram of proposed front section is unclear and appears not in keeping with appearance of property. otherwise no concerns.	Comment date 15/11/2021. Recommended Comment (neutral) No Objection. Effectively what is proposed is an entrance porch incorporating a slightly extended cloakroom. It also appears to be proposed to replace the ground floor windows on the "rear" elevation (in Kings Loade what is front and rear alternates in sections – here the side facing the roadway is "rear" and "front" would be the side looking towards the wooded bank alongside Underhill Street). Kings Loade is in the Bridgnorth Conservation Area so the article 4 direction would apply, even though the buildings are all relatively modern. SC Conservation haven't commented yet. There are many precedents for replacement doors and windows in Kings Loade. On a brief review of the SC planning system I can find one precedent for a single storey "front" extension 2 doors away at no 26 (BR/APP/FUL/04/1094)	Representation – Concerns raised that the proposal may not comply with the guidance contained within S12: 130 (c) of the National Planning Policy framework (NPPF) revised 2021.	29/11/2021	15/12/2021 - Grant permission
21/04660/FUL	15 Grove Crescent, Bridgnorth, WV15 5BS	Erection of a two storey flat roof rear extension following removal of existing conservatory	27.10.2021	11.11.2021	27.10.2021		14.11.21 Support. The proposed extension will transform the quality of the living accommodation of this family home.	Date of comment 3 11 2021 , Representation.Concern regarding neighbours right to light maybe infringed due to height of extension . (SC Policy CS6 to apply) Also concern that proposal is constructed on neighbouring Boundary (SC Policy CS6 to apply)	01.11.21. no objection	Comment date 21/11/2021. No public or consultee comments on file. Recommended comment (neutral): we are concerned that there may be a potential for the proposed 2 storey extension to overshadow the rear windows of the neighbouring property to the north west at some times of day and recommend that this is considered prior to the application being decided.	Representation – (neutral): we are concerned that there may be a potential for the proposed 2 storey extension to overshadow the rear windows of the neighbouring property to the north west at some times of day and recommend that this is considered prior to the application being decided.	29/11/2021	08/12/2021 - Withdrawn

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
21/05019/TCA	- 1 Lavington Court , Underhill Street, Bridgnorth, WV16 4BY,	To fell 1no Birch tree, crown reduce over car park by approx 2m and remove 2 lowest branches1no Sycamore, reduce upper branches over car park by approx 2m 1no Ash tree, reduce 2 lowest branches by approx 2m 1no Sycamore, crown reduce by approx 1m 1no Rowan and crown reduce by approx 0.5m 1no Rowan tree within Bridgnorth Conservation Area.	22.10.2021	11.11.2021	22.10.2021		14.11.21 Support.	Date of Comment 25 10 2021 Support Tree maintenance as outlined in report attached to Application. Regrettable that a tree has to be removed due to proximity to Building and suspected root growth in Drainage system.	26.10.21. support. Early prevention could save worse problems if allowed to grow				No objection
21/04894/FUL	Danesford House, Danesford, Bridgnorth, Shropshire, WV15 6QB.	Erection of side extension and loft conversion with dormers	22.10.2021	10.11.2021	22.10.2021		6.11.21 This is an unusual proposed extension, so I'd like to understand more about what the applicant is trying to achieve eg providing an additional bedroom with no easy access to a bathroom (without going outside ?) seems a backward step ?	Date of Comment 25 10 2021 Representation Situated in the Green Belt Application to convert and extend a loft into a Bedroom (habitable room) (accessed via external staircase) no sanitary provision ?		Comment date 15/11/2021. Recommended Comment (neutral): No Objection. Proposal appears to be a 2.1m wide side extension (but open – no details of any fenestration given) incorporating a staircase to access a proposed new bedroom (with dormer) partly above the extension and partly in the roof space of a single storey part of the existing structure. Green belt location, however the extent of the increase in footprint would be very modest.	Representation – No objection however concerns raised over sanitary provision.	29/11/2021	13/12/2021 - Grant permission

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
21/04853/FUL	The Wyches, Chantry Lane, Quatford, Bridgnorth, Shropshire.	Erection of replacement dwelling and garage (including demolition of existing dwelling and garage and provision of temporary accommodation)	22.10.2021	10.11.2021	22.10.2021		6.11.21 Support, subject to conditions to be agreed with the Conservation Officer, about the materials to be used including the design & finish of the windows. In principle, the existing dwelling is very poor, architecturally & it doesn't provide adequate accommodation as a family dwelling & yet there is plenty of available space on site to build a high quality modern home, which appears to be what the applicant is trying to achieve. As for the bats, the surveys which have been completed have evidenced no significant activity, so there doesn't appear to be an issue	Date of Comment 25 10 2021 Object Sited in Green Belt Demolition of existing dwelling and garage .Construction of new dwelling and garage . New dwelling footprint increased over existing by19.30 sqm New garage increased over existing garage footprint by 46.00 sqm Demolition and new construction identified as disturbance to a Bat colony (protected species) There is also an application for temporary living accommodation On the site during construction works. Pre Application advice given as 'Lodge a Planning Application'. This is a large development on a semi rural site in the Bridgnorth Area Green Belt.		Comment date 15/11/2021. Recommended comment (neutral):" No objection, providing materials and detailing are conditioned and the issue of the potential obstruction of the public footpath is addressed." Green Belt & Quatford Conservation Area. There has already been permission granted for a replacement dwelling under ref 16/01804/FUL (granted 1/9/2016). This was for a different style of home (a modern Eco house). The location is considered "countryside" and the application is thus for a replacement rural dwelling. The Officer's report for the previous plans identified that the original building would have had a total floor area of approx. 42.7 sq. m. and was significantly extended in the 1960's. A proposed further extension which would have meant the building being expanded by about 175% of its original was refused under BR/APP/FUL/00/0314 but the scheme approved in 2016 was said to have a floor area of 127 sq.m, and to represent a 129% increase over and above the size of the original cottage (the arithmetic of this statement appears incorrect). The officer's report recommended approval and stated that "Whilst the replacement dwelling would have a significantly larger total floor area than the original dwelling it is acknowledged that this dwelling was extremely modest and has had an unwelcomed large flat roofed extension which does not relate well to the original property. The existing dwelling is relatively modest for current standards	Representation (neutral): We note that permission was granted for a replacement dwelling under ref 16/01804/FUL. Providing the issue of retaining the public footpath can be resolved, we would not object to the principle of the proposal (subject to conditions in respect of materials and finishes). We would, however, also wish to ensure that the replacement dwelling and	30/11/2021	01/03/2022 - Grant permission
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	Grant permission

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
21/04696/FUL	Bridgnorth Rugby Club Rugby Pitch And Pavillion Bandon Lane Bridgnorth Shropshire WV15 SAD	Demolition of existing buildings and erection of replacement club house building and function room (revised scheme)	15.10.21	14.11.2021	15.10.2021				26.10.21. Serious concerns remain regarding flooding risk. Reponse acknowledges the 1 in a 100 years flood occurred in 2019, 2020 and 2021 causing damage to the existing buildings and requiring over £60,000 public funding to repair. Whilst the new proposals reflect the higher FFL of 34.01mm there is no mitigation proposed to offset the impact on the wider Riverbank of over developing in the flood plain which will reduce the water absorption levels in a regularly-flooded residential area. Cannot support until more consideration and mitigation is included to offset the increased impact of this proposed		2273/2122 - RESOLVED that the Town Council supports the subject planning application - 21/04696/FUL. (subject to providing some comments) In reaching its decision the Town Council RESOLVED that the following comments be forwarded with the decision to the local planning authority. In considering this application we were concerned about the impact taht this relatively large-	21/12/2021	22/02/2022 - Grant permission
21/04671/FUL	5 Stourbridge Road Bridgnorth WV15 SAY	Installation of 2 no. roof lights to the front elevation	15.10.21	01.11.2021	15.10.21				26.10.21 support	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.		01/11/2021	16/11/2021 - Grant permission
21/04620/OUT	Land Adj 2 Goodwood Avenue, Bridgnorth, Shropshire, WV15 SBD	- Outline application (all matters reserved) or the erection of 1no detached dwelling	15.10.21	28.10.2021	15.10.21				01.11.21 support as long as access is far enough along the side lane	Duplicated entry?			26/11/2021 - Grant permission
21/04620/OUT	Land Adj 2 Goodwood Avenue, Bridgnorth, Shropshire, WV15 SBD, .	- Outline application (all matters reserved) or the erection of 1no detached dwelling	07.10.21	28.10.2021	08.10.2021				(G Colley): Date of Comment 25 10 2021 Representation Situatued in the Green Belt Application to convert and extend a loft into a Bedroom (habitable room) (accessed via external staircase) no sanitary provision ?	Comment date: 27/10/2021 Suggested response (neutral): No objection Comments: Outline application only (all matters, including access, reserved) for 1 dwelling on what is currently a large garden. The site is in a residential area within the Bridgnorth development boundary and as such there would be a presumption in favour of development in principle.			

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
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		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.	Date of Comment 7 10 2021 SUPPORTNot listed but non designated heitage assetwithin the BCA. Extensive Heritage statement impact statement and pre application advice obtained. A well thought out scheme and provides much improved accommodation. Suggest that the Con Officers advice and recommendations pre application are followed .		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.			20/01/2022 - Grant permission
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		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		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.	N/A		10/11/2021 - Grant permission

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
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		23.10.21 Support. The proposal improves the quality of the living space and there doesn't appear to be any overlooking issues.	Date of Comment 7 10 2021 SUPPORT . No material objections		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.		N/A	
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	#####		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 ensuite (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.	Date of Comment 7 10 21 .SUPPORT Extensive extensions and alterations to front and rear . Due to location and size of site area should not be any neighbour issues. Dominant Gables to front entrance and rear elevation.		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.		22/10/2021	26/10/2021 Grant permission

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
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	#####		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.	Date of Comment 8 10 21 SUPPORT No material objection		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.		22/10/2021	28/10/2021 - Grant permission
21/04540/TPO	The Hollies, Oldbury Road, Bridgnorth, Shropshire, WV16 5DY.	Works to 6no Lime trees, to include lifting crown by 8-10m and reduce back by 2-3m (T1-T4) and to thin crown and reduce branches by 2-3m (T5-T6) protected by the Shropshire Council (Land to the North and South of the B4363 Oldbury Road, Oldbury) TPO 2011 (Ref: SC/00059/11)	19.09.2021	06.10.2021	24.09.2021	24/09/21 Support, good report	5.10.2021 Representation - the applicants should provide the referred to reports.			Comment date 29/9/2021 Applicants are the owner of the adjacent property – it is unclear whether the application has been made with the agreement of the owner of the trees. The trees are said to be causing a degree of property damage and overshadowing the applicants' garden. The application states that "As part of the property purchase, we obtained a structural engineers report which details the house roof issues and the garage damage due to the trees. (Copy attached). We have recently engaged a Tree Surgeon (Ian Cashmore of Cashmore Contracting) and have sought his advice as to potential pruning possibilities." However, neither the structural survey nor a report from the Tree Surgeon are visible on the Shropshire Council planning portal. 1 public comment on file – strongly objects, reducing the crown of some of the trees by 8m – 10m would be excessive. The case file suggests that no consultee comments have been sought. Suggested comment: Objection. Although reference is made in the application to a structural survey of the applicants' property (which is on neighbouring land) and to having consulted a tree surgeon, these are not publicly available on the Shropshire Council planning portal. We recommend that the County Arboriculturalist is consulted.			18/11/2021 - Part approved/Part refused

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	I Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
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		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.			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		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		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.			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.		05/10/2021	19/10/2021 Grant permission
21/04214/ADV	Severn Valley Railway, Hollybush Road, Bridgnorth, Shropshire, WV16 5DT.		15.09.2021	06.10.2021	15.09.2021		5.10.2021 Documents still missing, so cannot comment, although the principle seems fine.			Comment date 29/9/2021 - no documents visible on planning portal		N/A	09/11/2021 - Grant permission
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		5.10.2021 Documents still missing, so cannot comment, although the principle seems fine.			Comment date 29/9/2021 - no documents visible on planning portal		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		5.10.2021 I support this application, which seems appropriate, subject to the specification of the materials to be used.			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.		05/10/2021	03/11/2021 - Grant permission

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
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		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.			<p>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.</p> <p>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.</p> <p>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</p>	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	
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					<p>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.</p> <p>Recommendation: no objection subject to satisfactory resolution of the proposed parking layout.</p> <p>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.</p>	Insufficient Councillor comments	N/A	Grant Permission- 15.10.2021

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	K Sawbridge	J Wellings	J Buckley	D Cooper	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
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					<p>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.</p> <p>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.</p> <p>Recommendation: no objection.</p>	Insufficient comments from Councillors	N/A	