

Live Applications

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	I Wellings	J Buckley	D Cooper
22/02510/T/CA	4 Westgate Villas, Salop Street, Bridgnorth, Shropshire, WV16 4QX.	Fell 1no Fir within Bridgnorth Conservation Area	30.05.2022	16.06.2022	30.05.2022				
22/02169/FUL	34 Washbrook Road, Bridgnorth, Shropshire, WV15 6BH	Conversion of roof space within an existing garage to habitable room including installation of dormer roof and associated works	26.05.2022	? - 24.06.2022	26.05.2022		Date of Comment 26.05.2022. SUPPORT Conversion of existing Garage loft space to habitable room (bedroom) with Toilet facilities to ground floor. No material objection. However the Application Form states that the existing parking arrangements are not effected when in fact one parking space (garage) is lost.		
22/01931/FUL	124 Victoria Road, Bridgnorth, Shropshire, WV16 4LG	Erection of a single storey rear extension	16.05.2022	?	16.05.2022		Date of Comment 20.05.2022. SUPPORT. No material objection..		
22/01565/FUL	28 Hemlicage Close, Bridgnorth, Shropshire, WV15 5EG	Erection of 1No. bungalow and alterations to existing access	09.05.2022	26.05.2022	09.05.2022		Date of Comment 20.05.2022. SUPPORT. Shropshire Highways have no objection to proposed access amendments. A detached single storey dwelling on an existing plot containing a 2 storey, 3 bedroom dwelling. Proposal is for a detached 2 bedroom bungalow dwelling for single person occupancy for the elderly Father of the Applicant		
22/01882/L/BC	HSBC, 43A High Street, Bridgnorth, Shropshire, WV16 4DD	Works to facilitate the replacement of existing self service machinery, installation of CCTV camera and associated works affecting a Grade II Listed Building	09.05.2022	26.05.2022	09.05.2022		Date of Comment 20.05.2022 SUPPORT No Material Objection		
22/01881/FUL	HSBC, 43A High Street, Bridgnorth, Shropshire, WV16 4DD	Installation of replacement self service machinery, installation of CCTV camera and associated works	09.05.2022	26.05.2022	09.05.2022		Date of Comment 20.05.2022 SUPPORT No Material Objection		

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22/01883/ADV	HSBC, 43A High Street, Bridgnorth, Shropshire, WV16 4DD	Erect and display 1No fascia sign over an external self service machine	05.05.2022	26.05.2022	05.05.2022		Date of Comment 20 05 2022 SUPPORT No Material Objection		
22/01870/FUL	31 Queensway Drive, Bridgnorth, Shropshire, WV16 4JE	Erection of a single storey extension and two storey side extension.	05.05.2022	?	05.05.2022		Date of Comment 20 05 2022 SUPPORT No Material Objection		Comment date 29/5/2022 – no public or consultee comments on file. Recommended response (neutral): "No objection to the principle of the development but we would advise that the possibility of the neighbouring property being affected by shadowing from the proposal be considered." Summary: Semi – detached house on the SW side of Queensway Drive. 2 storey full depth side extension up to existing roof line w pitched roof matching existing, full width single storey lean to extension. Site plan as supplied isn't particularly informative but it appears to be extended to close to the site boundary. Homes on Queensway Drive frequently have ground floor windows on the side elevation, this could result in overshadowing of the neighbouring property's (no 33) side window .
22/01744/FUL	10 Cartway, Bridgnorth, Shropshire, WV16 4BW	Replacement windows and door on front elevation (Article 4 Direction)	05.05.2022	24.05.2022	05.05.2022		Date of Comment 20 05 2022 SUPPORT No Material Objection . Located in Conservation Area , replacement timber window and entrance door to front elevation.		Comment date 29/5/2022 – no consultee or public comments on file Recommended response (neutral): No objection Summary: Terrace house, though looks like one of a pair. Proposal is to replace the front windows/door – wooden framed, seem similar in appearance to the existing. Consider if important to stay as close as possible to the existing design and the patterns used on no 9 Cartway.

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22/01725/EUL	12 Birchlands Bridgnorth Shropshire WV15 5ED	Erection of first floor side extension with and dormer window	29.04.2022	7 - 18.05.2022	29.04.2022		Date of Comment 2 05 2022 SUPPORT . No Material Objection.		Comment date 16/5/2022 – no public or consultee comments on file. Recommended comment (neutral): No objection. Overview: Property has an existing pitched roof side extension which incorporates a bedroom in the roof space. Proposal is to raise the roof over some of the rear part of the existing extension and incorporate a dormer window on the front elevation. The proposal would not change the footprint of the building. The raised roof section would not project further back than the 2 storey part of the existing building so would not add significantly to shadowing of the neighbouring property to the North, which has a side window at 1st floor level. No side or rear windows other than a roof window on the rear slope, so no overlooking implications
22/01698/ADV	Roundabout Junction A442 Cann Hall Road/Mill Street/B4363 Wolverhampton Road, Bridgnorth, WV15 5AL	Erect and display 4No. sponsorship signs placed on the roundabout	22.04.2022	11.05.2022	22.04.2022	Representation: This roundabout is managed under contract by Bridgnorth Town Council and it is my understanding that the sponsorship rights belong to Bridgnorth Town Council - I would like the situation checked and ensure sponsorship is going to the correct council. BTC signs do already exist on the roundabout, the application says not. Details need confirming.	Date of Comment 02 05 2022 , REPRESENTATION, proposed installation of 4 No Sponsored Signs size 1200 x 500 on the Bandon Island, Clarification required on who has authority for the agreements regarding Sponsorship of signs on the traffic islands throughout the town.		Comment date 16/5/2022: SC Highways have been asked to comment but have not responded yet. Recommended response (neutral): No objection Application to place 4 generic sponsorship signs on the Bandon Arms roundabout. These appear to be similar in size to the ones placed there by Bridgnorth Town Council in agreement with Shropshire Council and which have been there for several years without obvious issue.

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22/01602/EUL	50 Whitburn Street Bridgnorth Shropshire WV16 4QT	Erection of two storey rear extension with balcony	19.04.2022	03.05.2022	19.04.2022		Date of Comment 02.05.2022 SUPPORT. No Listing Status. In the Town Centre Conservation Area. A well designed proposal in sympathy and aware of the surroundings and locale.		Comment date 16/5/2022 – consultee comments from SC Archaeology & Conservation seen. Recommended response (neutral): “no objection, subject to an appropriate Heritage Impact Assessment being carried out.” Overview: 19C terraced cottage at the end of Whitburn St (adjoining 1 Salop St) – Conservation area, property is considered a non-designated heritage asset. Long rear garden fronting Sainsbury’s car park. Proposal is a 2 storey pitched roof extension, with 1st floor set back and balcony over the projecting ground floor. Brick and tile, aluminium framed doors/ windows. Roof level would be lower than main building, so remaining subservient. Conservation officer no objection in principle, but not keen on balcony. HIA required. 1 Salop Street is set further back from the road and the building line extends beyond that of 50 Whitburn Street. 49 Whitburn St already has a 2 storey extension to the rear so there is a local precedent. Whilst I note the conservation officer’s comments about the balcony/ patio doors it is not realistic to forna view without further detail of the rear aspects in this area (not readily visible).

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22/01504/EUL	24 Ludlow Road Bridgnorth Shropshire WV16 5AG	Erection of 5no. detached dwellings following demolition of existing residential property and industrial building	19.04.2022	02.05.2022	19.04.2022		Date of Comment 02 05 2022 SUPPORT Demolition of existing dwelling and industrial unit and the erection of 5no. executive style detached dwellings and ancillary site and tree works,		Comment date 15/5/2022. Consultee comments seen from trees, ecology, regulatory services, SUDS and Highways. 3 public comments. Recommended response (neutral): "We have no objection to redevelopment of the brownfield site for housing but note that further arboricultural assessment has been requested. Additionally clarification of the future management arrangements for the part of the site which is not included in the development proposal would be helpful. Appropriate landscaping conditions required." Overview: Proposed demolition of former industrial/ commercial premises (Bridgnorth Stamp Company) and attached house, erection of 5 detached homes (4/ 5 beds). Note that the development only covers part of the site and (as noted in 1 public comment) the remainder of the site may have some ecological value. SC Trees have stated that further work on the arboricultural impact is needed and the proposal appears to require the loss of some trees which they would normally seek to retain, which they would normally seek to retain. I have no issues with the principle of the development but would support seeking clarity over future management of the part of the site not included in the development proposal.

Ref	Address	Application	L Neal	K Sawbridge	Wallings	J Buckley	D Cooper	R Connolly (note C/C stopped down from 2022)	Other Councillor Responses	Proposed Response	Updated to Strip Council					
2201009/FUL	Oldbury Garage Oldbury Buildings Shropshire WV16 SLW	Works to include the extension of extension, refloor and roofing shingles, external alterations; landscaping works and formation of serviced area, creation of additional parking spaces, installation of porch recessed solar glazing of one vehicular access	support		Date of Comment 17 04 2022 Support. No Material Objection to Extensive Alterations. To Historic Exterior and Car Park plus ancillary works. Solar Panel Installation provided but - Porch can be provided but - Car Park by 10 access is adequate for car parking at busy periods and will not result in vehicles being parked in the roadway. Concern at the 'industrialisation' of a part of the site. Extensive alterations create. Extensive landscaping, planting and hedging would be considered. CPRE Guidelines must be applied.		Comment date 25/9/2022 - 5 public comments, consultant comments from SC Conservation, Ecology, Regulatory Services, Affordable Housing, SUDS, Archaeology, Waste Management, recommended response to be discussed at committee. Overview: Revised scheme - previous was 20/02/08/FUL. We objected to the previous scheme as we considered it to be inappropriate for the site. The scheme was revised (contrary to other recommendations) by the Southern Planning Committee. An appeal was submitted (and approved) on the basis of the road safety concerns due to 7 driveways, fronting directly into the road, and the junction with Wenlock Road. We also had issues with the amount of open space. The only obvious change to the site layout in respect of the 7 properties facing Ludlow Road. Most of the front garden area has been removed and replaced by 2 shared accesses, providing space for vehicles to be turned round off road. The footprint and arrangement of the houses along the Ludlow Road frontage have also been changed, accommodating vehicle parking to the side of some of the houses (previously this was all at the front). This does, however, mean that 5 of the houses on the Ludlow Road frontage now have large dormer windows at 2nd floor/ roofspace level (previously 2 had). The orientation of the roof slopes has also changed - they now all face the Ludlow Road frontage and the gable ends facing the road. The ability for vehicles to turn and stop on the main road in a forward direction is potentially prohibited if additional vehicles are parked in the shared access (as planned). Traffic counts suggest that the peak periods are 08:00 to 10:00 and 16:00 to 18:00. If final that vehicle users would have no choice about whether they would have to back onto or the main road to one where they would not have to do the (see point 23 of the appeal inspector's report). Distance from the house fronts along Ludlow Road to the carriageway is approx. 13.5m (using the planting system's online measuring tool). The distance from the edge of the carriageway to the front of the houses on the other side of Ludlow Road is approx. a further 13.5m (Google Earth) so the total separation between houses on either side of Ludlow Road would be about 27m, which would be sufficient to mitigate privacy concerns about the 2nd floor windows.									
2201047/FUL	Former Bridgnorth District Council, Westgate, Bridgnorth, Shropshire, WV16 SKA.	Demolition of existing vacant office building and redevelopment to provide a residential scheme of 30 dwellings, falling of trees, highway works, landscaping and other associated works.	Support - assuming the amount of green space has been met on site, a pedestrian crossing is required to link the development with a walking route to Crown Meadow via Victoria Rd and local footpaths. (across both Ludlow Rd and Wenlock Rd) this would help calm traffic of the junction to reduce impact of cars exiting to the road.		Date of Comment 22 04 2022 DfLDC's response stated all of the revised documents from the independent traffic consultant is a very comprehensive document and seeks to solve the issues that have been raised in previous applications. However, IMO there is a still a fundamental problem with the parking and access to proposed fronting Ludlow Road. The revised proposal does not IMO remove the likely road of vehicles exiting the site onto Ludlow Road onto a busy main road. The parking arrangements are such that it raises on residents adding by the proposed parking layouts. If a property has visitors then the ability to turn a vehicle around and exit onto Ludlow Rd is negated.		Comment date 25/9/2022 - 5 public comments, consultant comments from SC Conservation, Ecology, Regulatory Services, Affordable Housing, SUDS, Archaeology, Waste Management, recommended response to be discussed at committee. Overview: Revised scheme - previous was 20/02/08/FUL. We objected to the previous scheme as we considered it to be inappropriate for the site. The scheme was revised (contrary to other recommendations) by the Southern Planning Committee. An appeal was submitted (and approved) on the basis of the road safety concerns due to 7 driveways, fronting directly into the road, and the junction with Wenlock Road. We also had issues with the amount of open space. The only obvious change to the site layout in respect of the 7 properties facing Ludlow Road. Most of the front garden area has been removed and replaced by 2 shared accesses, providing space for vehicles to be turned round off road. The footprint and arrangement of the houses along the Ludlow Road frontage have also been changed, accommodating vehicle parking to the side of some of the houses (previously this was all at the front). This does, however, mean that 5 of the houses on the Ludlow Road frontage now have large dormer windows at 2nd floor/ roofspace level (previously 2 had). The orientation of the roof slopes has also changed - they now all face the Ludlow Road frontage and the gable ends facing the road. The ability for vehicles to turn and stop on the main road in a forward direction is potentially prohibited if additional vehicles are parked in the shared access (as planned). Traffic counts suggest that the peak periods are 08:00 to 10:00 and 16:00 to 18:00. If final that vehicle users would have no choice about whether they would have to back onto or the main road to one where they would not have to do the (see point 23 of the appeal inspector's report). Distance from the house fronts along Ludlow Road to the carriageway is approx. 13.5m (using the planting system's online measuring tool). The distance from the edge of the carriageway to the front of the houses on the other side of Ludlow Road is approx. a further 13.5m (Google Earth) so the total separation between houses on either side of Ludlow Road would be about 27m, which would be sufficient to mitigate privacy concerns about the 2nd floor windows.									
										We note that the applicants revised proposals go some way to address our concerns over the previous scheme about vehicles reversing onto or off Ludlow Road. However, we do feel that the current scheme creates some potential for this problem to arise due to the lack of visitor parking and potential for commuters to have to reverse onto Ludlow Road to access their property. We feel that a prohibition of parking on the adjacent east of Ludlow Road and Westgate would be essential and pedestrian crossings would assist. Nevertheless, we do feel that a solution which provides vehicle access to the rear of the properties fronting Ludlow Road would be preferable to the current arrangement for visitor parking should be clarified.						

Closed applications

Ref	Address	Application	L Neal	K Sawbridge	I Wallings	J Buckley	D Cooper	Proposed Response	Grant Permission
22/01641/FUL	98 Birchlands, Bridgnorth, Shropshire, WV15 5ED,	Erection of single storey extension following removal of conservatory		16.05.2022 Support, the proposed extension will provide an improved standard of living accommodation & it does not appear to be of harm to any neighbouring properties.	Date of Comment 02.05.2022. SUPP/ORI. No Material Objection. Demolition of Conservatory and erection of single storey extension. Possible construction problems and future maintenance issues due to proximity of neighbouring existing extension.		Comment date 16/6/2022 - no public or consultee comments on system. Recommended response (neutral): "No objection". Overview: Semi-detached house 2 storey house with a shared car port to the side (not shown on floorplan). Proposal is to remove an existing part-width conservatory and build a rear flat roofed extension with rear patio doors/ windows and roof lantern. Site appears adequate, no obvious privacy implications.		Grant Permission
22/01420/FUL	5 Castle Terrace Bridgnorth Shropshire WV16 4AH	Installation of 5No. replacement windows to front elevation		30/04/2022 Object due to the proposed use of UPVC. The windows should be replaced with timber sash.	Date of Comment 12.04.22. OBJECT Property located in Town Centre Conservation Area. To comply with Shropshire Councils Planning Policy regarding replacement windows to Properties within a Conservation Area. Replace like for like applies, therefore UPvc window units unacceptable and replacement Timber units should be specified.		Comment date 4/5/2022 - SC Conservation objects, SC Archaeology/ no comments, no public comments. Recommended response (objection): "In line with local precedents, we do not feel that UPVC is an appropriate material for buildings of this age and character." Overview: Replacement windows - building believed to be early 19C (non-designated heritage asset) in Bridgnorth Conservation Area. Current windows are not original and of an incongruous style. No objection to the proposed window pattern, but UPVC is proposed and is not considered appropriate for heritage assets.	Object: In line with local precedents, we do not feel that UPVC is an appropriate material for buildings of this age and character.	Refuse