

## Applications Received

Reference	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L Neal	I Wellings	J Buckley	D Cooper	C Aked	Other Councillor Responses
<a href="#">22/03416/FUL</a>	57 Friars Street, Bridgnorth, Shropshire, WV16 4BJ	Insertion of a side facing dormer window mirroring that of a neighbouring property and to install Velux windows on the rear elevation	07.09.2022	07.10.2022	07.09.2022		Date of Comment 13 09 2022 . REPRESENTATION Property is located within the Bridgnorth Town Conservation Area and as such Shropshire Council Conservation Area development Policy will apply.				
<a href="#">22/03725/FUL</a>	Bettys Barn , Manor Farm Lane, Oldbury, Bridgnorth, Shropshire.	Timber cladding to upper level of west gable as protection against rain penetration	07.09.2022	07.10.2022	07.09.2022		Date of Comment 13 09 2022 . SUPPORT No material objection providing proprietary water penetration methods have been investigated and proof available as to there unsuitability. Property located in the Oldbury Conservation Area. Several Properties in the adjacent area have installed similar wall boarding treatment.				
<a href="#">22/04025/TCA</a>	Whitbrook Bungalow Rear Of, 47 Mill Street, Bridgnorth, Shropshire, WV15 5AB	Removal of 10no. trees (see schedule) within Bridgnorth Conservation Area	01.09.2022	15.09.2022	01.09.2022	Support, trees appropriate to fell, especially with replanting plan	Date of Comment 07 09 2022 SUPPORT, No objection to removal of trees as shown on the schedule.and replacement as described.				
<a href="#">22/03824/FUL</a>	28 Hermitage Close, Bridgnorth, Shropshire, WV15 5EG	Proposed Single Storey Rear and Side Wrap around Extension.	26.08.2022	26.09.2022	26.08.2022		Date of Comment 07 09 2022 SUPPORT, No Material Objection providing that the fairly substantial development is within the criteria for domestic extensions as per Shropshire Councils Planning Policy.				
<a href="#">22/03796/ADV</a>	A458 Stourbridge Road/Old Worcester Road Roundabout And A458/A442 Kidderminster Road Roundabout And A458/B4364 Ludlow Road Roundabout, Bridgnorth, Shropshire	Erect and display 4No sponsorship signs placed on the A458 Stourbridge Road/Old Worcester Road Roundabout and 4No sponsorship signs on A458/A442 Kidderminster Road roundabout and 4No sponsorship signs on A458/B4364 Ludlow Road roundabout	26.08.2022	23.09.2022	23.08.2022		Date of Comment 27 08 22.OBJECT . Proposed Advertising creates visual clutter.				
<a href="#">22/03818/TCA</a>	St Leonards Church, St Leonards Close, Bridgnorth, Shropshire	Pollard, remove basal growth annually & reduce crown by 10% away from telephone wires of 10no Lime within Bridgnorth Conservation Area	21.08.2022	04.09.2022	22.08.2022		Personal Interest Application made by Bridgnorth Town Council - No Comment		Internal comment, not for submission to Shropshire Council as the Town Council is the applicant. Routine maintenance, similar to that previously allowed under 12/0002/TCA and 18/04844/TCA - wouldn't object.	Personal interest application made by Bridgnorth Town Council - no comment	

# Applications Awaiting Decision

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L Neal	Wellings	J Buckley	D Cooper	C Aked	Other Councillor Responses	Proposed Response	Uploaded to Shop Council
22/03172/V08	Bridgnorth Rugby Club, Rugby Pitch And Pavillion, Bandon Lane, Bridgnorth, Shropshire	Variation of condition 2 attached to planning permission 19/00700/FUL dated 09.08.2019	17.08.2022	17.09.2022	18.08.2022		<p>Date of Comment 19 08 2022 OBJECT. 1.The Application is contrary to National, Regional or Local Planning Policy, Government Circulars, Orders or Statutory Instruments. 2. The Application does and will continue to have, a negative impact on the amenity of nearby Residential Properties through noise, late night activities and inappropriate and intrusive external flood lighting. 3. The Application structure has an impact on nearby Listed Buildings, the Conservation area and the Green Belt. All of the following is extracted from Shropshire Councils Development Management Report, dated 8 Feb 2022. Ref Z104696/FUL, Grant Permission Subject to Conditions, Replacement Club House Building &amp; Function Room</p> <p>The development would replace an existing outdated timber building that is not considered to be fit for purpose, including a temporary marquee that was erected to provide a temporary solution for the club.</p> <p>The temporary marquee will also no longer be required; however this is not a permanent structure and was permitted on a temporary basis by the LPA to allow the club to generate additional funds to develop a new permanent facility.</p> <p>The applicants have sought to argue that the existing marquee that has been permitted on a temporary basis should count towards the volume they are allowed in terms of the new building in the Green Belt, but this argument cannot be attributed any significant weight as it has always been made clear that the marquee is not an appropriate permanent structure in the Green Belt and as such it was conditioned that it would only remain on site between March and October each year for a 5 year period. A more recent application to relax this condition was granted in light of the pandemic to allow the marquee to remain in situ during the forthcoming winter, however it would need to be removed the following winter. Consent was granted for the marquee to allow the Rugby Club to raise funds to finance a new permanent clubhouse, however the scale of that development and its impact on the openness of the Green Belt remain a primary concern.</p> <p>A variation of condition has recently been granted in light of Covid-19 advice from the Government to allow the marquee to remain in situ till 31 Oct 2022 without the need for its removal. However, what is clear is that the site has been used in a more intensive manner during the pandemic and this was not something that could have been envisaged when the temporary consent for the marquee was granted.</p>		<p>Suggested response (representation): clarification should be sought on the anticipated impact of construction activities for the development permitted under 21/04696/FUL on the proposed use of the marquee.</p> <p>Considerations: The marquee was granted temporary permission for 5 years from 2019, to be erected and used in the Summer months and removed for the Winter. In 2020 the club was granted permission not to remove the marquee over the Winter months to allow for physical activity in an "outdoor" environment in the light of the Coronavirus pandemic and social distancing requirements. The temporary permission to allow the marquee to remain over winter expires on 31/10/2022</p> <p>The requirement to remove the marquee over the winter months was largely driven by Green Belt policy to preserve the openness of the site. Whilst this remains valid, the major exposure in visual terms is across the pitch from the direction of the A442, and also along the river bank from the direction of Severn Park. Permission has now been granted to build the new permanent clubhouse to the South East of the marquee location, and the presence of a building site would frustrate the reason for removing the marquee. The site for the permanent facility overlaps the approved location of the marquee and the marquee will presumably have to be removed at some stage to facilitate the building works.</p> <p>Residential amenity is regulated by conditions attached to the permission for the marquee and it is not proposed to remove any of these, including the limitation on the number of musical events. Whilst this is less reliable than activities being contained within a permanent structure, if the are felt to be adequate for the Summer months they should also be adequate for the Winter period. (Comment date 27/8/2022: 2 public comments seen – objections (planning policy, residential amenity). No consultee comments as yet.)</p>	<p>Support: I appreciate that local residents may be disturbed on occasions but I think the negatives are outweighed by the overwhelming community benefits. However, the club could make greater efforts to ensure that noise conditions are met.</p>	<p>Application is contrary to National, Regional or Local Planning Policy, Government Circulars, Orders or Statutory Instruments. It does and will continue to have, a negative impact on the amenity of nearby Residential Properties through noise, late night activities and inappropriate and intrusive external flood lighting. The Application structure has an impact on nearby Listed Buildings, the Conservation area, and the Green Belt. All of the following is extracted from Shropshire Councils Development Management Report dated 8 Feb 2022. Clarification should be sought on the anticipated impact of construction activities for the development permitted under Ref Z104696/FUL (Grant Permission Subject to Conditions, Replacement Club House Building &amp; Function Room) on the proposed use of the marquee.</p> <p>The development would replace an existing outdated timber building that is not considered to be fit for purpose, including a temporary marquee that was erected to provide a temporary solution for the club. The temporary marquee will also no longer be required; however, this is not a permanent structure and was permitted on a temporary basis by the LPA to allow the club to generate additional funds to develop a new permanent facility. The applicants have sought to argue that the existing marquee that has been permitted on a temporary basis should count towards the volume they are allowed in terms of the new building in the Green Belt, but this argument cannot be attributed any significant weight as it has always been made clear that the marquee is not an appropriate permanent structure in the Green Belt and as such it was conditioned that it would only remain on site between March and October each year for a 5 year period. A more recent application to relax this condition was granted in light of the pandemic to allow the marquee to remain in situ during the forthcoming winter, however it would need to be removed the following winter. Consent was granted for the marquee to allow the Rugby Club to raise funds to finance a new permanent clubhouse, however the scale of that development and its impact on the openness of the Green Belt remain a primary concern. Residential amenity is regulated by conditions attached to the permission for the marquee and it is not proposed to remove any of these, including the limitation on the number of musical events. Whilst this is less reliable than activities being contained within a permanent structure, if they are felt to be adequate for the summer months, they should also be adequate for the Winter period.</p>		
22/031739/FUL	20 Mill Street, Bridgnorth, Shropshire, WV15 5AF	Works to replace 2No UPVC windows and front door on front elevation (Article 4 Direction)	16.08.2022	16.09.2022	18.08.2022		<p>Date 19 08 2022 SUPPORT Anomaly between Application Information, Proposed Window and Window Specification differ. Proposed Window shows small vertical glazing bars, specification does not. Which is correct? From Planning Cases Officer: We have asked that the vertical glazing bars be put in to match the sash windows, so that it fits in line with what would have originally been fitted, the drawing does not show this but shows the spec and materials. I can ask the window company to provide one if required, but they will look like the picture submitted</p>		<p>Comment date 26/8/2022: No public comments on file, comment requested from SC Conservation but not yet received, SC Archaeology no comments. Recommended response (representation). It should be clarified whether it is intended that the windows will have vertical spacing bars. Summary &amp; reasons: Victorian Terrace cottage – could be considered a non-designated heritage asset. Whilst I would normally prefer timber windows in such a building, it appears that the windows on the front elevation already are uPVC and the application is to replace them and the front door. The terrace has windows of a variety of styles, including some 3 pane sashes. Although the proposal is for casement windows, it looks to be similar to the style of window used at no 17a. As such I feel an objection would be difficult to sustain.</p>	No objection		<p>Representation - Proposed Window and Window Specification differ. Proposed Window shows small vertical glazing bars, specification does not. Clarification needed before a comment can be made.</p>	30.08.2022
22/03141/CA	27 Duchess Drive, Bridgnorth, Shropshire, WV16 4JB	Lawful development certificate for proposed works including the existing conservatory roof and remove kitchen external wall to extending into existing area to create kitchen/diner, installation of bi-fold doors	03.08.2022	N/A	03.08.2022	This is for Information Only	This is for Information Only	This is for Information Only	This is for Information Only	This is for Information Only	This is for Information Only	This is for Information Only	This is for Information Only

# Applications Awaiting Decision

Ref	Address	Application	Support	Response Due By	Sent to Members/ Response Date	L Neal	I Wellings	J Buckley	D Cooper	C Aked	Other Councillor Responses	Proposed Response	Uploaded to Shop Council
22/03540/FUL	27 The Hawthorns, Bridgnorth, Shropshire, WV16 5JG	Erection of single storey garden room of same footprint of existing conservatory	17.08.2022	17.09.2022	18.08.2022		Date of Comment 19 08 2022 SUPPORT: replace existing Conservatory with traditional construction garden room. No material objection.		Recommended response (support): No Objection Overview: Requirement for permission rather than permitted development apparently due to height. Given that this is a replacement of an existing conservatory with similar dimensions, consider that there would be no adverse impacts. (Comment date 27/8/2022 - no comments shown on planning system).	No objection		No Objection	30.08.2022
22/02787/LBC	10 Cartway, Bridgnorth, Shropshire, WV16 4BW	Replacement windows and door on front elevation affecting a Grade II Listed Building	04.07.2022	04.08.2022	04.07.2022		Date of Comment 04/07/2022 SUPPORT: Listed Building Application for the installation of timber replacement Windows and entrance door to a Grade 2 Listed Building in the Conservation Area. Comments already made re Planning Application. Applicant also seeks Listed building consent for the following works: Renovations to interior, new plaster to some areas. Installation of gas supply and gas central heating. New kitchen and bathroom installation. Strip roof and install new felt and batten and replace existing tiles. New insulation to room in roof.		Comment date 11/7/2022 – SC Archaeology “No comment”, 1 public comment – objects, joinery is repairable. Recommended response (Representation): We would prefer existing joinery to be repaired where this is feasible (and where the existing is appropriate to the age and style of the building). An appropriate Design and Access Statement should be prepared identifying why it is considered appropriate to replace the windows. Drawings of the proposed internal alterations would also be appreciated. Basis: See also 22/01174/FUL – application to replace the windows, made before it was identified that the building is Listed. List entry (117729) is for “Nos 3 to 5 (consec), No 6 (incorporating former No 7), Nos 8 to 10 (consec), No 11 (incorporating former No 12), No 13”. Whilst I agree with the public comment that repair is preferable (provided the existing windows are appropriate to the age and character of the building), it should be noted that Shropshire Council has approved custom made replacement windows for nos 3, 5 and 8 Cartway during 2022 (22/00335/LBC, 22/00128/LBC and 22/01382/LBC) respectively.	Support		Representation: Further information is required before a decision can be made due to insufficient information regarding the existing condition of the door and windows on this grade II listed building. Additional examination should be undertaken via a Heritage Impact Assessment.	29.07.2022
22/02652/FUL	23 Conduit Lane, Bridgnorth, Shropshire, WV16 5BW	Erection of 1no dwelling	23.06.2022	22.07.2022	23.06.2022		Date of Comment 26/06/2022 REPRESENTATION: An existing garden ‘trill plot’ which would be accessed from Rosehill Drive Although the design statement states that all Shropshire Councils Criteria for this type of development have been met, the design appears to be too large for the site area and gives the impression of over development of space available. There is no access or limited access to the LH Boundary and non or very little garden space provided. A reduction in the size of the building footprint might be more acceptable. SC Affordable Housing (Consultee) Have no comment on proposals.		Comment date 30/6/2022 – Highways no objection, below threshold for affordable housing contribution, comments awaited from SUDS & Public Protection. Suggested response (Representation): The proposed development seems to involve the building taking up a high proportion of the site area and leaving little amenity space, in contrast with the general layout of homes in the area. Consideration should be given to whether the proposal complies with policy MD2 (Sustainable Design). Summary: Proposed 2 bed bungalow in the garden of 23 Conduit Lane, driveway access from Rosehill Drive. Proposal claimed in the Design & Access statement to have 100 sq m of amenity space, however garden area looks small and consideration should be given to whether this is adequate given the character of the area (policy MD2).	My colleagues, Wellings and Cooper, both seem concerned on the size of the building in relation to the land available. I concur.		Representation: The proposed development seems to involve the building taking up a high proportion of the site area and leaving little amenity space. In contrast with the general layout of homes in the area. Consideration should be given to whether the proposal complies with policy MD2 (Sustainable Design).	13.07.2022
22/02474/FUL	Shropshire Community Health NHS Trust, Bridgnorth Hospital, North Gate, Bridgnorth, Shropshire	Provision of a new external ventilation plant (AHU) together with perimeter fencing	16.06.2022	13.07.2022	16.06.2022		Date of Comment 26/06/2022 SUPPORT providing a noise assessment is carried out and approved, and more attention is given to the finishes of the plant and ductwork to blend into the background and be less intrusive. A timber screen fence (hit and miss) should be installed to conceal the plant.		Comment date: 24/6/2022 – consultee comment from SC Regulatory Services that noise assessment required. Recommended response (neutral): “No objection to the principle of the development, subject to satisfactory noise assessment. However, we would prefer a less visually intrusive finish than silver for the ductwork insulation above 2 m from ground level.” Overview: Location is at the side of the modern hospital building, facing Mortimer Lodge (retirement housing). Appearance is external plant, but to be visually screened with timber fencing to 2 metres. This would conceal much of the plant, but not a high level in/out or insulated ductwork. Grill is to be RAL 080 70 05 (Goosewing grey) but ducting is specified to be insulation clad in silver material. There is some vegetation screening between the hospital building and adjacent retirement apartment development. However, I would prefer a less visually intrusive material for ductwork insulation.	No objection although effort to screen plant from the public should be made		No objection to the principle of the development, subject to satisfactory noise assessment. However, we would prefer a less visually intrusive finish than silver for the ductwork insulation above 2 m from ground level.”	04.07.2022

# Applications - Decision Received

Ref	Address	Application	Support	Response Due By	Sent to Member/Response Date	L Neal	I Wellings	J Buckley	D Cooper	C Aked	K Sawbridge (No Longer on Committee)	Other Councillor Responses	Proposed Response	Uploaded to Shrop Council	Shropshire Council Decision
22/03360/FLU	13 - 14 Whitburn Street Bridgnorth Shropshire WV16 4QN	Conversion of ground floor to create three residential apartments; erection of two additional floors to rear elevation to create four apartments	29.07.2022	28.08.2022	29.07.2022		Date of Comment 09/08/2022 OBJECT Development in the Town Centre Conservation Area. The proposed Development will have a severe impact on the surrounding listed buildings and Conservation Area. The proposed mass of the building is not in keeping with the stylistic context or scale of the local area. The proposal would have an economic impact on Tourism, Town Trading and adjacent Retail outlets. The proposed Development shows little or insufficient green spaces or landscaping. An Approval for this type of Development would create a precedent meaning it would be difficult to object to similar proposals. SC Archaeology - Comment and Conditions Ditto SUDS - Ditto SC Highways - Reports awaited from SC, Conservation and SC Affordable Housing. No Parking provided on site. ( Existing use Delightful Desserts Retail Unit)		Comment date 16/08/2022 No public comments, comments from SC Conservation objects. Archaeology (conditions). SUDS (informative). Highways (no objection) seen. Recommended response (Object). We note that the proposed 3 storey element would be visually dominant in this Conservation Area setting the potential impact on the substantial nearby tree (apparently at the rear of no 12) should also be assessed. Overview: Property is the building fronted by the "Delightful Desserts" shop (no 14) and an area to the rear of the Henabala Tandoo (no 12). To the rear of the Delightful Desserts shop is a large flat roof single storey extension. Described as a rear area, which currently appears not to be used. There is a brick wall to the side of this, facing a walkway through from Whitburn Street through to Old Smithfield, which has openings appearing to be shop windows (but currently boarded up). It is proposed to construct a 3 storey building to the rear of the shop, with a slightly sloping flat roof and windows on the E elevation. The 3 storey building would have 2 apartments on each level, of varying sizes. The existing shop would also be converted to an apartment. The entire proposal is within the Bridgnorth Conservation Area, but on the edge of it. There is a substantial mature tree at the rear of the plot at 12 Whitburn Street in what is described in the application as a "Commercial Amenity Area", this may overhang the existing single storey element. The Conservation Officer has expressed concern about the appropriateness of the height of the building in this setting. I agree and feel that the potential impact on the tree should be assessed.					Withdrawn	
22/03309/FLU	34 Victoria Road Bridgnorth Shropshire WV16 4LF	Erection of two storey side extension and single storey rear extension and Roof Replacement	29.07.2022	28.08.2022	29.07.2022		Date of Comment 9/08/22 SUPPORT. No Material Objection. Application for ground and first/roof extensions, generally contained within footprints. It would appear that consideration has been shown to Neighbouring properties to avoid mass impact and loss of light. No comments lodge from Statutory Bodies.		Comment date 16/08/2022 - no public comments on system, no consultee comments requested. Recommended response (Support). No objection. Overview: 1930's style detached house, which has an existing flat roofed single storey side extension housing a garage and utility room. Proposal is to create a pitched roof 2 storey side extension, which would protrude slightly beyond the existing main building line at the rear, with a full width flat roofed single storey rear extension with roof replacement.					Grant Permission	
22/03400/FLU	14 Ludlow Road, Bridgnorth, Shropshire, WV16 5AF	Erection of two storey and single storey rear extensions	01.08.2022	01.09.2022	01.08.2022		Date of Comment 09/08/22 SUPPORT. No Material Objection.		Comment date: 15/02/2022. No public comments on file, no consultee comments requested. Recommended response (Representation): no objection in principle to the proposal, but details of any safety railing to the single storey flat roofed element should be provided. Summary: Dormer bungalow with 2 storey side structure to one side, on sloping ground. Substantial plot. The 2 storey element if the proposal is essentially a 1st floor flat roofed extension at the rear taking the building line to the rearmost extent of the existing 2 storey section. Additional single storey flat roofed extension to the rear, glazing mainly to the rear elevation but a ground floor side window (kitchen) facing towards no 12, this appears to be far enough away not to be an issue. Full length opening doors shown on the rear of the 2 storey extension, giving out onto the flat roof of the single storey extension; this would presumably require some safety railing but this is not shown. Distance to the end of the garden and the garden of the neighbouring property to the rear is approx. 40 metres (Google Earth) so overlooking should not be an issue.	No objection		No Objection	30.08.2022	Grant Permission	
22/02651/FLU	6 Salop Street, Bridgnorth, Shropshire, WV16 4DU	Change of use from a single dwelling to use as two dwellings together with the erection of a two storey rear extension	23.06.2022	21.07.2022	23.06.2022		Date of Comment 26/June 2022 SUPPORT. A sympathetic proposal to provide an additional dwelling within the Conservation Area. I Consultee Comment to date (Drainage) Conservation Officer may take issue with the use of UPVC Sl-Fold Doors to rear elevation		Comment date 30/06/2022 - SUDS comment seen. Comments from Conservation, Archaeology and Affordable Housing not yet available. Suggested response (Representation): We do not object to the principle of the development but it should be clarified whether there would be a potential loss of light to no 5 Salop Street. Summary: N side of Salop St. Currently a 3 Bed terraced house, believed to have previously been 2 houses. Proposed to be 2 x 2 bed, with the addition of a double gabled 2 storey rear extension. Extension would have lower roof ridge heights than the existing building. UPVC windows as existing. 5 Salop Street is to the rear of the property and permission was granted under ref 18/00186/FLU to extend no 8 and build further dwellings; this doesn't appear to have been implemented (conditions discharged Oct 2021) but would not be impacted by the current proposal. However, 5 Salop Street appears to have a long rear extension and it is unclear whether there are any side windows which might suffer a loss of light as a result of the proposed 2 storey extension.	No objection		Representation: We do not object to the principle of the development but it should be clarified whether there would be a potential loss of light to no 5 Salop Street.	10.07.2022	Refuse	
22/03202/FLU	BARCLAYS, 64 High Street, Bridgnorth, Shropshire, WV16 4EE	Re-instatement of and making good front and side elevations to include insertion of window to side, removal of safe/ATM, signage and ADT alarm box	20.07.2022	20.08.2022	20.07.2022		Date of Comment 20/07/2022 SUPPORT. Basically seeking permission to remove all corporate Signage, cash machines and other Bank items from the exterior, fit new window to side elevation and to strip out the fixtures and fittings from the Banking and ancillary areas. No material objection.		Comment date 28/7/2022 no comments on SC planning system. Recommended response (Support): No Objection. Summary: Proposal is to remove Barclays specific external items (ATM, signage etc) and make good - within the side passage area this involves creating a new window, gives the impression that this is similar to how the building was before the ATM, night safe etc. were installed but I am not able to verify this.	No objections		Support	03.08.2022	Grant Permission	

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22/01320/L/BC	BARCLAYS, 64-66 High Street, Bridgnorth, Shropshire, WV16 4EE	Works to facilitate the decommissioning of bank to include removal of signage, ATM/safe and inversion of a window to side elevation, remove all fixtures and fittings internally including counters and associated wall, ATM and associated wall, glazed screens, diving partitions and doors, and removal of door	20.07.2022	20.08.2022	20.07.2022		Date of Comment 20/07/2022 SUPPORT Basically seeking permission to remove all corporate Signage, cash machines and other Bank items from the exterior. If new window to side elevation and to strip out the fixtures and fittings from the Banking and ancillary areas. No material objection	Comment date 28/7/2022 no comments on SC planning system. Recommended response (Support): No Objection Summary: Proposal is to remove Barclays specific external items (ATM, signage etc) and make good - within the side passage area this involves creating a new window, gives the impression that this is similar to how the building was before the ATM, night safe etc. were installed but I am not able to verify this. Internal alterations are basically the removal of modern partitions.	No objections			Support	03.08.2022	Grant Permission	
22/01565/FU/1	28 Hermitage 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	Comment date 16/2/2022 - comments from Highways and SUDS seen Recommended response (neutral): No objection Summary: Proposal is to build a 2 bed bungalow to the side of the existing property and subdivide the plot. After subdivision, each plot would have 140 sq. m. of rear amenity space, which meets policy requirements. 3 parking spaces per plot. Bungalow would be positioned so as not to overlook or be overlooked by other properties, save for a bathroom window facing towards no 28 which would have to be obscure glazed. No objection to access.	No objection			No Objection	06.06.2022	Withdrawn	
22/01504/FU/1	24 Ludlow Road, Bridgnorth, Shropshire, WV16 5AD	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 16/5/2022. 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.	Support			Support	06.06.2022	Grant Permission	
22/01349/FU/1	Proposed Development Land To The South Of, Danesford, Bridgnorth, Shropshire	Change of use of approved annex to new holiday cottage	30.06.2022	27.07.2022	30.06.2022		Date Of Comment 30/07/2022 SUPPORT The Applicant is seeking Change of Use of an existing building from an Art Gallery/Store to a Letting Holiday Cottage. The information provided is a little confusing but it would seem that the works to convert to a holiday Cottage have already been completed. There is no indication on the site plan of any parking arrangements. Pre Application Advice states the properties suitability as a holiday let.	Comment date 07/2/2022. Comments from SC SUDS and Affordable Housing seen. Highways appear to have commented but the document referenced doesn't seem to be publicly visible. No other comments on file. Suggested response (Representation): In order to comment on this application it would be helpful to have a statement of the full planning history and usage of this Green Belt site. We note that application was made for a change of use to re-use an existing mobile home under ref. 24/03366/EAL.					Grant Permission		
22/02027/FU/1	Oidbury House, Oidbury Road, Bridgnorth, Shropshire, WV16 5HA	Renovation and single storey extension to create an open plan kitchen, living and dining space	08.07.2022	07.08.2022	08.07.2022		Date of Comment 08/07/2022 SUPPORT Property is located within the Oidbury Conservation Area. No reference found as to the Property's Listing. No Material Objection.	Comment date 08/07/2022. SC Technology "No comment". SC Conservation - non-designated Heritage Asset, no objection, conditions recommended for external materials and finishes. Recommended response (support): No Objection Overview: Essentially a full roofed single storey extension, although this features extensive glazing it is unlikely to impact neighbours due to screening by garden walls and vegetation. Atrium and alteration to the existing fabric. No comment needed - proposal was approved on 16/9/2022	Support			Support	29.07.2022	Grant Permission	
22/03446/FU/1	St Johns Catholic Primary School Image Gardens, Bridgnorth and Shropshire, WV16 4HW	Raise crown by up to 2m, reduce branch ends to clear phone lines and streetlight, removal of small diameter growth and crown thin by 15% 1no. Beech protected by the Shropshire Council (St Johns Catholic Primary School, Bridgnorth) TPO 2017	29.07.2022	28.08.2022	29.07.2022		Date of Comment 09/08/2022 SUPPORT No Material Objection. TPO's noted.								Grant Permission
22/01370/FU/1	Food Store, Kings Court, Stourbridge Road, Bridgnorth, Shropshire.	Extension to and reconfiguration of the existing food store car park, associated landscaping and other associated works	06.04.2022	22.04.2022	06.04.2022		30.04.2022 Support. The extension of the car park at A68 is	Date of Comment 12/04/22, SUPPORT Car Park and traffic circulation improvements and alterations to A68 Food store. No material objection providing the proposals comply with the relevant sections of Shropshire Council Local Development Plan (Framework and Core Policies). Provides much needed additional car parking spaces to relieve local congestion and on site double parking issues.	Comment date 3/6/2022 - no public comments on file, consultee comment from Highways seen Recommended response (neutral): No objection Overview: Proposal is to increase the number of spaces in the main car park from 53 to 94 - a parking survey has been carried out and identified that on occasions the number of vehicles on site exceeds capacity of both the main car park and a gravelled area used as an informal overflow car park. The proposal would increase capacity to more than the currently identified maximum occupancy. The proposal involves incorporating land which is currently a highway verge into the car park, this will need to be acquired from Shropshire Council. A continuous footpath 2 metres wide would be provided on the new highway verge, with a grass area between the footpath and the 40mth section of Stourbridge Road A458. Some loss of trees, remedial planting to be undertaken.	No Objection			No Objection		Grant Permission
22/02074/FU/1	39 Oidbury Wells, Bridgnorth, Shropshire, WV16 5HU	Erection of single storey rear extension, garage conversion and porch extension to footage with updated electrical treatment to existing dwelling	08.07.2022	07.08.2022	08.07.2022		Date of Comment 08/07/2022 REPRESENTATION Concern regarding the close proximity of the new external walls (both sides) in relation to the existing site boundaries and the construction of the extensions plus the maintenance of same. The proposed external wall finishes (cast cladding) will require adequate access for upkeep of this material.	26/7/2022 - no public or consultee comments on file Recommended response (Support): No Objection Overview: There appears to be an existing single storey extension/ conservatory at the rear, not sure when this was permitted, may have been permitted development. Proposal is essentially to build a deeper single storey extension (but seemingly slightly narrower and higher) with a side extension on the footprint of the existing garage (but slightly higher) and in front of the existing garage, where it would have a mansard-style roof. Changes to front elevation appears to be timber cladding ("Cedar or similar"). Site appears adequately sized, no obvious overlooking issues.	No objections			No Objection	29.07.2022	Grant Permission	

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22/011000/FLA	Oldbury Grange Oldbury Bridgnorth Shropshire WV16 5LW	Works to include the erection of extension, refuse store, cycle shelter and smoking shelter; elevational alterations; landscaping works and formation of terraced areas; creation of additional parking spaces; installation of ground mounted solar panels (15.8kw); closure of one vehicular access	06.04.2022	22.04.2022	06.04.2022	support		Date of Comment 17/04/2022 Support. No Material Objection to Extensive alterations, To Interiors, Exterior and Car Park plus ancillary works. Solar Panel Installation providing that - Proof can be provided that reducing the Car Park by 10 spaces is adequate for onsite parking at busy periods and will not result in vehicles being parked on the roadway. Concerned at the industrialisation of a part of the site in a rural area which solar panel installations create. Extensive landscaping, planting and hedges should be conditioned. CPRE Guidelines must be applied.		Comment date 25/05/2022 - consultee comments on file from Conservation, SUDS, Archaeology. Recommended comment (neutral): No objection subject to confirmation of the adequacy of on-site parking provision and boundary treatments in the area of the PV array. Overview: Site is countryside, mostly within Oldbury Conservation Area. Proposal could potentially be supported under policy CS5 (Countryside & Green Belt) as "The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement would be more appropriate". Conservation Officer considers main 19th Century building to be a non-designated heritage asset and has requested a Heritage Impact Assessment - to be provided. Potential concerns would be alterations to the existing 19C building (proposals possibly represent an improvement) and cumulative effect of extensions on the setting of the 19C building. However, a HIA was not required for the previous series of extensions (16/02/2017/FUL) and the Conservation Officer commented on the previous application that "it is considered that overall the extensions are considered acceptable, most will be of single storey and will be away from the main historic building and not highly visible from the wider conservation area." New single storey extension, similar to existing, to provide additional dementia beds. Revamped entrance areas and corridor for operational reasons. Rationalisation of use of garden area and parking. Some confusion over the level of parking provision - application form shows reduction in spaces from 55 to 36, but permission was granted under 10/01/2018/FUL to expand parking to 67 spaces and appears to have been implemented. PV array on what is currently described as "waste land" - appears to be gravelled (overflow) car park area. PV array is said to more than offset emissions of the proposed extension - should be discounted as a planning consideration (unless conditioned) as no guarantee it would be built. PV array likely to have low visual impact - Google Earth (image April 2021) shows mature trees/ hedges to the NE site boundary.			<b>Support, subject to a satisfactory traffic study being undertaken with regards to the provision of car parking spaces and clarification given that the provision is sufficient for requirements. (It has been noted that in 2010, under planning number 10/01/2018/FUL, permission was granted for 67 car parking spaces. The current application states a reduction from 55 to 36 spaces). Bridgnorth Town Council welcomes the ambition for renewable energy with the installation of solar panels. However, boundary treatments should be conditioned to ensure that the site is in keeping with the surrounding area.</b>	03/05/2022	Grant Permission
22/02321/FUL	27 Friars Street, Bridgnorth, Shropshire, WV16 4BJ	Replacement of 3No windows on front and side elevations (Article 4 Direction)	20.06.2022	17.07.2022	20.06.2022		Date of Comment 26/06/2022 SUPPORT Proposed replacement windows (timber) to Cottage in Conservation Area. Assumed that all windows design will be as sketch detail submitted with Application Documents.	Comment date 25/6/2022 - no public or consultee comments on file. Recommended response (Neutral): No objection in principle to replacement timber double glazed windows, subject to Conservation Officer approval of the detailed specifications. Summary: Proposed to replace existing single glazed timber casements with timber double glazed. Application file includes a drawing of a proposed window, but doesn't show all 3.	No Objection			<b>No objection in principle to replacement timber double glazed windows, subject to Conservation Officer approval of the detailed specifications.</b>	04.07.2022	Grant Permission	
22/02828/FUL	45 Kings Leade, Bridgnorth, Shropshire, WV16 4BT	Replacement of existing timber windows on front elevation with UPVC windows (as per existing appearance); replace existing timber door with energy efficient composite door; replace upstairs rear timber window with UPVC window (as per existing appearance); replace timber lounge window with french doors with existing door to a window (Article 4 Direction)	30.06.2022	29.07.2022	30.06.2022		Date of Comment 30/06/2022 SUPPORT. Kings Leade is situated within the Bridgnorth Conservation Area. Shropshire Council have recently amended their policy regarding allowing replacement UPVC Windows and Doors to properties located in a Conservation Area. Windows and Doors are to be replaced like for like in both material and design. The Conservation Officer may take a view that UPVC windows are acceptable due to the construction date of the application property.	Comment date 9/7/2022 - SC Archaeology "No comment", no other comments on file. Recommended response (Support): No objection subject to Conservation Officer approval of detailed specification of the windows and doors. Overview: 1860's property so not a heritage asset. Proposed replacement of timber windows and reconfiguration of fenestration on rear elevation. Pre-app advice taken from conservation officer - no objection in principle. Window appearance similar to existing. A replacement front door is mentioned on the application form but no drawing supplied.			(Support): No objection subject to Conservation Officer approval of detailed specification of the windows and doors.	27.07.2022	Grant Permission		
22/02830/TC	The Bandon Arms, 33 Mill Street, Bridgnorth, Shropshire, WV15 5AG	To crown lift by 3 metres and remove deadwood from 1No. Sycamore (T1), to cut back by 1-2 metres to clear around light heads; 2No. Hawthorn (L1 and L2) end to cut back by 1-2 metres the mixed species hedge (G1) within Bridgnorth Conservation Area	27.06.2022	08.07.2022	27.06.2022		Date of Comment 27/06/2022 SUPPORT. Carry out Tree and Hedge maintenance work around the site periphery of The Bandon Arms located within the Conservation Area	Comment date 9/7/2022 - SC Archaeology "No Comment", no other comments on file. Recommended response (Support): No Objection Summary Application documents consist of application form submitted to tree surgeon as report and aerial photo indicating position of the trees/ hedge. Appears to be routine maintenance.	support - regular maintenance			Support: Carry out Tree and Hedge maintenance work around the site periphery of The Bandon Arms located within the Conservation Area	13.07.2022	No Objection	
22/02840/CN	10 Castlecroft Gardens, Bridgnorth, Shropshire, WV15 5BE	Application for a Lawful Development Certificate for the proposed erection of a garage	16.06.2022	For Information Only	For Information Only	For Information Only	For Information Only	For Information Only	For Information Only	For Information Only	For Information Only	For Information Only	For Information Only	For Information Only	Certificate - Not Lawful
22/03110/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 storey extension 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	Grant Permission	
22/02840/TC	35 Friars Street, Bridgnorth, Shropshire, WV16 4BJ	To fell 1No. Sycamore tree (A) within Bridgnorth Conservation Area	23.06.2022	23.07.2022	23.06.2022		Date of Comment 20/06/2022 SUPPORT Fell a Cherry tree in good condition as considered to be a danger to passing Pedestrians and Vehicles. Located in Conservation Area. The Applicant has obtained advice from a Tree Surgeon who recommends the course of action. The Applicant intends to replace the removed tree with a one of the same species. Apply Condition that the replacement tree is of 'semi mature' specification.	Comment date 9/7/2022 - "Archaeology" "no comment", no other comments on file. Recommended response (Support): No objection Overview: Tree is said to be diseased, being and overhanging footpath; applicant says has taken tree surgeon advice. Applicant proposes to replace. Tree has been pruned several times in the past, under Conservation Area consent.					No Objection		

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22/02644/TA	37 Conduit Lane, Bridgnorth, Shropshire, WV16 5BK	Erection of Rear Single Storey Dining Extension	23.06.2022	21.07.2022	23.06.2022			Date of Comment 26/06/2022 SUPPORT No material objection. Description lounge extension to rear of property.		Comment date 13/7/2022 – no public or consultee comments on file. Recommended response (Support): No objection, but it should be confirmed whether it is proposed to have a side door as indicated on the Proposed Side Elevation drawing. Summary: Proposal is a small lean to type single storey extension on the rear elevation. 1. shaped property, the proposal would extend part of the ground floor out to an existing building line. Not a significant reduction in outside space. No obvious privacy impacts on neighbours, however late elevational drawing shows a side door but the floor plan doesn't – presumably this is the existing side door which hasn't been removed in the drawing.							Grant Permission		
22/02845/TA	Greensted Cottage, Potemehing Lane, Oldbury, Bridgnorth, Shropshire	To fell 4no. Sycamores (T1-6) and 1no. Hawthorn (T5-6) within Oldbury Conservation Area	20.06.2022	1.07.2022	20.06.2022			Planning Application details not available		Comment date 30/6/2022 – no consultee or public comments on file. Proposed response (Representation): Consideration should be given to whether the trees fall within the scope of the Shropshire Council (Land to the North and South of the B4363 Oldbury Road, Oldbury) TPO 2011. Summary: Only detail supplied is a sketch map and a statement that the trees are smothering existing apple trees in an orchard. There is extensive tree cover around the property and the location is in the garden well away from the property boundary so it is unlikely that sycamores and hawthorns there are contributing to local amenity. However, previous applications for this address indicate that some trees at the property are within the scope of a TPO – the Shropshire Council (Land to the North and South of the B4363 Oldbury Road, Oldbury) TPO 2011. Details of the TPO do not appear to be available online.									No Objection
22/02576/TA	23 Ludlow Road, Bridgnorth, Shropshire, WV16 5AH	Proposed garage conversion to replace garage floor with new bay window	16.06.2022	15.07.2022	16.06.2022			Date of Comment 06/07/2022 SUPPORT No material objection	No objection	Comment date 25/6/2022 – no public or consultee comments on file. Recommended response (Neutral): No objection. Overview: Detached bungalow on the S side of Ludlow Road. Proposal is to replace a garage door with a bay window to match the existing. Other works are planned to the property including a loft conversion, which would be permitted development. Proposal appears in keeping.					No Objection	10.07.2022	Grant Permission		
22/02151/TA	Coney Villa, 51 Friars Street, Bridgnorth, Shropshire, WV16 4BU.	Fell 1no Lime within Bridgnorth Conservation Area	13.06.2022	1.07.2022	13.06.2022			Date of Comment 26/06/2022 SUPPORT No material objection. Description Works to remove a Lime Tree which is causing structural damage to a substantial retaining wall.		Comment date 24/6/2022 – no public or consultee comments on file. Recommended response (Neutral): No objection. Summary: Proposal is to remove a Lime Tree at the front of the property, which appears to be damaging a retaining wall on the street frontage (photos of damage supplied). This appears to be the Lime Tree T1 which was to be re-pollarded as part of approved application 09/02077/TA.							No Objection		
22/02450/TA	5 Oldbury Wells, Bridgnorth, Shropshire, WV16 5JE	Installation of replacement roof to conservatory with alterations to kitchen	13.06.2022	30.06.2022	13.06.2022			Date of Comment 26/06/2022 SUPPORT No material objection. Description Works to existing Conservatory		Comment date 24/6/2022 – no public or consultee comments on file. Recommended response (Neutral): No objection. Summary: Existing conservatory is fully glazed – it is proposed to infill part of 1 elevation and install a tiled roof with roof windows. Negligible change to building footprint.							Grant Permission		
22/02222/CP	3 Bowers Close, Bridgnorth, Shropshire, WV16 4PR	Application for a Lawful Development Certificate for an existing single storey rear extension	20.05.2022	N/A	20.05.2022	For information only	For information only	For information only	For information only	For information only	For information only	For information only	For information only	For information only	For information only	For information only	Certificate - Lawful only		
22/02510/TA	4 Westgate Villas, Salop Street, Bridgnorth, Shropshire, WV16 4DC.	Fell 1no Fir within Bridgnorth Conservation Area	30.05.2022	16.06.2022	30.05.2022			Date of Comment 06 06 2022. OBJECT: A TPO should be applied by Shropshire Council. Cannot accept the felling of a specimen tree of this type. A Tree Surgeon should be engaged by the Applicant to reduce the height and branch overhang. NB pages 2,4,6,8 and 12 of the Application are illegible.	No material objection	Comment date 24/6/2022. Recommended response (Neutral): No objection. Summary: Proposal is to remove a Fir tree (species not specified) at the back of the applicant's garden, bordering the garden of a property in Cricket Meadow. Reason given is shade cast by the tree. Application includes a photograph of the tree, which appears healthy. Whilst I would prefer not to lose a healthy tree, I do not feel the tree is of sufficient amenity value to merit a TPO and there is a precedent for tree removal in the rear garden of this property in T20844/TA.				No objection			27.06.2022	Consent by Right - Trees	
22/01770/BC	Sandward Cottage 47A Carway, Bridgnorth Shropshire WV16 4BE	Works to facilitate the installation of replacement front door	29.04.2022	? - 27.05.2022	29.04.2022	support		Date of Comment 2 05 2022 SUPPORT Listed Property located in Town Conservation Area. No material objection.		Comment date 29/5/2022 – no consultee or public comments on file. Recommended response (Neutral): No objection. Summary: Existing door is of a modern looking design and fully glazed with a glazed side panel. Proposed door is timber cottage type (oak per application form) with a timber double glazed side panel.				Support		30.05.2022	Granted		
22/01799/CP	3 Canten Brook Hollow, Bridgnorth, Shropshire, WV16 4SE	Application for a Lawful Development Certificate for the proposed replacement of conservatory with a single storey extension	29.04.2022	N/A	29.04.2022	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	This is For Information Only, no comments are required.	Certificate - Lawful		
22/01830/TA	18 West Castle Street, Bridgnorth, Shropshire, WV16 4AB	To remove 2no. Cypress (T1 and T2) and 1no. Western Red Cedar (T3) within the Bridgnorth Conservation Area	26.04.2022	13.05.2022	26.04.2022			Representation: Generally I would not support the removal of trees in a conservation area. I would not support the removal of trees where the reason given is 'damage to a fence, fences can be easily and cheaply altered to accommodate trees. Furthermore cutting back or trimming has not been considered which may maintain the trees and meet the needs of the owner. However the trees are not native or of particular amenity value and so I would not move to object in this case. Tree works should not be carried out until the winter and the risk of disturbing nesting birds has passed. Also Bats are known to roost in the area and trees should be checked - Bats further increase the need to fell in the winter.	Date of Comment 02 05 2022. REPRESENTATION. Substantial Mature Trees within the Town Conservation Area that have been allowed to grow and overpower their location. Would much prefer if lopping could be carried out and the trees retained. A tree management programme should be instigated.	Comment date: 5/5/2022 – no public or consultee comments on file. Suggested response (neutral): we would prefer the trees to be retained and pruned if feasible. Overview: Little detail given, reason for removing the trees is apparently damage risk to fence. However, 2 of the trees may be ones which were previously approved for cutting back under T101449/TA. It is unlikely the trees would merit a TPO so suggestions they be cut back rather than removed would be purely representations by nature.				Representation: We would prefer the trees to be retained and pruned if feasible.	13/05/2022	No Objection			
22/02296/TA	30 Washbrook Road, Bridgnorth, Shropshire, WV15 6BH	Erection of two storey extension to front elevation and extension to chimney breast	1.06.2022	1.07.2022	1.06.2022			Date of Comment 26 06/2022 SUPPORT. No Material objection. Description of proposals 2 Storey Extension to front elevation providing additional space to Living Room and Bedroom 4 by increasing and extending existing staircase enclosure. Form Ingenio/Finplace in Living Room.	No objection	Comment date 24/6/2022 – no public or consultee comments on file. Recommended response (Neutral): No objection. Summary: Property as existing has an enclosed staircase protruding from the front elevation with a pitched roof canopy to one side at ground floor level. Effectively it is proposed to widen the staircase gable to cover nearly the full extent of the part of the front elevation which currently has a ground floor canopy. Enlarging the external chimney breast to create a 'modern inglenook' is also proposed. Materials to match existing. Plot appears adequate to accommodate the modest increase in building footprint. Properties at Washbrook Road have a variety of front elevational styles. 19 Washbrook Road has a front extension similar to that currently proposed, which was approved under 08/0495/PL/03/0396.				No Objection		04.07.2022	Grant Permission		
22/01725/TA	12 Birchlands, Bridgnorth, Shropshire, WV15 5ED	Erection of first floor side extension with dormer window	29.04.2022	? - 18.05.2022	29.04.2022			Date of Comment 2 05 2022 SUPPORT. No Material Objection.	No 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 overtopping implications.				No Objection		06.06.2022	Grant Permission		

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22/02169/FLA	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 affected when in fact one parking space (garage ) is lost.		Support				Grant Permission	
22/01882/06	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		Support			Support, subject to conditions relating to the means of mounting the CCTV camera as recommended by the Conservation Officer.	06.06.2022	Grant Permission
22/01881/FLA	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		No material objection		No Objection		06.06.2022	Grant Permission
22/01881/06	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		Support		Support		06.06.2022	Grant Permission
22/00101/FLA	4 Inlage Gardens, Bridgnorth, Shropshire, WV16 4HW	To remove Ino, cooler within Bridgnorth Inlage Gardens Conservation Area	09.05.2022	20.05.2022	09.05.2022	17/05/22 I find it unlikely that the tree is at particular risk of falling, no infection or fungus is visible and the root plate appears solid from the images provided. Conifers are however non native, but do provide good nesting habitat for birds - the tree will require an inspection for nesting birds if felled outside of the winter months (Protected by law). I echo David's comments and would prefer to see a condition report to validate the claim of being unsafe. I would prefer if some replanting were initiated by way of compensation, this could be a hedge against the fence line.	Date of Comment 17 05 2022 Representation.A condition report should be provided plus a Surveyors comments regarding stability and what possible damage would occur to adjacent buildings if the tree fell.	Comment date 16/5/2022. No public or consultee comments on file. Representation: We note the proposal but would prefer to see a condition report on the tree. Application is by a neighbour, states concerned about the risk of damage to their property in the event of the tree falling and that the occupant of 4 Inlage Gardens is in agreement. No condition report or indication that the tree is at risk, would prefer to retain. However, realistically the tree is very close to the boundary of the conservation area and is unlikely to merit a TPO.		16.05.2022 Representation, as David has stated, a condition report relating to the tree should be provided.	Representation: We note the proposal but would prefer to see a condition report on the tree.	23.05.2022	No Objection	
22/01931/FLA	124 Victoria Road, Bridgnorth, Shropshire, WV16 4EG	Erection of a single storey rear extension	16.05.2022	?	16.05.2022		Date of Comment 20 05 2022. SUPPORT. No material objection.		No material objection					Grant Permission
22/00677/FLA	Plot 2, Quatford Grange Barns, Chaney 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 in 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 29/3/2022 - 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 19/00453/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	Grant Permission		

# Applications - Decision Received

21/01/282/1/4	Proposed Residential Development (Land North Of Oldbury Wells School, Oldbury Wells, Bridgnorth, Shropshire	Rural exception site for the erection of (No. affordable dwellings including associated drives	8.4.21	18.5.21 (extension requested & granted)	28.4.21		Refuse - Overdevelopment, Insufficient Parking, Highway Safety. It is stretching the description of a Rural Exemption Site some what IMO. This is a very narrow restricted site for the proposal. No information provided regarding the quiet substantial retaining wall that will be required to the rear of the site. Parking as provided will require vehicles to access onto a busy road with poor visibility therefore concerns re highway safety. No Visitor parking provided. Concern over loss of trees and natural habitat with no provision as to how some of this habitat could be retained. Recognise the need for affordable dwellings in the Town but cannot support this scheme and application.	Commented 29/5/2021. Recommendation: Refusal - see comments and suggested wording of objection below. The site part of a wooded bank on the SE side of Oldbury Wells, between the garden of Pipes Meadow (street frontage on Hilly Bank) and Oldbury Wells School. The entrance to Oldbury Wells is opposite the site. This is outside the Bridgnorth development boundary (which at this point runs along the roadways - ie, the other end of Oldbury Wells is within the development boundary). The site is close to, but not in, the Bridgnorth Conservation Area. Neighbours at the site was partially cleared several years ago. Planning history: The site was used to outline application for 5 dwellings (19/02/15/007). Consultees expressed concern over the lack of a heritage impact assessment on the nearby Conservation area, and that trees in the area would mean that the homes would be lacking in natural light. The ecologist requested an ecological assessment of the site. Neighbours objected on the grounds of highway safety and wildlife impact. Highways were consulted but the application was withdrawn prior to their comments being submitted. Further along Oldbury Wells to the N, Bridgnorth Town Council objected to plans for a dwelling in the garden of Oldbury Vale (11/04/89/0/1) on the grounds of traffic impact and loss of trees, and a number of residents also expressed concern about highway safety. Highways did accept that the proposal was subject to highways constraints about the access point but felt this was acceptable. Permission was granted following a committee referral. The proposal: Full planning application for 3 pairs of 2 bedroomed semi-detached 2 storey houses, parallel to the carriageway with the frontages being the roadway. Each dwelling would have 2 parking spaces but these would be end to end, resulting in 6 accesses onto the highway. Each home would have a small rear garden. Traditional construction in brick and render finishes, pitched roofs. The homes would be for affordable rent and the application is presented on an exception site basis given that the site is outside the Bridgnorth development boundary. An extended Phase 1 Habitat report has been presented which suggests that the development would not impact bats and found no evidence of badgers or great crested newts. No heritage impact assessment has been presented. Consultee comments at 29/5/2021: SC Affordable housing has supported and commented that there are 379 households on the waiting list with a preference for Bridgnorth. SUDS has provided standard commentary. Comments from Highways, Trees and the Ecologist are outstanding. Conservation (Historic Environment) does not appear to have been invited to comment. Public comments as at 29/5/2021: 1 support (provides affordable housing), 1 neutral, 14 objections including Oldbury Wells School. There is a strong theme that the road experiences a high volume of school traffic (including buses which find it difficult to negotiate) and considerable pedestrian traffic which is forced to use a narrow footpath on the side of the road the homes would be built on. Residents have also pointed to the presence of bats in the area and dispute that the site isn't used by badgers. Concerns have also been expressed about surface water drainage and disruption during the construction phase. Assessment: whilst further affordable housing development in Bridgnorth would be welcome, this site appears to be impractical to develop for housing. Any access to the highway at this point would be a matter of great concern given the volume of school traffic and the restricted carriageway and footpath width: the difficulty is compounded in this application by the 'end to end' on site parking arrangements. The amenity of the homes would be likely to be impacted by low levels of natural light. A heritage impact assessment should be provided due to the proximity to the boundary of the conservation area. Recommendation: Refusal. Whilst we are sympathetic to the provision of affordable housing, we feel that development of this site in the way proposed is impractical. Access onto the highway at this point presents a safety concern given the volume and type of vehicle movements associated with Oldbury Wells school, and the volume of pedestrian traffic across the proposed accesses. We are further concerned about the potential impact on residential amenity of lack of natural light arising from the terrain and nearby trees, the lack of a heritage impact assessment, and the apparent conflict between the Habitat survey report and residents' observations.	J16: As a school governor for the Bridgnorth Area Trust I must report serious concerns (object) on the basis of extremely dangerous access for pedestrians on the road leading to the school site which will be further compounded by additional housing adding to traffic in this already congested area. Former Cllr - We objected to W028/15/007 for five dwellings on the same site. "Object to the proposed development in its current form on the grounds that the footpath is too narrow and there is already too much traffic passing at peak times to the schools meaning buses have to mount the pavement. Members consider that the proposed development is too close to the road." This application is for 6 dwellings. I prefer the proposed back plan to the previous application and I do support the need for affordable housing. However, I see no reason to change our position from that for the earlier application Former Cllr - Agree with CD on this and would like to see houses further back from road. This would help with parking visibility, as at present reverse parking is only safe option, given weight of traffic at school times, object in present form	Recommends Refusal. Whilst we are sympathetic to the provision of affordable housing, we feel that development of this site in the way proposed is impractical. Access onto the highway at this point presents a safety concern given the volume and type of vehicle movements associated with Oldbury Wells school, and the volume of pedestrian traffic across the proposed accesses. We are further concerned about the potential impact on residential amenity of lack of natural light arising from the terrain and nearby trees, the lack of a heritage impact assessment, and the apparent conflict between the Habitat survey report and residents' observations.	10.6.21	Withdrawn
22/01/388/1/4	Whitburn Grange Hotel 35 Salsop Street Bridgnorth Shropshire WV16 5BH	Conversion of hotel building and outbuildings to form six apartments; all associated works to include removal of staircase and extract flue to rear elevation	19.04.2022	04.05.2022	19.04.2022	Support	Date of Comment 02 05 2022 SUPPORT. Conversion of existing Hotel / B&B to form 6 apartments. No listing Status but within the Town Conservation Area. After consultation, Shropshire Planners confirm that the proposals are considered acceptable in policy terms. The Property is considered un viable in its current form and the proposals should provide future sustainability and provide town centre accommodation with parking.			support because it seeks to increase the amount of homes in the town for which there is demand and we can see no overriding reason why its current use should remain as it is		Grant Permission

# Applications - Decision Received

22/01870/J16	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 shading 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.	Support			Support, No objection to the principle of the development but we would advise that the possibility of the neighbouring property being affected by shading from the proposal be considered	06.06.2022	Grant Permission
22/01602/J16	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 (adjoning 1 Salop St) – Conservation area, property is considered a non-designated heritage asset. Long rear garden fronting Salop St'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 kerf view without further detail of the rear aspects in this area (not readily visible).					Grant Permission	