

Applications Received

Reference	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L Neal	I Wellings	J Buckley	D Cooper	C Aked	Proposed Response
22/05327/CP	Conversion Of Former Scout Hut Doctors Lane Bridgnorth Shropshire	Lawful development certificate for the commencement of development under 99/0523 and 99/0534 (in accordance with time condition outlined within condition one)	28.11.2022	N/A	29.11.2022	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
22/05240/FUL	2 Elizabeth Avenue, Bridgnorth, Shropshire, WV16 4PX	Erection of a single storey side and rear extension	28.11.2022	28.12.2022	29.11.2022	Support others comments			Recommended response (Support): No Objection. Comment date 30/11/2022 Summary: Bungalow at the corner of Elizabeth Ave. & Sydney Cottage Dr. The proposed side and rear extensions would not affect neighbouring properties as they face towards open space. The design is in keeping with other properties in the area.	Support.	Support
22/05169/FUL	19 Highlands Road, Bridgnorth, Shropshire, WV16 5BY	Erection of two storey and single storey rear extensions and patio	21.11.2022	21.12.2022	29.11.2022	Representation as per D.Coopers comments			Recommended response Representation: The prospect of the proposed 2 storey extension overshadowing 18 Highlands Road should be considered. Comment date: 30/11/2022 Overview: Proposal involves a 2 storey extension at the rear, following the existing building and roof lines, and extending an existing single storey section at the side to line up with the new rear extension. Roof of the single storey side extension to be changed from flat to pitched. No new windows proposed on side elevations. Neighbouring property to the NE (no 18) is set back further from the road and may be subject to shadow issues from the proposed 2 storey extension (it appears to have windows on the side elevation per Google Streetview image dated 10/2022).	Support.	Representation: The prospect of the proposed 2 storey extension overshadowing 18 Highlands Road should be considered.
22/05228/TCA	8th Bridgnorth Scout Group, Scout Hut, Love Lane, Bridgnorth, Shropshire	Fell 1no Willow, 3no Cherries & 1no Scots Pine within Bridgnorth Conservation Area	18.11.2022	02.12.2022	21.11.2022		Date 21/11/2022. NO COMMENT insufficient information submitted to make a decision. It would appear that trees numbered 3 & 4 are located outside of the Application Site on adjacent property		Recommended response No Objection, subject to replanting Comment date: 21/11/2022 Summary: Tree removal is said to be necessary to enable an approved extension to the Scout Hut (20/03986/FUL) to be built and perimeter fencing installed. Although the application form for that proposal identified that it would affect trees, the trees in question were not identified, there was no tree report, and SC Arboriculture do not appear to have been consulted. Only tree 1 (Willow) is needed to build the extension, the others are required to enable the fence to be erected. Replanting is proposed. Ropewalk Dingle is very heavily tree covered (overcrowded in places) and in general I would only object in the case of specimen trees, which these don't appear to be.	I will not comment...son-in-law is involved with this project.	
22/05089/FUL	65 Sydney Cottage Drive, Bridgnorth, Shropshire, WV16 4PH	Erection of rear single storey extension	15.11.2022	15.12.2022	17.11.2022		Date of Comment 21/11/2022 APPROVE, no material objection		Recommended response (Support): No objection, providing building outline is consistent with boundaries as identified through neighbour comments. Comment date: 29/11/2022. I comment on file from owner of neighbouring property, boundary/ party wall and shared service to be addressed. Summary: Mid terraced house. Property has a part width single storey lean-to type extension at the rear, proposed to create a matching extension to take the extent of rear extension to full width. Note that the rear garden is angled and the proposed extension would have an angled corner to follow the boundary line. Application form not publicly visible on file.		
22/05040/FUL	Bridgnorth ATE (Z), Telephone Exchange, West Castle Street, Bridgnorth, Shropshire	Proposed upgrade to existing telecommunications equipment and ancillary equipment	14.11.2022	14.12.2022	15.11.2022		Date of Comment 21/11/2022 APPROVE, no material objection		Recommended response (Support): No objection Comment date: 22/11/2022 Overview: Upgrade of the mobile telecoms infrastructure to support 5G services. This will require some additional equipment at ground level at a fairly inconspicuous location on the SW corner of the telephone exchange site, a 0.6m line of sight dish on the external SW face of the telephone exchange building, and replacing the antennae at the top of the existing pole structure (but seemingly visually indistinguishable).	No objection	

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22/04953/FUL	Aethelflaed , 2 Bramble Ridge, Bridgnorth, Shropshire, WV16 4SQ	Construction of the main entrance into house through the gardens and the erection of a detached garden room	07.11.2022	07.12.2022	15.11.2022		Date of Comment 21 /11/2022. OBJECT The existing building (only recently completed) Is a large Modern Design which dominates the area in this traditional residential development. Any further extension will serve to make this dominance even more evident. The Proposed development will damage the natural environment with a significant loss of trees ,which currently screen and soften the hard outline of the existing building.		Recommended response (Support): No objection, subject to appropriate arboricultural conditions. Comment date: 21/11/2022 – consultation has been requested from SC Trees but has not yet been uploaded. Overview: The site had planning permission for a terrace of 4 dwellings, and an alternative proposal for a single dwelling was granted permission under 15/03757/FUL. The proposal was controversial locally and Bridgnorth Town Council objected. The officer's report noted that part of the site was covered by a TPO dating from 1962, and stated that trees present in 1962 would be covered by this but more recent planting would not. The approved plans show an external staircase at the side of the building (North elevation) but existing elevation 1 of the current plans does not. Google Streetview imagery dated 10/2022 shows a set of wooden steps rising on a curved trajectory from ground level up to the entrance on the first floor, and this appears to be part of the current application. Additionally, the current application shows pergolas at ground and 1st floor level either end of the path, and a garden room. Some trees would require removal for construction of the garden room – an arboriculturalist report suggests that these are all much more recent than 1962. I consider the steps uncontroversial and have no strong views on the garden room. The trees to be removed would appear not to be protected.		
22/04778/CPL	18 Kidderminster Road, Bridgnorth, Shropshire, WV15 6BX	Application for a Lawful Development Certificate for the proposed erection of a building for ancillary use to the existing dwelling	25.10.2022	N/A	25.10.2022	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
22/04699/CPL	27 Wardle Close Bridgnorth Shropshire WV15 6AZ	Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension	17.10.2022	N/A	20.10.2022	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

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	Proposed Response	Uploaded to Shrop Council
22/05140/FUL	13 - 14 Whitburn Street, Bridgnorth, Shropshire, WV16 4QN	Conversion of rear area of existing ground floor retail space to 2No. apartments (retail unit retained) and first floor rear extension to contain additional 2No. apartments (revised scheme)	17.11.2022	17.12.2022	21.11.2022		Date of Comment 21/11/2022 OBJECT - A revised proposal for this site in the Town Centre Conservation Area. Although the revised scheme is much reduced in size the proposed development is not in keeping with the stylistic context or scale of the local areas and buildings. No Car parking facilities are indicated on site. An approval of this type of development would create a precedent meaning it would be difficult to object to similar proposals.		Recommended response (Support): No objection. Comment date 29/11/2022 – no comment as yet from SC Conservation, highways, drainage and archaeological conditions recommended. Summary: Revised scheme – previous one (withdrawn) 22/03368/FUL would have lost the retail space (within the primary shopping area) and featured 2 additional stores at the rear. Current proposal retains the retail frontage and there is just 1 additional floor with pitched roof at the rear. It addresses the issue of loss of retail frontage and the overbearing character (due to its height) of the previous proposal.	Agree with I Wellings	Object: A revised proposal for this site in the Town Centre Conservation Area. Although the revised scheme is much reduced in size the proposed development is not in keeping with the stylistic context or scale of the local areas and buildings. No Car parking facilities are indicated on site. An approval of this type of development would create a precedent meaning it would be difficult to object to similar proposals.	01.12.2022
22/05145/FUL	59 Lodge Lane, Bridgnorth, Shropshire, WV15 5DF	Erection of two storey side and single storey rear extensions	17.11.2022	17.12.2022	17.11.2022		Date of Comment 21/11/2022 REPRESENTATION A large G F and 2 storey extension. The proposals could have a negative impact on the amenity of another adjacent property through overlooking, overshadowing and light.		Recommended response (Support): No objection. Comment date 29/11/2022. Summary: End terraced house. Neighbouring property to the N (57 Lodge La.) is angled to road junction. Proposal is a 2 storey side extension with pitched roof and full width flat roofed single storey rear extension. 57 Lodge Lane does appear to have 1st floor windows on side elevation, however possibly far enough away not to give rise to loss of light/ overshadowing issues. No side windows on proposed 2 storey extension.	Agree with I Wellings	Representation: A large ground floor and two storey extension. The proposals could have a negative impact on the amenity of another adjacent property through overlooking, overshadowing and light.	01.12.2022
22/04671/FUL	35 Bramble Ridge, Bridgnorth, Shropshire, WV16 4SQ	Erection of a single storey rear extension and first floor rear extension/alterations to rear roof	14.11.2022	14.12.2022	15.11.2022		Date of Comment 21/11/2022 REPRESENTATION		Recommended response (Support): No objection Comment date 22/11/2022 Summary: Property on the E side of Bramble Ridge – effectively terraced but with stepped frontages (in this case, forward of the properties either side). Existing conservatory (to be removed). Proposal is a large ground floor extension with roof lantern on the rear element, and first floor extension above part of the ground floor extension, with gable roof. The 2 storey section would not protrude as far as the rear elevation of no 37 and a small amount proud of the rear elevation of no 33. Should be no overshadowing issues.	Support	Support	01.12.2022
22/04769/FUL	The Croft, 10 - 11 St Marys Street, Bridgnorth, Shropshire, WV16 4DW	Application under Section 73A of the Town and Country Planning Act 1990 for the construction of a 1 bed log cabin in the garden for ancillary use to the existing hotel	08.11.2022	08.12.2022	15.11.2022		Date of Comment 21/11/2022. REPRESENTATION. A "Log Cabin" style detached accommodation erected without the benefit of Planning Permission in the Conservation Area. A retrospective application. The proposed development is not in keeping with the stylistic context of this important Conservation Area.		Recommended response (Support): No objection Comment date 22/11/2022. SC Conservation have been consulted but no response publicly visible as yet. Archaeology "No Comment". Summary: Retrospective application – building has been in place since March 2022. Heritage statement suggests that the Conservation Officer was consulted about an outbuilding before the building was put in place. The building is a 3 section single storey timber structure, with a pitched roof rising to a height of 3.1m. It functions as self contained 1 bedroomed accommodation for the hotel. The nature of the building is a relatively temporary structure. The building is located at the back of the hotel (Grade II Listed) garden and screened to some extent from the main building and other surrounding buildings. However, there will be some visibility from surrounding properties due to the roof height. Overall, I consider it will have minimal impact on the character and appearance of the Conservation Area or nearby Listed buildings.	Support - I have viewed this building and have no objections, especially as it is of a temporary nature.	Support	01.12.2022
22/04152/FUL	51 Innage Lane, Bridgnorth, Shropshire, WV16 4HS	Erection of extensions and loft conversion	13.10.2022	13.11.2022	14.10.2022		Date Of Comment 04/11/2022. No Material Objection -SUPPORT		Comment date 25/10/2022 – no comments on planning system Recommended response (support): No objection Summary: See also 18/03834/FUL and 21/05769/FUL which were both granted but neither appear to have been implemented. Current proposal is essentially a 2 storey side extension, perpendicular to the current building and protruding behind the existing building line, but with the existing roof pitch retained at the front. It has less prominent glazing on the rear elevation than the scheme approved under 21/05769/FUL and lacks the single storey rear extension element of that proposal. Site adequate for the proposal.	Support	Support	01.12.2022
22/04841/FUL	28 Listley Street, Bridgnorth, Shropshire, WV16 4AW	Erection of single storey rear extension and addition of conservation sky lights	01.11.2022	01.12.2022	02.11.2022		Date of Comment 04/11/2022. No material Objection -SUPPORT. Property is located in the Bridgnorth TC Conservation Area. Note Comment from SC Archaeology(Historic Environment) that the site 'is known to hold Archaeological interest'. SCA are recommending conditions if Permission is granted. No report from Conservation Officer at date of this comment.		Recommended response (Support): No objection Comment date 21/11/2022. SC Conservation comment seen, no objection (materials to be conditioned). SC Archaeology WSI required. Summary: There are existing single storey pitched roof structures to the rear of the property, including a section which appears to protrude from the rest of the building. It is proposed to extend the adjacent section of the building out to the line of this protruding section and include a pitched roof and roof windows. The plot appears to be of ample size.	SUPPORT.	Support	29.11.2022
22/04905/FUL	6 Salop Street, Bridgnorth, Shropshire, WV16 4QU	Change of use from a single dwelling to use as two dwellings together with the erection of a two storey rear extension (revised scheme)	01.11.2022	01.12.2022	02.11.2022		Date of Comment 04/11/2022. No Material Objection -SUPPORT. Situated within the Bridgnorth Conservation area adjacent to Listed properties. Provides much needed accommodation of this size within the Town. Report noted from SC Archaeology (Historic Environment) that the site can be deemed to have some archaeological potential. Conditions recommended if Permission Granted. The use of UPVC windows may not be allowed in the Conservation Area in line with SC latest Policy.		Recommended response Representation: No objection in principle to the development as proposed. However consideration should be given to the use of timber windows and doors on the front elevation. Comment date 21/11/2022. Comment from SC Conservation, SUDS, Affordable Housing & Archaeology seen. Summary: Comments – Town Council internal A revised proposal, the previous application 22/02651/FUL was refused. Reason: "The scale of the proposed rear extensions is considered to cause harmful and irreparable loss to the residential amenity of 9 Salop Street by way of overbearing and blocking of sunlight resulting in a very dark rear elevation and significantly reduced viable outdoor amenity space" The previous proposal featured a 2 storey rear extension with double gables. The current proposal has a 2 storey rear extension but this has been reduced in length at first floor level, so that the rear first floor bedrooms are single rather than double (the ground floor element appears the same size and a pitched roof with roof lights has been added over the extending ground floor area. The gable height of the rear extension has been reduced. These changes go some way to reduce the overbearing effect on no 9 and it is doubtful whether there would be much scope to reduce the scale further and still retain the creation of 2 bedroom homes. SC Conservation Officer would prefer a more traditional pitch to the roof of the extension. The proposal does, however, retain uPVC replacement windows on the front elevation. Although the existing windows are uPVC, Conservation commented on the previous application 'The upper storey windows on the principal front elevation shall be replaced where given the frontage these should be in timber (given the town's Article 4 status) along with the new front door, though fenestration to the rear may be in UPVC.'	Support	SUPPORT. Situated within the Bridgnorth Conservation area adjacent to Listed properties. Provides much needed accommodation of this size within the Town.	29.11.2022

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22/04801/FLU	9 Greenfields Road, Bridgnorth, Shropshire, WV16 4JG	Erection of single storey rear extension and extension to existing garage	26.10.2022	26.11.2022	27.10.2022		Date of Comment 04/11/2022 No Material Objection -SUPPORT. Right to light for adjacent property has been considered.		Comment date 19/11/2022 – no comments on planning system. Note that revised plans dated 17/11/2022 have been submitted. Recommended response (Support): No Objection. Summary: Detached house with detached garage to 1 side slightly set back from the main building. Proposal is for a full width rear single storey extension with pitched roof and roof windows and to extend the garage forward so it will effectively become attached to the main building. Ample plot, no new side windows. Property has parking space on the driveway and potentially on a gravelled front garden. Not clear what has been changed in the revised drawings, no obvious material change.	NO OBJECTION	Support	21.11.2022
22/04788/FLU	The Woodlands , Oldbury Grove Lane, Oldbury, Bridgnorth, Shropshire	Garage conversion and extension to self contained annex ancillary to main dwelling	27.10.2022	27.11.2022	27.10.2022		Date of Comment 04/11/2022 No Material Objection - SUPPORT		Comment date 19/11/2022. SC Conservation comments seen - consider the property a non-designated heritage asset, albeit much altered, no objection but materials to be conditioned. Recommended response (Support): no objection to the extension and annexe conversion, consideration should be given to a condition restricting the annexe to ancillary use to the main dwelling. Summary: The house has had a series of single storey extensions, with a garage at the end of the run of buildings. The proposal is to further extend the run of buildings with a small extension on the side of the garage and convert the garage and an existing living room into an annexe. Satellite imagery from April 2021 suggests that there is a large gravelled area in front of the range of extensions which would facilitate vehicle parking. No objection to the extension/ conversion to an annexe but if the annexe were to be occupied as a separate dwelling I would be concerned that there may not be sufficient outside amenity space for the occupants	SUPPORT	Support	21.11.2022
22/04459/BC	White Lion , West Castle Street, Bridgnorth, Shropshire, WV16 4AB	Renovation of existing public house/B&B, incorporating fire safety works, new first floor escape stair, replacement of small extension and canopy with new oak structure	13.10.2022	13.11.2022	14.10.2022		Date of Comment 04/11/2022. No Material Objection. - SUPPORT .The Conservation comments are noted. Work has already commenced at this property.		Comment date 29/10/2022 – SC Conservation comments seen. Recommended response (Support): Whilst the proposal does involve limited alteration of period features, the changes proposed should enable the Listed Building to continue its historical use as an Inn with improved resilience. Overview: Refurbishment work has been taking place at the pub since July 2022, but the application is dated September. Details provided for the Listed Building application are the same as the associated Planning Application. The proposal involves relatively modest changes to the building layout or appearance, but does involve some covering up (floors/ ceilings) or relocation (doors) of period features. The building currently would probably not meet fire safety regulations and some aspects appear to be in need of repair to maintain structural integrity.	SUPPORT Work is well advanced	(Support): Whilst the proposal does involve limited alteration of period features, the changes proposed should enable the Listed Building to continue its historical use as an Inn with improved resilience.	15.11.2022
22/04458/FLU	White Lion , West Castle Street, Bridgnorth, Shropshire, WV16 4AB	Renovation of existing public house/B&B, incorporating fire safety works, new first floor escape stair, replacement of small extension and canopy with new oak structure	13.10.2022	13.11.2022	14.10.2022		Date of Comment 04/11/2022, Conservation comments noted .		Comment date 29/10/2022 – SC Conservation comments seen. Recommended response (support): No objection Overview: Refurbishment work has been taking place at the pub since July 2022, but the application is dated September. External alterations relevant to the planning application are the replacement of an existing lean to extension believed to have been constructed around 1930, the construction of an external steel fire escape (necessitating a new opening to the main building) and replacement of a pergola/ canopy. These would represent a very limited change to the footprint of the building or its external appearance from the public realm.		(Support): Whilst the proposal does involve limited alteration of period features, the changes proposed should enable the Listed Building to continue its historical use as an Inn with improved resilience.	15.11.2022
22/03416/FLU	57 Friars Street, Bridgnorth, Shropshire, WV16 4BU	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	Agree cllr Wellings	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.		Comment date 4/10/2022 SC Archaeology "no comments", SC Conservation no objection subject to conditions, neighbour objection re loss of light and residential amenity. Recommended response (object): No objection to the proposed roof lights, but concerned that the creation of a dormer facing a similar structure on the neighbouring property may impact the neighbouring occupants privacy and residential amenity. Overview: House is middle of a terrace of 3 near the base of Granary Steps on the W side of Friars Street, with sharply rising ground to the rear. The 3 homes have an "L" shaped profile, with only the "2nd floor" (roof level) being above ground on the rear elevation and having a door to the outside. It is proposed to insert roof lights into the West facing roof slope, but also insert a dormer into the S facing roof slope. No 58 has a dormer facing N, so they would be pointing towards each other. Not known when the dormer on no 58 was created.		REPRESENTATION Property is located within the Bridgnorth Town Conservation Area and as such Shropshire Council Conservation Area development Policy will apply.	06.10.2022

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	Proposed Response	Uploaded to Shrop Council
22/01472/FUL	Former Bridgnorth District Council office building and redevelopment to provide a residential scheme of 30 dwellings, felling of trees, highway works, landscaping and other associated works.	Demolition of existing vacant office building and redevelopment to provide a residential scheme of 30 dwellings, felling of trees, highway works, landscaping and other associated works.	06.04.2022	27.04.2022	06.04.2022	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 schools. (across both Ludlow Rd and Wenlock Rd) this would also help calm traffic at the junction to reduce impact of cars exiting to the road.		Date of Comment 22/04/2022 OBJECT I have studied all of the revised documentation. The Report from the independent traffic consultant is a very comprehensive document and seeks to solve the issues that have been raised in previous applications. However IMQ there is a still a fundamental problem with the parking and access to properties fronting Ludlow Road. The revised proposal does not IMQ remove the likely hood of vehicles exiting these properties in reverse gear onto a busy main road. The parking arrangements are such that it relies on residents abiding 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 2/5/2022 – 5 public comments, consultee 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 20/02/056/FUL. We objected to the previous scheme and it was refused (contrary to officer recommendation) by the Southern Planning Committee. An appeal was also refused. The appeal was refused on the basis of the road safety concerns due to 7 driveways fronting directly onto Ludlow Road in close proximity to the junction with Wenlock Road. We also had issues with the amount of open space provision. The only obvious change to the site layout is 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 – previously 5 of the houses on the Ludlow Road frontage had the gable ends facing the road, they now all have the roof slope facing the road. The ability for vehicles to turn and enter or exit from the main road in a forward direction is potentially prejudiced if additional vehicles are parked in the shared access areas (e.g. visitors). Traffic counts suggest that the peak periods are 08.00 to 10.00 and 16.00 to 18.00. I feel that the access arrangement is potentially acceptable; the design has moved from one in which vehicle users would have no choice about whether they would have to back onto or off the main road to one where they would not have to do this (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 planning 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 homes 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 applicant's 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 homeowners to have more than 2 vehicles for their property. We feel that a prohibition of parking on the adjacent parts 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, and that the arrangements for visitor parking should be clarified.	03.05.2022
22/01963/FUL	Land Adjacent to Sainsburys Supermarket, Old Smithfield, Bridgnorth, Shropshire	Erection of a 66 bed care home for older people, with associated car park, access and landscaping	19.4.21	14.6.21 (extension requested & granted)	11.5.21	As lan has stated, the owners are entitled to use their land as they desire, assuming they have the relevant licences & approvals etc in place. Given the removal of parking spaces was not raised as a valid objection in the earlier application, I cannot see how this would now be seen as a valid objection. Whilst my heart wants to object, I cannot justify this from a planning perspective.	A very Comprehensive and well documented application submitted by LNT Care Developments. For a 'standard foot print' care home. The use of this site other than as a carpark is somewhat controversial. However the site owners ZIRAN have the benefit of full planning permission, won on appeal to the secretary of state for 5 Retail Units. (planning permission expires June 2021). So a precedent for the site development has been set plus at the hearing the loss of car parking was not considered to be of any consequence. ZIRAN own the site and put bluntly they can do something or nothing with it. We are not yet in full possession of the facts regarding what alternative carparking arrangements may be proposed (S106 Order ?) nor as to a proposed location. It has been confirmed that 136 spaces will be retained on the development site. Full discussions with all interested parties and the public to discuss the above should be held ASAP. It could be argued that the position of the Care home is questionable being located adjacent to a noisy Sainsbury delivery area, and that on site Parking (24 spaces) is inadequate. Has the need for a 66 bed care home been established? proof of need could be requested and the data challenged. If any development does go ahead safety netting will be required to protect the rear of the property from the adjacent Crown Meadow Cricket ground, make Condition.	Full commentary submitted separately. Recommendation: Object 1. The need for this specialist facility has not been demonstrated and as such it does not appear to meet the requirements of policy CS11. Further, if the facility relies on attracting residents from outside the Bridgnorth area for its commercial viability, this could place undue strain on local facilities and be unsustainable and not compliant with policy CS6. 2. We note that part of the site is within Bridgnorth's designated Town Centre, and that the part which is not would be regarded as 'edge of centre' when considering proposals for town centre uses. The proposed use is not a Main Town Centre use, albeit that it may be considered 'housing' in terms of NPPF paragraph 85a. We consider that developing this land for a non-town centre use may ultimately hinder the growth of Bridgnorth town centre and may be regarded as not an efficient use of land in terms of NPPF paragraph 122c. Given extant planning permissions for retail use of the site, evidence of the non-viability of development of the site for main town centre uses should be supplied. 3. No Heritage Impact Assessment has been provided. We consider that introducing buildings of this detailing and height to the edge of the Smithfield Car Park, adjoining the cricket ground, would detract from the openness of the street scene and could be detrimental to the nearby Bridgnorth Conservation Area. We further note the loss of car parking that the proposal entails. Whilst we accept that the land is privately owned and there appears to be an obligation on private owners to provide public car parking, we do consider that there is likely to be an excess of car parking demand over supply in Bridgnorth at peak periods and feel that Shropshire Council should review this and put an appropriate transport and parking strategy in place for Bridgnorth as a priority.	Response filed on Town Council system due to length	10.6.21		

Applications - Decision Received

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L.Neal	I.Wellings	J.Buckley	D.Cooper	C.Aked	K.Sawbridge (No Longer on Committee)	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
22/034918/FLA	Doctor's Lane And River Side, Bridgnorth, Shropshire, WV15 5AB	Fell 2no Lime (8004 & 8012), re-pollard to previous pollard knuckles and remove all basal growth of 12no Lime (8001-8016) and re-pollard 2no Willow (between 8011&8015) along Doctors Lane & re-pollard to most recent previous pollard knuckles 36no Lime (G1) along River Side within	03.11.2022	17.11.2022	04.11.2022		Date of Comment 04/11/2022 No material Objection SUPPORT. These works are desperately required and long overdue.		Comment date 19/11/2022 Recommended response (Support): No objection Summary: Mostly routine maintenance, however 2 trees (8004 near the Mailhouse and 8012 near the allotments) are to be removed – no reason given. Foliage on these trees appears discoloured (Google Earth image dated 10/2022) suggesting they are diseased.	SUPPORT.		Support	21.11.2022	No Objection
22/034912/FLA	40 Beech Road, Bridgnorth, Shropshire, WV16 4PJ	Erection of a two storey side and single storey rear extension	18.10.2022	18.11.2022	20.10.2022		Date of Comment 04/11/2022 No Material Objection - SUPPORT A 2 and single storey extension to existing dwelling. Existing site area appears large enough to accommodate the proposals without compromising adjacent properties.		Comment date 29/10/2022 – no public or consultee comments on file. Recommended response (support): No objection Summary: Semi-detached house in large corner plot. Proposed pitched roof 2 storey side extension and flat roofed single storey extension to rear. Site appears sufficiently sized, unlikely to be overlooking or shadow issues.	NO OBJECTION		Support	15.11.2022	Grant Permission
22/03168/FLC	9 Tudor Court, Bridgnorth, Shropshire, WV16 4DQ	Installation of replacement windows	17.10.2022	17.11.2022	20.10.2022		Date of Comment 04/11/2022. - REPRESENTATION. Conservation Objects referring to an adjacent listed building. Agree with DC's comments. Clarification required as to status of Application. If the intention is to replace existing timber windows with UPVC then this is contrary to SC's Policy for such installation in the Conservation Area.		Comment date 29/10/2022 – SC Conservation comment seen, objects as part of Listed building. Recommended response (representation): Given that this is a relatively modern building we feel that the decision should be taken on the basis of whether the external appearance of the proposed windows preserves the harmony of the overall development. Explanation: This is a modern building at the end of a terrace, the terrace being attached to 54 High Street (Grade II Listed). It is proposed to replace the existing timber windows, which are in poor condition, with "heritage compatible" uPVC. Conservation Officer recommendation is that there is no objection in principle to replacement windows but they should be timber, which is consistent with the condition applied to this property in 10/00019/LBC. However, the Design and Access Statement includes a reference that "Having looked through previous planning applications down Tudor Court, I have seen that many residents have had permission granted for rear/side conservatories, which are also in UPVC."	Agree with DC's and IW's comments.		Representation: Given that this is a relatively modern building we feel that the decision should be taken on the basis of whether the external appearance of the proposed windows preserves the harmony of the overall development.	18.11.2022	Withdrawn
22/03167/FLU	9 Tudor Court, Bridgnorth, Shropshire, WV16 4DQ	Installation of replacement windows	17.10.2022	17.11.2022	20.10.2022		Date of Comment 04/11/2022. - REPRESENTATION. Conservation Objects referring to an adjacent listed building. Agree with DC's comments. Clarification required as to status of Application. If the intention is to replace existing timber windows with UPVC then this is contrary to SC's Policy for such installation in the Conservation Area.		Comment date 29/10/2022 – SC Conservation comment seen, objects as part of Listed building. Recommended response (representation): In the light of the planning officer's comments on 10/00019/LBC, clarification is required of whether planning permission (as opposed to Listed Building Consent) is required for this proposal. Explanation: This is a modern building at the end of a terrace, the terrace being attached to 54 High Street (Grade II Listed). It is proposed to replace the existing timber windows, which are in poor condition, with uPVC. Ostensibly a planning application is required in view of the Article 4 direction in the Bridgnorth Conservation Area, however an application for an extension to this property in 2010 (10/00019/LBC) was decided on the basis that the Article 4 direction did not apply as the property does not front onto a public highway, permitted development rights were not withdrawn when permission was granted for the property to be built, and only Listed Building consent was required. In that instance it was, however, conditioned that joinery should be timber.	Agree with DC's and IW's comments.		Representation: In the light of the planning officer's comments on 10/00019/LBC, clarification is required of whether planning permission (as opposed to Listed Building Consent) is required for this proposal.	18.11.2022	Withdrawn

Applications - Decision Received

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L Neal	I Wellings	J Buckley	D Cooper	C Aked	K Sawbridge (No Longer on Committee)	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision	
22/034517/PLU	10 Victoria Road, Bridgnorth, Shropshire, WV16 4LA	Erection of a single storey rear extension and addition of dormer to loft	12.10.2022	12.11.2022	14.10.2022				Comment date 15/11/2022 – no comments on planning system Recommended response (support): NO OBJECTION Summary: Victorian style semi-detached house on the W side of Victoria Road, formed in a 'T' shape with the adjoining property. At ground floor level it is proposed to create a wrap-around single storey side and mostly rear extension with part pitched, part flat roof – all fenestration to the rear. It is also proposed to insert a dormer at 2nd floor level on the side of the protruding rear part of the building, however the fenestration would be on the side of the dormer and thus rear facing to the main building. Appears ample plot size, no obvious overlooking or shadow issues.					Grant Permission	
22/01698/ADV	Roundabout Junction A442 Cann Hall 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.	Support				Grant Permission	
22/03796/ADV	A458 Stourbridge Road/Old Worcester Road Roundabout And A458/A442 Kidderminster Road Roundabout and 4No sponsorship signs on 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	Agree cllr Cooper	Date of Comment 27 08 22.OBJECT - Proposed Advertising creates visual clutter.		Comment date 20/9/2022 - no comments on SC system. Suggested response (representation): No objection in principle subject to the roundabouts in question being of sufficient size to display the signs without conflict with highways directional signage. Basis: Applications for signs on 4 roundabouts were considered at the Shropshire Council southern planning committee on 26th July. 3 were approved, but the application for the roundabout at the junction of Wolverhampton Road and Cann Hall Road was deferred 'to allow further discussion with Bridgnorth Town Council regarding a potential renewal of the maintenance contract and to investigate cost/revenue benefits'. This application is for the other roundabouts in Bridgnorth, which are similarly maintained by Bridgnorth Town Council and has up to now been financed by sponsorship obtained by BTC, and has up to now been financed by sponsorship obtained by BTC The signs appear similar in size and placement to the ones used under BTC's sponsorship arrangement, however Google Earth imagery from August 2021 shows no existing sponsorship signs at the ALDI roundabout, which may be because it seems fairly small and has limited space to display signs alongside the highways directional signs		(representation): No objection in principle subject to the roundabouts in question being of sufficient size to display the signs without conflict with highways directional signage.	06.10.2022		Grant Permission	
22/04457/PLU	14 Cricket Meadow, Bridgnorth, Shropshire, WV16 4LB	Erection of a two storey rear extension, new oak frame porch and addition of dormer windows	10.10.2022	10.11.2022	10.10.2022		Date of Comment 04/11/2022 - No material Objection-SUPPORT		Comment date 25/10/2022 – no comments on planning system Recommended response (support): No objection Summary: Plot well set back from the roadway, backing onto the large garden of a house on Victoria Road. Existing building has most accommodation on the ground floor and a steeply pitched roof down to ground floor level with upstairs accommodation within the roof slope. Proposal is to extend the building to the rear within the same basic shape but incorporating large dormers on the extension and with a dormer to one of the existing 1st floor rooms. Plot size appears adequate, due to the estate's layout shouldn't give rise to overlooking issues. The proposal would significantly change the profile of the building in an area which otherwise largely retains its harmony of design, however no 16 (adjoining property) already has a substantial 2 storey side extension.	Support		Support	09.11.2022		Grant Permission

Applications - Decision Received

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L.Neal	I Wellings	J Buckley	D Cooper	C Aked	K Sawbridge (No Longer on Committee)	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
22/03739/FLU	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		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 Case 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"		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 & reasons: Victorian Terraced 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.	No objection		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.	30.08.2022	Grant Permission
22/04177/FLU	21 Innage Lane, Bridgnorth, Shropshire, WV16 4HJ	Erection of a single-storey rear extension	16.09.2022	16.10.2022	16.09.2022	Representation 04/10/22 consultation with neighbour required over possible loss of amenity due to blank wall	Date of Comment 20 05 2022 REPRESENTATION. Property is located within the Innage Gardens Conservation Area. The proposed Development will have a negative impact on the amenity of the adjoining property through loss of daylight and overshadowing (long blank wall to neighbour) The size and design of the proposal is not in keeping with the scale of adjacent properties.		Comment date 5/10/2022: SC Archaeology "No Comment", reply awaited from SC Conservation. Recommended response (support): no objection Summary: Property is opposite Andrew Evans House (former Workhouse) and within Innage Gardens Conservation Area. It is part of Alexandra Terrace, dating back to the early 20th Century. There is an existing long (but narrow) pitched roof single storey extension at the rear, it is proposed to extend this to nearly the full width of the property with a flat roofed section. The footprint of the extension would occupy a relatively small part of the garden so it should leave adequate amenity space at the property. No windows on the side elevation facing the neighbouring property, so no overlooking issues.	No comments		REPRESENTATION. Property is located within the Innage Gardens Conservation Area. The proposed Development will have a negative impact on the amenity of the adjoining property through loss of daylight and overshadowing (long blank wall to neighbour) The size and design of the proposal is not in keeping with the scale of adjacent properties.	06.10.2022	Grant Permission
22/04184/FLU	36 Friars Street, Bridgnorth, Shropshire, WV16 4BJ	Erection of single storey front extension (created by infill of recessed area to align with first floor accommodation above) and internal works to create shower/utility room	22.09.2022	22.10.2022	22.09.2022	no objection	Date of Comment 22 09 2022 SUPPORT Property is located within the Conservation Area. Similar alterations have been carried out to adjacent properties. No Material objection.		Comment date 5/10/2022: SC Archaeology "No Comments", comment awaited from SC Conservation. 1 public comment (support). Recommended response (support): No Objection Summary: Relatively modern terraced house on the side of Friars St. Front elevation features stepped forward sections with the main roof slope ending on different levels. The previous integral garage has been converted to habitable space, with the front wall of this area set back within what was the garage entrance. It is now proposed to bring this forward to the front of the existing building line, with changes to fenestration. This would have minimal impact on the street scene.	No Objections		Support, No Objection	06.10.2022	Grant Permission
22/01150/LBC	28 St Marys Street, Bridgnorth, Shropshire, WV16 4DW	Works to facilitate the replacement of 6No. windows and the front door affecting a Grade II Listed Building	30.03.2022	22.04.2022	30.03.2022		31.03.2022 Support.	Date of Comment 31 03 2022 SUPPORT No material objection. Grade II listed Building in the Town Centre Conservation Area. Replace 6no windows, like for like design and detailing with sustainable timber units.		Comment date 5/4/2022 – no comments on system. Recommended response (Neutral). No objection Overview: Sash windows on the front of the property were agreed to be replaced to a specification by the same contractor under ref. 20/0323/LBC. It is now proposed to replace windows on the rear elevation, as well as 2nd floor casement windows on the front elevation and the front door. Custom made timber joinery to an appropriate design to fit existing openings.		Neutral - No objection	11/04/2022	Grant Permission

Applications - Decision Received

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22/03729/FUL	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	no objection	Date of Comment 13 09 2022. SUPPORT No material objection providing proprietary water penetration methods have been investigated and proof available as to their unsuitability. Property located in the Oldbury Conservation Area. Several Properties in the adjacent area have installed similar wall boarding treatment.		Comment date 20/9/2022 – SC Archaeology ‘no comment’, comment awaited from SC Conservation Recommended response (Support): No objection subject to Conservation Officer approval of the materials and finishes. Overview: Planning statement says that the barn was converted in 2018/19, but it appears to be the outbuilding to Oldbury House which received permission for conversion to a residential annex under ref BR/APP/FUL/03/0682 and subsequently allowed to be occupied as a separate dwelling under ref 11/00521/VAR as a separate dwelling under ref 11/00521/VAR. The reason given for the application is water ingress between a timber frame and brick infill, and the proposal is to overlay cladding (but stood off from the existing wall) to prevent driving rain from reaching the wall. The applicants cite precedents for the use of cladding in the Oldbury Conservation Area, including at The Tithe Barn, a building directly opposite Bett's Barn on the other side of Old Mill Lane. The building could be considered to be a non-designated heritage asset – the proposed treatment seems to be non-invasive and protect the	No objection		No objection subject to Conservation Officer approval of the materials and finishes.	06.10.2022	Grant Permission
22/03580/FUL	Shropshire Community Health NHS Trust Bridgnorth Hospital North Gate Bridgnorth Shropshire WV16 4TU	Application under Section 73A of the Town And Country Planning Act 1990 for the installation of a 53kW photovoltaic array on the new build section at Bridgnorth Hospital	15.09.2022	15.10.2022	15.09.2022	Support 04/10/22 - detail of exact location should be provided.	Date of Comment 15 09 2022 Insufficient detail of actual location of installation to make any meaningful comment.		Comment date 5/10/2022 – awaiting consultee comment from SC Conservation. ETC has already submitted a comment requesting further info. Recommended response: Support Summary: Retrospective (S73A) application, the solar panels were installed in February 2022. I have viewed these from ground level. The panels as installed are low profile; only the edges are visible and they are not intrusive.	Lack of detail makes commenting impossible.			Grant Permission	
22/03787/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	no objection	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 22/01741/FUL – application to replace the windows, made before it was identified that the building is Listed. List entry (1177129) 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 (providing 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 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	Refuse
22/01741/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	no objection	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: Terraced house, though looks like one of a pair. Proposal is to replace the front window/ door – wooden framed, seem similar in appearance to the existing. Consider it important to stay as close as possible to the existing design and the patterns used on no 9 Cartway.	Applicant known			Refuse	

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22/0341/19/FLU	10 Castlecroft Gardens, Bridgnorth, Shropshire, WV15 5BE	Erection of garage adjacent to existing garage Applicant contacted council to see if it was	13.09.2022	13.10.2022	15.09.2022		Date of Comment 16 09 2022 SUPPORT. A substantial garage extension infill to corner of garden. No Material objection providing the size of the proposal complies with the relevant Shropshire Planning Policy for Residential Development.		Comment date 4/10/2022 - no comments on planning system Recommended response (Support): No Objection Summary: Part retrospective - proposal was thought to be permitted development but was refused a lawful development certificate after work had started. Proposal is for a large single storey garage, flat roofed with tile upstand to match existing. Location in the corner of a large plot, which is itself a corner plot.	Support		Support	06.10.2022	Grant Permission
22/02652/FLU	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 'infill plot' which would be accessed from Rosethill 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. SIC Affordable		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	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	Grant Permission	
22/04025/FLU	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.		Comment date 20/9/2022 - Archaeology 'no comment', no other comments on file. Recommended response (Support): No objection Summary: Property appears to have been unoccupied for some time and some trees (stated to be self-seeded) have grown in inappropriate places. 3 conifers bordering the drive are said to have outgrown their location.		Support	06.10.2022	No Objection	
22/01680/FLU	Land And Equestrian Buildings South Of A442, Quatford, Bridgnorth, Shropshire	Application under 73A of the Town and Country Planning Act 1990 for the change of use from agricultural to equestrian (Sui Generis)	22.04.2022	12.05.2022	22.04.2022	Support	date of comment 02 05 2022 REPRESENTATION. works to provide equestrian facilities carried out before a change of use application submitted. Located within the Green Belt. Retrospective permission now applied for.		Comment date 16/5/2022 - 1 public comment seen (support). Recommended response (neutral): No objection. Overview: Retrospective application - change of use began in Jan 2020. 'Development' consists of fencing and field shelters on a narrow strip of an agricultural field S of the A442 near Dinesford Grange nursing home. Consider this is a Green belt compatible use. Most of the road frontage is screened by hedgerow. There is a wide pull-in off the A442, do not feel this creates a highway safety issue at this scale.		K Sawbridge 16.05.2022 Support, I can see no reason not to allow this retrospective development, given the local demand for the same.	Support	20.05.2022	Grant Permission
22/03143/CPL	27 Duchess Drive, Bridgnorth, Shropshire, WV16 4JB	Lawful development certificate for proposed works including tile 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		Certificate - Lawful
22/02474/FLU	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 (fit 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 input grill 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	Grant Permission	
22/03818/TCA	St Leonards Church, St Leonards Close, Bridgnorth, Shropshire	Pollard, remove basal growth annually & reduce crown by 10% away from telephone wires of 10no Line 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				No Objection

Applications - Decision Received

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L Neal	I Wellings	J Buckley	D Cooper	C Aked	K Sawbridge (No Longer on Committee)	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
22/03549/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	Grant Permission
22/03824/FUL	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.		Comment date 20/9/2022- no comments on SC system. Recommended response (Support): No objection Summary: 2 storey semi detached house adjoining open space in a large plot. There is an existing small side extension and a rear conservatory, both would be replaced by the proposal. Unlikely to be any overlooking issues.					Grant Permission
22/03727/VAR	Bridgnorth Rugby Club, Rugby Pitch And Pavilion, 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 21/04696/FUL Grant Permission Subject to Conditions. Replacement Club House Building & 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. 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. 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.</p> <p>(Comment date 27/8/2022. 2 public comments seen – objections (planning policy, residential amenity). No consultee comments as yet.)</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>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 21/04696/FUL, (Grant Permission Subject to Conditions, Replacement Club House Building & 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.</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 they are felt to be adequate for the summer months, they should also be adequate for the Winter period.</p>	16.09.2022	Grant Permission	

Applications - Decision Received

Ref	Address	Application	-Support	Response Due By	Sent to Members/ Response Date	L.Neal	I.Wellings	J.Buckley	D.Cooper	C.Aked	K.Sawbridge (No Longer on Committee)	Proposed Response	Uploaded to Shrop Council	Shropshire Council's Decision
22/03368/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 Archeology - 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 15/8/2022. No public comments, comments from SC Conservation (objects), Archaeology (conditions), SUDS (informatives), Highways (no objection) seen. Recommended response (Object): "We feel 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 Himalaya Tandoori (no 12). To the rear of the Delightful Desserts shop is a large flat roof single storey extension, described as a retail 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 of 12 Whitburn Street in what is described in the application as a "Communal 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