

Reference	Address	Application	Application Date	Response Due Date	Sent to Councillors	D Cooper	I Wellings	C Aked	L Neal	J Buckley	Other	Proposed Response
23/00840/FUL	The Old Smithy , St Marys Street, Bridgnorth, Shropshire, WV16 4DR	Erection of extension and conversion of building to create self contained dwelling	08.03.2023	08.04.2023	09.03.2023							
23/00958/TC	Meadow House, Oldbury Grove Lane, Oldbury, Bridgnorth, Shropshire	Reduce height by 30 percent of line of boundary trees (Conifers and coppiced Limes - see plan), remove 1no. leaning stem and reduce remaining stem height by 20 percent of 1no. Silver Birch within Oldbury Conservation Area	03.03.2023	17.03.2023	06.03.2023							
23/00799/FUL	Severn Wishes, 2A Castle Terrace, Bridgnorth, Shropshire, WV16 4AH	The current use of the premises is as a retail shop, but the intended purpose is as a licensed restaurant with retail	03.03.2023	03.04.2023	06.03.2023							
23/00809/FUL	Previously The Rock House, 4 Granary Steps, Bridgnorth, Shropshire	Formation of site access (re-submission)	20.02.2023	20.03.2023	20.02.2023						Clfr. Ross Ireland - Object	
22/05140/FUL	13 - 14 Whitburn Street, Bridgnorth, Shropshire, WV16 4QN	Conversion of rear area of existing ground floor retail space to 3No. apartments (retail unit retained) (revised scheme)	20.02.2023	06.03.2023	20.02.2023	Recommended response: (Objection) It is not clear what surface and boundary treatments are proposed for the communal amenity space, how these would affect the existing trees, and how it is intended to safeguard the residential amenity of the occupants in using this space. Comment date: 24/2/2023 SC Archaeology comment no investigations needed as no groundworks proposed, awaiting comments from SC Conservation, Trees and Ecology. Summary: Previous scheme had attracted objections from SC Conservation (fenestration on E elevation) Trees (impact on trees not shown on the submitted plans) and Ecology (Bat survey required since modifications to the roof structure planned). The tree objection related to the conflict with the additional height of the rear structure, concerns over potential root disturbance in creating the communal amenity area, and future pressure for pruning. Proposal is now amended to keep the rear building at single storey, with 3 small apartments in the rear structure (previously 2 larger apartments on each of 2 floors). The ecology and conservation issues appear to have been addressed, but it is not clear if the tree issues have been.		Agree with colleagues for reasons stated - object.				
23/00528/TC	Job Centre - Severn Street, Bridgnorth, Shropshire, WV15 6BP	Works to a number of trees (see schedule) within Bridgnorth Conservation Area	16.02.2023	02.03.2023	20.02.2023	Recommended response (Support): No objection Comment date: 24/2/2023 - SC Archaeology "no comment", no other comments on planning system. Summary: Application is to lift crowns and clear growth from the vicinity of buildings and a street light. Google Earth imagery dated 8/2021 shows that the trees were very close to the building.	Date of Comment 28 02 2023 SUPPORT. Essential tree work which requires action. A site visit confirms .					
23/00548/FUL	Veolia, Waste Management Facility, Stourbridge Road Industrial Estate, Stourbridge Road, Bridgnorth	Erection of a covered shelter and installation of security fencing	16.02.2023	16.03.2023	20.02.2023	Recommended response:(Support) – no objection Comment date: 24/2/2023: No comments on planning system Summary: Application is for a covered storage shed for flat screen TV's prior to recycling and an anti-climb security fence on top of an existing wall. A photograph of a "typical" shelter has been supplied. Suspect that this would not be visible from outside the site.	Date of Comment 28 02 2023 SUPPORT. Essential tree work which requires action. A site visit confirms .					

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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	<p>Recommended response (Support): No objection, subject to appropriate arboricultural conditions.</p> <p>Comment date: 21/11/2022 – consultation has been requested from SC Trees but has not yet been uploaded.</p> <p>Overview: The site had planning permission for a terrace of 4 dwellings, and an alternative proposal for a single dwelling was granted permission under 15/03/757/FUL.</p> <p>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.</p> <p>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.</p>	<p>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.</p>	<p>This building already dominates the vicinity...further loss of trees would be a negative.Objectation.</p>	<p>Object: Woodland is a key habitat providing shade, rain water run-off attenuation and wildlife habitat, in this case they also soften the visual impact of the development. SC tree Officer and ecology team report should be sought. This is a large modern building that already dominates the area.</p>			

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23/00431/TCA	1 Granary Steps, Bridgnorth, Shropshire, WV16 4BL	Reduce height to 1.5-2m above ground level and maintain as hedge of 2no Hazel Coppice (T1&T3), reduce height by 2.5m of 1no Holly (T2), reduce height by approx. 4.5m and over-extended western limb by 1.5m and shape as hedge of 1no Holly (T4) & reduce by 2m 1no Bay (T5) within Bridgnorth Conservation Area	01.02.2023	15.02.2023	02.02.2023	Recommended response (support): No objection. Comment date 23/2/2023 Summary: Routine maintenance, some of the trees have outgrown their original form/shape.	Date of Comment 08.02.2023 SUPPORT Proposed tree work in the Bridgnorth Conservation Area. Work to be carried out Professionally.		Support, good management of hedge line. Will create a quality dense hedge of good proportion.			Support	13.02.2023
23/00344/TCA	30 St Marys Street, Bridgnorth, Shropshire, WV16 4DW	Fell 3no Beech within Bridgnorth Conservation Area	26.01.2023	09.02.2023	30.01.2023	Recommended response (Objection): Whilst the arboriculturalist report submitted (dating from 2019) identified 2 of the 3 trees as likely to require removal within 10 years, T11 was not and all 3 were recommended for reinspection within 5 years. Further inspection should be undertaken to identify whether there are viable alternatives to removal at this stage. Summary: Trees are identified as T11, T12 and T13 in an arboriculturalist report submitted, based on an inspection in Feb 2019 (4 years ago). T12 and T13 were recommended as likely to require removal within 10 years, and all 3 trees were recommended for further inspection within 5 years. Photographic evidence supplied of some deflection to a boundary fence by T12 & T13; the fence appears to be above a boundary wall so there may be a risk of damage to the wall. Labelling of trees in the submitted photo's is confusing – one photo indicates T11 & T12 being next to each other, another labels the 2 trees close to each other as T12 and T13. Map and aerial photo seem to suggest it is T11 and T12 which are next to each other. T13 appears to be close to the Half Moon Battery ruins (Grade II Listed Building).	Date of Comment 30.01.2023 OBJECT: Mature Trees of this type add greatly to the Urban Scene and the Conservation Area if managed correctly. Felling of such specimens should be an absolute last resort. A programme of pruning and maintenance should be undertaken by an Arborist.		OBJECT: There is no evidence of disease or risk from these trees. An independent arborist report would be required - current report is from interested party. An alternative boundary solution should be sought.			(Objection): Whilst the arboriculturalist report submitted (dating from 2019) identified 2 of the 3 trees as likely to require removal within 10 years, T11 was not and all 3 were recommended for reinspection within 5 years. Further inspection should be undertaken to identify whether there are viable alternatives to removal at this stage.	09.02.2023
22/05700/EJUL	Newbridge House, 3 Kidderminster Road, Bridgnorth, Shropshire, WV15 6BW	Change of use from woodland to residential to form part of rear garden	06.01.2023	06.02.2023	09.01.2023	Recommended response (Objection): The area appears to be marked on the Shropshire Environmental Network map as a Priority Habitat and change of use may be contrary to the requirement under policy CS6 to "protect, restore, conserve, and enhance the natural environment" and the requirement under MD12 to protect Priority Habitats. Shropshire Council Ecology should be consulted. Comment date: 26/1/2023 based on revised drawings dated 20/1/2023. SUDS no objection, awaiting comment from SC Trees	Date of Comment 27.01.2023 OBJECT. Refer to Shropshire Environmental Network. The Application Site is identified as a Core Area (Priority Habitat. Areas so defined are protected under MD12.		Object: Woodland is a key habitat providing shade, rain water run-off attenuation and wildlife habitat. Adjacent to the Stourbridge rd it will be providing air quality improvements. A felling licence from the Forestry commission will be required and they will require a similar area of woodland replanting. SC tree Officer and ecology team report should be sought.			(Objection): The area appears to be marked on the Shropshire Environmental Network map as a Priority Habitat and change of use may be contrary to the requirement under policy CS6 to "protect, restore, conserve, and enhance the natural environment" and the requirement under MD12 to protect Priority Habitats. Woodland is a key habitat providing shade, rain water run-off attenuation and wildlife habitat. Adjacent to the Stourbridge rd it will be providing air quality improvements. Shropshire Council Ecology should be consulted. In the event that it is proposed to fell trees, a felling licence may be required from the Forestry Commission.	30.01.2023
22/05040/EJUL	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	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).	Date of Comment 21/11/2022 APPROVE, no material objection	No objection				Support	15.12.2022

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22/05068/ADV	Regency House Dental Practice, 39 Lindenhall Street, Bridgnorth, Shropshire, WV16 4BB	Erect and display 5No. aluminium non illuminated fascia signs	18.01.2023	01.02.2023	23.01.2023	Recommended response (objection): Whilst the revised proposal eliminates the prominent vertical signage on the front elevation, it retains a large sign with vertically orientated lettering on the S elevation, we feel a smaller horizontally orientated sign on the S elevation would be more appropriate for the location.	Date of Comment 24.01.2023. OBJECT Agree with D Coopers comments. A smaller horizontal sign on the South Elevation would be more acceptable.	05/02/23. Agree with Cllrs Wellings and Cooper. Large sign to Side elevation is inappropriate.				Object: Whilst the revised proposal eliminates the prominent vertical signage on the front elevation, it retains a large sign with vertically orientated lettering on the S elevation, we feel a smaller horizontally orientated sign on the S elevation would be more appropriate for the location.	06.02.2023	Grant Permission
22/01472/EUL	Former Bridgnorth District Council, Westgate, Bridgnorth, Shropshire, WV16 5AA.	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	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.	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 IMO there is a still a fundamental problem with the parking and access to properties fronting Ludlow Road. The revised proposal does not IMO 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.	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.				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	Grant Permission
22/03416/EUL	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	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.	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.		Agree cllr Wellings			REPRESENTATION Property is located within the Bridgnorth Town Conservation Area and as such Shropshire Council Conservation Area development Policy will apply.	06.10.2022	Grant Permission

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22/05068/ADV	Regency House Dental Practice, 39 Underhill Street, Bridgnorth, Shropshire, WV16 4BB	Erect and display 5No. aluminium non illuminated fascia signs	12.12.2022	12.01.2023	15.12.2022	Recommended response (Objection): The 3 proposed 2.6m high by 0.9m wide signs would potentially be too prominent and detract from the character of the Conservation Area, there is also a concern that the proposed alignment of the lettering would be a distraction for motorists on Underhill Street. Overview: Proposal is for 2 off 760mm x 700mm signs either side of the main entrance, and 3 off 2.6m high by 900mm wide signs affixed to the front and 1 side of the building. These have vertically orientated lettering i.e they have to be viewed sideways to be read. All lettering white on a black background. Comment date 28/12/2023. SC Highways no objection, comment awaited from SC Conservation.	Date of Comment 15 12 2022. OBJECT Within The Conservation Area. The large vertical signs are inappropriate for the Style and Architecture of this prominent building. The Smaller signs to the front elevation are however considered more acceptable in both size and content.		02/01/23 Object - similar conservation area concerns as Clif Cooper and Wellings.				Object: The 3 proposed 2.6m high by 0.9m wide signs would potentially be too prominent and detract from the character of the Conservation Area, there is also a concern that the proposed alignment of the lettering would be a distraction for motorists on Underhill Street. The Smaller signs to the front elevation are however considered more acceptable in both size and content.	06.01.2023	Additional information provided, further comments invited
22/05327/CPE	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*	*THIS IS FOR INFORMATION ONLY*		Certificate - Lawful	
22/05475/EUL	Bridgnorth Aluminium Ltd, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AU	Erection of single storey office accommodation	13.12.2022	13.01.2023	15.12.2022	Recommended response (support): No Objection. Summary: Proposal is for an 18.16m by 14.4m single storey modular office building. It is intended to be positioned on a grassed area between 2 of the large process buildings within the site, and is unlikely to be visible from outside the site. Comment date 28/12/2022. No comments on file, no consultee comments sought. Note that revised drawings were loaded onto the planning system on 15/12/2022 (change in orientation and access).	Date of Comment 15 12 2022. SUPPORT No material Objection.		02/01/23 No Objection			Support: No Objection	06.01.2023	Grant Permission	
22/05380/EUL	1 Conduit Lane, Bridgnorth, Shropshire, WV16 5BW	Erection of a two storey side extension and part single storey rear extension	07.12.2022	07.01.2023	08.12.2022	Recommended response (Representation): The potential for overshadowing of 1a Conduit Lane should be evaluated. Summary: Detached 1930's style house with front bay. Proposal is to add a 2 storey side extension with bay windows to front elevation to match existing (but also extending beyond the existing building line at the rear), add a flat roofed single storey garage side extension and a flat roofed single storey rear extension. The enlarged dwelling would take the building line close to the boundary with 1a Conduit Lane to the North and there may be some degree of overshadowing. Comment date 28/12/2022. No comments on SC planning system.	Date of Comment 15 12 2022. No Material Objection SUPPORT		02/01/23 No material objection.			Support: No Objection	06.01.2023	Grant Permission	
22/05382/EUL	13 Salop Street, Bridgnorth, Shropshire, WV16 4QU	Erection of a single storey side and rear extension and detached garage to rear with accommodation above	07.12.2022	07.01.2023	08.12.2022	Recommended response (Representation): The height of the rear extension element appears excessive and might lead to loss of light to neighbouring properties. Recommend that the proposed garage with accommodation above be conditioned to ancillary use only. Summary: Large terraced property. The "side" extension appears to involve enclosing an existing yard area under a sloping glass roof, with a rectangular flat roofed full width single storey extension across the rear of the building. The proposed garage with ensuite bedroom above would be at the end of the garden, where there is vehicular access from the Sainsbury's Car Park. Comment date 28/12/2022. Comments requested from SC Conservation but not yet seen. 2 public objections, focussing on the garage element but 1 also concerned about loss of light and privacy connected with the rear extension element.	Date of Comment 15 12 2022. REPRESENTATION. Concern regarding the loss of light to neighbouring dwelling (roof lights or verandah style roof noted). What is the intended use of the 'Guest Suite' above the new Garage ?		02/01/23 Representation - agree with comments by Clifs Wellings and Cooper regards loss of light.			Representation: The height of the rear extension element appears excessive and might lead to loss of light to neighbouring properties. Recommend that the proposed garage with accommodation above be conditioned to ancillary use only.	06.01.2023	Grant Permission	

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22/0496/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	<p>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.</p> <p>Comment date 21/11/2022. Comment from SC Conservation, SUDS, Affordable Housing & Archaeology seen.</p> <p>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"</p> <p>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."</p>	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.	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	Grant Permission
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	<p>Recommended response (Support): No objection</p> <p>Comment date 22/11/2022</p> <p>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.</p>	Date of Comment 21/11/2022 REPRESENTATION	Support				Support	01.12.2022	Grant Permission	
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	<p>Recommended response (Support): No objection, providing building outline is consistent with boundaries as identified through neighbour comments.</p> <p>Comment date: 29/11/2022. Comment on file from owner of neighbouring property, boundary/ party wall and shared service to be addressed.</p> <p>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.</p>	Date of Comment 21/11/2022 SUPPORT, no material objection		02/01/23 - support as per cllr Cooper comments.			Support	Too Late	Grant Permission	

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21/01/2023/FL/L	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	19.04.2021	14.06.2021	11.05.2021	<p>Full commentary submitted separately. Recommendation: Object</p> <p>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.</p> <p>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 123c. 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.</p> <p>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.</p> <p>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 no 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.</p>	<p>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.</p>		<p>As Ian 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.</p>	<p>JB: Object. Significant concern from the public, local businesses and the Doctors and Hospital whose staff and elderly/disabled patients use this car park currently. Further concerns that the no of parking spaces proposed is not adequate for the care home staff and visitors. Further concern that the proposal was validated on the day after the local elections, 5 days before any representatives were in place and the public should be given a clear 21 day consultation period to fully examine this proposal.</p>		<p>Response filed on Town Council system due to length</p>	10.06.2021	Withdrawn
22/05/18/FL/L	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	<p>Recommended response Representation: The prospect of the proposed 2 storey extension overshadowing 18 Highlands Road should be considered. Comment date: 30/11/2022</p> <p>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).</p>		Support.	Representation as per D.Coopers comments			Representation: The prospect of the proposed 2 storey extension overshadowing 18 Highlands Road should be considered.	05.12.2022	Grant Permission
22/05/24/FL/L	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	<p>Recommended response (Support): No Objection. Comment date 30/11/2022</p> <p>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.</p>		Support.	Support others comments			Support	05.12.2022	Grant Permission
22/05/14/FL/L	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	<p>Recommended response (Support): No objection. Comment date 29/11/2022</p> <p>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.</p>	<p>Date of Comment 21/11/2022</p> <p>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.</p>	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	Grant Permission

Reference	Address	Application	Application Date	Response Due Date	Sent to Councillors	D Cooper	I Wellings	C Aked	L Neal	J Buckley	Other	Proposed Response	Date Response Submitted	Decision
23/00339/FUL	35 Oaklands, Bridgnorth, Shropshire, WV15 5DU	Single storey extension to the front of property to extend the existing living room.	02.02.2023	02.03.2023	03.02.2023	Recommended response (Support): No objection. Date of Comment 23/2/2023. No comments on planning system. Summary: Split level property built on sloping ground, with an existing structure to the front forming a balcony on the single storey section. Homes on this side of Oaklands were originally built to a standard pattern with a 2 storey section to the Left (West) and single storey section to the Right (East) slightly recessed. Most have bay windows on the single storey section but this one does not; the building appears to have been altered previously to add the balcony type structure and replace the windows. Although I would normally be reluctant to see front elevations altered where there is a clear pattern with surrounding buildings, in this case the footprint has already been extended and the proposed alteration would probably improve the street scene.	Date of Comment 08.02.2023 SUPPORT Extension to front elevation of existing property. No Material objection.	No objection.						Grant Permission
23/00097/TCA	39B Bernards Hill, Bridgnorth, Shropshire, WV15 5AS	Fell Sno. Beech within Bridgnorth Conservation Area The trees are blocking the light to adjacent properties. They have grown really tall and due to the fall of the land adjacent they are dangerous in the wind. The roots are also growing under the adjacent public footpath and will begin to cause heaving and maintenance issues. The Beech trees also create a huge amount of beechchips which require clearing along the footpath and adjacent gardens which are dangerous for children playing being 'spiked'	13.01.2023	27.01.2023	16.01.2023	Recommended response (Object). Previous advice in connection with an application to build on the land was to retain 2 of the trees, albeit that this was 10 years ago - see 14/02398/FUL. An arboriculturalist report is required. Comment date: 16/1/2023 Basis: The trees in question are behind 40 Bernards Hill, adjacent to the footpath of Grove Terrace. This area has been subject to various applications to build dwellings, the most recent of which was 14/02398/FUL (withdrawn). A Tree Report (dated 11/10/2013) for that application identified 4 Beech and a Sycamore, and stated that the Beech had originally been planted as a hedge but had grown to 14 metres high due to a lapse in management. It recommended retaining 2 of the 4 Beech Trees. In the light of this I feel we must insist on a full arboricultural report.	Date of Comment 16.01.2023 OBJECT. 5 No Mature Beech Trees within the St Bernards Hill Conservation Area. The trees provide a pleasing and essential part of the street scene and built up area. Expert advice from an Arborist should be sought to obtain a pruning and maintenance schedule to avoid felling.		Object. An arborist report is required. Large mature trees are a valuable part of the town landscape, providing visual amenity, habitat and other services. Beech trees have light surface roots and rarely cause problems for paved surfaces / paths. Healthy trees causing no damage should not be felled.			Object: Previous advice in connection with an application to build on the land was to retain 2 of the trees, albeit that this was 10 years ago - see 14/02398/FUL. An arboriculturalist report is required.	24.01.2023	No Objection
23/00164/FUL	Hil Bro , Old Mill Lane, Oldbury, Bridgnorth, Shropshire	Erection of single storey rear extension, amendments to porch, addition of solar panels and insulated render to facade	23.01.2023	23.02.2023	23.01.2023	Recommended response (Support): No objection. Comment date: 28/1/2023 - no comments on system, no consultations requested. Summary: Bungalow of relatively modern appearance, not in Conservation Area but close to it. Proposed flat roofed single storey extension is to rear, plot appears adequate. Proposed solar panels are to front elevation, potentially could be permitted development. Porch is currently flat roofed, pitched roof proposed.	Date of Comment 24.01.2023 SUPPORT. No material objection. Located just outside the Oldbury Village Conservation area. The correct address is Old Mill Lane. Substantial flatroofed ground/floor extension to a traditional styled Bungalow. Ensure that the proposed extension conforms with Shropshire Councils development criteria. From Plans submitted extension adds approx 30% increase onto footprint. Existing facades in white render and other areas in timber cladding. The neighbouring property has received similar treatment. 16 solar panels in 2 groups of 8 to be positioned on south facing pitch roof to front(south) elevation		Support: I concur with cllrs Cooper and Wellings			Support	06.02.2023	Grant Permission
23/00133/FUL	8 Felts Orchard, Oldbury, Bridgnorth, Shropshire, WV16 5DZ	Erection of rear single storey extension and minor internal alterations and refurbishments	18.01.2023	18.02.2023	23.01.2023	Recommended response (Support): No objection. Comment date: 28/1/2023 - SC Archaeology no comments, comment awaited from SC Conservation. Summary: Property is a detached house of relatively modern appearance in Oldbury Conservation Area. Proposal appears to involve building a single storey rear extension in an area currently largely occupied by a conservatory.	Date of Comment 24.01.2023 SUPPORT. No material objection. Enlarged Ground floor flatroofed , glazed Garden Room to replace smaller conservatory style garden room.		No Objection			Support	06.02.2023	Grant Permission
23/00017/FUL	81 Wellmeadow, Bridgnorth, Shropshire, WV15 6DL	Erection of two storey side extension, front porch and single storey rear extension following demolition of existing garage and utility	12.01.2023	12.02.2023	12.01.2023	Recommended response (Support): No objection Comment date: 26/1/2023. SUDS comments that the floor levels should be no lower than existing or at least within a margin of known flood levels. Overview: Site appears adequate to accommodate the proposal, albeit that the SE corner of the proposed 2 storey extension is very close to the boundary. There are proposed windows on the side (S) elevation, but these are mostly indicated to be obscure glazed and in any event are not directly facing another building. The increased roof height on the S end of the building (2 storey plus pitched roof) is unlikely to create overshadowing of the main building of the nearest adjoining property (1 Springfield, which lies to the SE). 1 Springfield does have a conservatory to the rear, but any effect on this over and above shading created by the existing building would be likely marginal.	Date of Comment 16.01.2023. SUPPORT no material objection. A fairly large extension but the size of the plot allows for non impact on immediate neighbours.		No Objection - recommend support with other cllrs views.			Support	06.02.2023	Grant Permission

Reference	Address	Application	Application Date	Response Due Date	Sent to Councillors	D Cooper	I Wellings	C Aked	L Neal	J Buckley	Other	Proposed Response	Date Response Submitted	Decision
23/00069/TCA	15 Salop Street, Bridgnorth, Shropshire, WV16 4QU	Fall 1no Silver Birch & crown reduce by 5-10% 1no Yew within Bridgnorth Conservation Area	06.01.2023	20.01.2023	09.01.2023	Recommended response(Support): No Objection. Comment date 16/1/2023. 1 neighbour comment in support, states some damage to garden path & fences from silver birch, also states Yew has previously been crown reduced and quotes historical planning references. Consideration: Yew is on street frontage. Silver Birch is in rear garden. Although the Yew is potentially an attractive part of the street scene, Google Streetview image dated November 2022 indicates it is currently too large.	Date of Comment 16 01 2023 NO OBJECTION. Site visit made and observed Tree work to the Property Frontage urgently required.		Representation: Evidence of damage to neighbours property needed. Also more detailed site plan. Is Crown reduction of Yew a 'fitting' of height for footpath or all round reduction? regards Birch, generally trees should be retained wherever possible.			Support, No Objection	24.01.2023	No Objection