



BRIDGNORTH TOWN COUNCIL

Minutes of the Extra-Ordinary Planning Committee Meeting of Bridgnorth Town Council held in the Annexe, College House on Wednesday 8th November 2023 at 6.45pm.

Present: Councillors D Cooper (Chair), I Wellings (Vice Chair), and R Ireland Co-opted
Mr B Jones

In Attendance: Mrs C Turner, Town Clerk

PLN/030/2324 **WELCOME**

The Chair issued a welcome to the meeting and apologised to everyone for the slight delay in starting the meeting. Introductions of those committee members were made.

PLN/031/2324 **APOLOGIES FOR ABSENCE**

It was proposed by Councillor I Wellings, seconded by Councillor R Ireland Unanimously agreed by all Councillors present.

RESOLVED: that the Committee receive the apologies for absence from the following Councillors:

Councillor J Buckley – other commitment
Councillor K Sawbridge – other commitment

PLN/032/2324 **DECLARATIONS OF INTEREST**

None were received.

PLN/033/2324 **PUBLIC QUESTION TIME**

Members were informed that one formal question had been raised with the Town Clerk, but the member of the public was present at the meeting to ask the question.

1. A member of the public raised the following question regarding the Moat Street application – 23/04410/FUL:
 - Are the councillors aware/seen an anonymous flyer that has been distributed around Bridgnorth, relating to this planning application?
 - If they have, are the councillors aware some of the information is inaccurate?
 - Are they aware of the factual plans to make an informed decision?
- The Chairman stated that so far as he was aware it hadn't been circulated to committee members but he had been made aware on the previous Monday evening of the information being circulated.
- For those who had received the information an update was provide regarding the inaccuracies within the information leaflet which may had led to confusion including:
 - o The previous application was withdrawn.
 - o An incorrect description of the proposal by Shropshire Council, which included a statement that the wall facing Cliff Road was to be demolished when it was not in fact proposed to do so.



○ The gateway onto Cliff Road is a re-opening of a pedestrian access. The Chairman thanked the member of the public for their question and update and advised that members should base their comments on the proposal as set out in documents on Shropshire Council's planning portal rather than other sources. He noted that the description of the proposal on the application form submitted differed from the drawings and advised that planning decisions are usually referenced to the drawings rather than a description.

2. A member of the public raised the following public question regarding the Friar's Street application - 23/04429/FUL

- Does Shropshire Council listen to what the Planning Committee at Bridgnorth Town Council comment about planning applications?

The Chairman informed that comments were submitted to the planning authority and the decision is made following that consultation response. If the decision was appealed or a fresh application was to be made the Planning Committee would comment on the appeal or the new application.

- The site notice for the application is not displayed in Friar's Street.

The Chairman informed that Shropshire Council's process for publication of applications had changed and that neighbour notifications are not now routinely sent.

- There were a few inaccuracies on the appeal.

The Chairman informed that the Planning Committee had commented on the previous application. For an appeal all documents from the original application were sent to the inspector and they would see every document from the original application and comments. As a council Bridgnorth Town Council would be invited to make representation at the appeal and members of the public who have commented on the original application are able to make comments on the appeal.

3. A member of the public raised the following public question regarding the conservation area – A conservation area is in place to protect and conserve areas as defined in the Town?

The Chairman informed planning are bound by National Legislation regards the conservation areas. Where a proposal is deemed to cause "less than substantial harm" this can be weighed against perceived other benefits of the application.

4. A member of the public raised the following public question regarding the Friar's Street application - Is this a substantial intrusion on the conservation area?

The Chairman informed they were unable to comment and could only comment on the planning application provided at the time and relevant information supplied.

PLN/034/2324 MINUTES

It was proposed by Councillor I Wellings, seconded by Councillor R Ireland Unanimously agreed by all Councillors present

RESOLVED: to approve the minutes of the Planning Committee meeting held on Tuesday 3rd October 2023 as a true record of the business transacted.



PLN/035/2324 **MEMBERS QUESTION TIME**

None was received.

PLN/036/2324 **COMMENTS ON PLANNING APPLICATIONS SUBMITTED UNDER DELEGATED AUTHORITY**

Members noted the comments submitted by the Town Council since the Committee's previous meeting on 3rd October 2023, as detailed in Appendix A on the Town Council's website for the meeting.

PLN/037/2324 **DECISIONS TAKEN BY SHROPSHIRE COUNCIL**

Members noted the decisions taken by Shropshire Council, in respect of planning applications the Town Council has been requested to comment on, since the Planning Committee's previous meeting on the 3rd October 2023 as detailed in Appendix B on the Town Council's website for the meeting

PLN/038/2324 **VEHICULAR ACCESS TO A PROPOSED DWELLING TO THE WEST OF FRIAR'S STREET, BRIDGNORTH (Appeal reference 23/03194/REF and Application 23/04429/FUL)**

Appeal Reference – 23/03194/REF

Members noted the Reasons for Refusal given by Shropshire Council in respect of application 23/00609/FUL, that an appeal had been lodged and was due to be determined by written representation, and the applicant's grounds of appeal. It was confirmed that the Town Council had objected to the original application.

Proposed by Councillor R Ireland, Seconded by Councillor I Wellings; Unanimously agreed by all Councillors present at the meeting -

RESOLVED: to suspend standing order to enable a member of the public to update and comment for this appeal – 23/03194/REF

The member of the public said that the application for the house could not be refused because one had previously stood on the land but needed to included conditions. They do live in the Town and lots of houses don't have vehicle access. That clarity for the appeal was required because 8/9/10 Friars Street are actually facing Southwell Riverside toward the river and the rear of the properties are on Friar Street with access via Friar Street.

The Chairman thanked the member of the public for their comments.

Proposed by Councillor R Ireland, Seconded by Councillor I Wellings; Unanimously agreed by all Councillors present at the meeting -

RESOLVED: to reinstate standing orders to the meeting.

Members debated the appeal and whether the applicant's submission addressed the concerns over the original application. It was noted that some of the geotechnical information submitted appeared to be new information not available to Shropshire Council when taking the original decision to refuse.

Proposed by Councillor D Cooper, Seconded by Councillor I Wellings; Unanimously agreed by all Councillors present at the meeting -

RESOLVED: agreed to make a representation for appeal reference – 23/03194/REF based on the following:



- the lack of evidence provided to address the assessment of harm to the Conservation Area.
- impact of the vehicle access on the residential amenity of 8/9/10 Southwell Riverside and the misunderstanding by the applicant of the location of these properties in their appeal statement.
- loss of on-street parking spaces within the residents' parking scheme.
- that the suggestion of a commuted sum to provide additional parking spaces elsewhere in the town is not a viable mechanism for addressing local residents' parking needs.

AND for the Town Clerk in consultation with the Chairman of the Planning Committee to have delegated authority to produce a statement and submit to the Planning Inspectorate.

Planning Application – 23/04429/FUL

Members debated the planning application and could not see what the differences were in the new application including the Design and Access statement.

Proposed by Councillor I Wellings, Seconded by Councillor R Ireland; Unanimously agreed by all Councillors present at the meeting -

RESOLVED: to make an objection for application reference 23/04429/FUL based on the following:

- Lack of details, what materials to use to build the roadway
- Caves identified on the land
- Visibility splay with a 1 in 5 gradient is a safety concern
- Water running onto the highway, safety in bad weather
- Water running onto the houses opposite the site
- Lack of detailed drawings and construction information to include how the loading and unloading of lorries would take place.
- Lack of detail on drainage

AND for the Town Clerk in consultation with the Chairman of the Planning Committee to have delegated authority to produce a statement and submit to Shropshire Council.

PLN/039/2324 **PLANNING APPLICATIONS**

Planning Application 23/04230/FUL - 13 St James Drive, Bridgnorth, Shropshire, WV15 6BN- Erection of a first floor side extension (re-submission)

Members debated the application. It was felt that it addressed some concerns from the previous application. It was noted that no change in parking provision at the site was proposed.

It was proposed by Councillor D Cooper, seconded by Councillor I Wellings; Unanimously agreed by all Councillors present -

RESOLVED: the comments from Bridgnorth Town Council for planning application 23/04230/FUL to be neutral (representation) based on the following:

- Neighbouring property's side window facing toward the proposed extension may suffer from overshadowing.



AND for the Town Clerk in consultation with the Chairman of the Planning Committee to have delegated authority to produce a statement and submit to Shropshire Council.

Planning Application 23/04324/FUL - The Bandon Arms , 33 Mill Street, Bridgnorth, Shropshire, WV15 5AG - Erection of electric vehicle chargers.

Members debated the application. Whilst the installation would normally fall within Permitted Development, this did not apply in the curtilage of a Listed Building.

It was proposed by Councillor D Cooper, seconded by Councillor R Ireland; Unanimously agreed by all Councillors present -

RESOLVED: The comment from Bridgnorth Town Council for planning application 23/04324/FUL to be "no objection".

Planning Application 23/04678/TCA - Melbourne House, Oldbury Wells, Bridgnorth, Shropshire, WV16 5JE - To remove 1no. Apple tree (A) within Bridgnorth Conservation Area.

Members debated the application and offered no comment.

Applications to be considered under delegated authority.

Members were asked to submit written comments so that a representation may be submitted under delegated authority for the following planning applications:

23/04410/FUL - 14 Moat Street, Bridgnorth, Shropshire, WV16 4EP - Alterations and extensions to existing dwelling to create 2 No dwellings, demolition of boundary wall and formation of pedestrian access (Note: the description is not accurate, it is not proposed to demolish the boundary wall).

23/04438/FUL - 59 Victoria Road, Bridgnorth, Shropshire, WV16 4LD - Demolition of existing garage, Erection of a part two storey, part single storey side & rear extension.

23/04471/FUL - Wendon, Oldbury Road, Bridgnorth, Shropshire, WV16 5EZ - Erection of extension (re-submission).

23/04498/FUL - 2 Goodwood Avenue, Bridgnorth, Shropshire, WV15 5BD - Erection of two and single storey extension.

23/04401/CPL - The Old Malthouse 6 Underhill Street Bridgnorth Shropshire WV16 4BB - Application for Lawful Development Certificate to reinstate a front door and new electric roller vehicle access.

23/04490/LBC - Maple Cottage, 58 St Marys Street, Bridgnorth, Shropshire, WV16 4DR. - Erection of single storey rear extension and internal reconfigurations to replace existing conservatory.

23/04552/FUL - Maple Cottage, 58 St Marys Street, Bridgnorth, Shropshire, WV16 4DR. - Erection of single storey extension to replace existing conservatory and internal reconfigurations (re-submission).

PLN/027/2324 ITEMS FOR FUTURE AGENDA



None raised.

The Chairman confirmed the next meeting of the Planning Committee would be held on the 12th December 2023 and gave his apologies for this meeting.

End: 8.17pm.

DRAFT