



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 6TH MARCH 2017
AT 6.00 P.M.

PARKSIDE SUITE, PARKSIDE, MARKET STREET, BROMSGROVE, B61 8DA

:

SUPPLEMENTARY DOCUMENTATION

The attached papers were specified as “to follow” on the Agenda previously distributed relating to the above mentioned meeting.

4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting) (Pages 1 - 2)

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

K DICKS
Chief Executive

**Bromsgrove District Council
Planning Committee**

**Committee Updates
6th March 2017**

16/1175 New Rose And Crown, 217 New Road, Rubery

Consultations

Highways Department Worcestershire County Council

Following receipt of an amended site layout plan post publication of the agenda papers, WCC highways have withdrawn their original objections and are now satisfied with the proposed development subject to the imposition of planning conditions in the case of planning permission being granted. The conditions would cover the provision of visibility splays, the vehicular access, turning and parking areas (means of construction), parking provision on site and the provision of electric vehicle rapid charging points.

Neighbour Responses

1 further representation received.
Comments raised are summarised below:

Housing is supported in principle

The creation of further shops on the site is opposed since there is a surfeit of vacant shops in New Road. Currently there are approximately 10 vacant shops in New Road and many of the occupied shops are charity shops which is an indication of the lack of interest of potential retailers. Policy BDP25 suggests that hot food takeaway uses in retail centres are not supported which could lead to more shop premises becoming vacant in the future

The height of the building should be no higher than the highest part of the Rose and Crowns roof and to dwarf it with a higher structure would detract from the appearance of New Road

The front elevation should be in-line with the front elevation of the Rose and Crown PH.

The rear of the property should incorporate planting of the brooks banks to compensate for removal of the trees and bushes before the plan was submitted which were an amenity feature that helped to soften New Roads appearance

Assessment of Proposal

In light of the Highway Authority comments, recommended reason for refusal 3 as printed on the agenda has been deleted.

The recommendation remains that planning permission be refused as per reasons 1) and 2) on Page 24 of the agenda.

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