

**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

**MONDAY, 5TH FEBRUARY 2018, AT 6.00 P.M.**

PRESENT: Councillors R. J. Deeming (Chairman), P.L. Thomas (Vice-Chairman), C. Allen-Jones, S. J. Baxter, M. T. Buxton, S. R. Peters, M. A. Sherrey, C. J. Spencer and L. J. Turner

Officers: Mrs. T. Lovejoy, Mr. D. M. Birch, Mr. S. Jones, Mr. A. Fulford and Mrs. P. Ross

64/17 **APOLOGIES**

Apologies for absence were received on behalf of Councillors C. A. Hotham, S. P. Shannon and P. L. Whittaker. Councillor L. J. Turner was confirmed as Councillor C. A. Hotham's substitute for the meeting.

65/17 **DECLARATIONS OF INTEREST**

No declarations of interest were made.

66/17 **MINUTES**

The minutes of the meetings of the Planning Committee held on 20th December 2017 and 8th January 2018 were received.

**RESOLVED** that the minutes of the meetings held on 20th December 2017 and 8th January 2018 be approved as a correct record.

67/17 **2017/01077/FUL - ERECTION OF RURAL WORKERS DWELLING TO MEET THE NEEDS OF LOWER PARK FISHERIES - LOWER PARK FISHERIES, DAGNELL END ROAD, REDDITCH, WORCESTERSHIRE, B98 9BE - MR S. WOOD**

Officers confirmed that the Applicant had demonstrated that there was a functional need for the role of the manager to live onsite and that this could not be met by any existing dwellings.

The Committee then considered the Application, which Officers had recommended for approval. Members were generally supportive of the application, but sought clarification from Officers as to the terms of the suitable and satisfactory legal mechanism.

**RESOLVED** that

- 1) authority be delegated to the Head of Planning and Regeneration Services to determine the Planning Application following:
  - a) the receipt of a suitable and satisfactory legal mechanism to ensure that the occupation of the dwelling shall be limited to a person solely or mainly employed as Fisheries Manager at Lower Park Fisheries, and to any resident dependents of any such persons.

68/17

**2017/00701/OUT - HYBRID APPLICATION COMPRISING: OUTLINE PLANNING APPLICATION (WITH MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT, SCALE AND DETAILS OF INTERNAL CIRCULATION ROUTES RESERVED) FOR THE DEVELOPMENT ON A PHASED BASIS OF 32HA OF EMPLOYMENT LAND FOR BUSINESS/INDUSTRIAL USES (USE CLASSES B1, B2, B8). THE DEVELOPMENT SHALL INCLUDE: LANDSCAPING, PARKING, ASSOCIATED INFRASTRUCTURE, UTILITIES, DRAINAGE (INCLUDING SUDS) AND GROUND ENGINEERING WORKS; AND FULL PLANNING APPLICATION FOR PHASE 1 GROUND ENGINEERING WORKS, AND DETAILS OF MEANS OF ACCESS TO THE SITE FROM THE A4023 - REDDITCH GATEWAY, LAND ADJACENT TO THE A4023, COVENTRY HIGHWAY, REDDITCH, WORCESTERSHIRE - REDDITCH GATEWAY INFRASTRUCTURE LTD**

Prior to the consideration of this item, the Chairman drew Members' attention to the Redditch Eastern Gateway – Altered Parameters Plan and the amendments as detailed on page 2 of the Supplementary Agenda Pack; with a visual display to be provided by Officers.

Officers provided updates on the Altered Parameters Plan and the Summary of decision of Stratford Borough Council at the meeting of Stratford-upon-Avon Planning Committee (west) on 31st January 2018, as detailed in the published Update Report, copies of which were provided to the Committee and public gallery prior to commencement of the meeting.

Members were reminded as to the Committee's decision at the previous meeting of the Planning Committee held on 4th December 2017, as detailed on page 1 of the Supplementary Agenda Pack; and that any substantial amendments or changes to the application would be brought back to Planning Committee Members for consideration.

Officers highlighted that the amendments to the Parameters Plan were confined wholly to the part of the site which lay within Stratford upon Avon District and proposed no modifications to that part of the development within Bromsgrove District. Therefore it would be for Stratford District Council to undertake any consultation / notification of interested parties.

It was noted that paragraph one of The Amendments - Parameters Plan 5372 – 205 L, as detailed on page 2 of the Supplementary Agenda Pack, should read “to” 30 metres and not “of” 30 metres.

Members’ attention was drawn to the Officer Appraisal, as detailed on page 3 of the Supplementary Agenda Pack.

The Committee then considered the amendments proposed in respect of that part of the application that fell within Stratford upon Avon District. Members expressed their concerns as to the proposed Steering Group, as referred to on page 2 of the published Update Report; and therefore requested that further clarification was sought; as to the membership and role of the proposed Steering Group, how decisions would be made and confirmation of the area that would be covered by the Steering Group.

Members also requested that the Annual HGV Surveys, as referred to on page 1 of the published Update Report, also be provided to future Bromsgrove District Council, Planning Committee meetings (with the first submission twelve months from first occupation).

**RESOLVED** that

- 1) no objection be raised to the amendments proposed in respect of that part of the application that fell with Stratford upon Avon District;
- 2) Officers be tasked to seek clarification on the proposed Steering Group, as detailed in the preamble above; and
- 3) it be noted that, the Annual HGV Surveys be submitted to future meetings of the Planning Committee, as detailed in the preamble above.

The meeting closed at 6.29 p.m.

Chairman