Bromsgrove District Council
Planning Committee

Committee Updates
07 December 2009

Application Ref No	Update
09/0618/DK	*No objection* to the scheme although Condition C10 needs to be applied and modified to include 'within 12 months of completion of the works approved above, for each tree felled a replacement native tree shall be planted within the property boundary of size, species and location to the approval of the Local Planning Authority. Should any replacement tree be removed or become dead, diseased or dangerous, it shall be replaced by another of the same size and species to that originally planted'. Conditions C13 – C19 are no longer necessary.
09/0680/DK	For clarification, the Highway comments on the application remain the same as per the 02nd November memorandum and reported to Members at the previous Committee. The comments remain no objection subject to conditions.
09/0713/CE 09/0714/CE	The concluding paragraph of the reports for applications 09/0713 and 09/0714 raise concern about the implications of approving both proposed developments. Notwithstanding the recommendations of refusal, if Members are minded to approve both applications, it is requested that authority to grant planning permission be delegated to the Head of Planning and Environment Services subject to the applicant entering into a suitable legal mechanism to prevent the implementation of both consents.
09/0758/CE	Letter of support received 23.11.2009 and email of support received 07.12.2009: • The proposal is in keeping with the rural situation being similar in construction, style and design to two stable buildings close to the application site. • Much thought has been given to the aesthetics of the proposal and the use of the L-shaped footprint will provide much needed shelter from the prevailing winds. • The L-shaped design reduces the length of the stables compared to that which would result from a linear building. • In siting the block as close as possible to two large trees and the highway, there will be little impact on the surroundings unlike:

	i) the large steel framed building under construction at Larks Hill, Linehouse Lane, and ii) the 12 metre long stable block approved on Lower Shepley Lane under application 09/0554. • Due to the height of the hedge and a change in levels between the road and application site, the proposed stables will not be visible and so the impact on the appearance of the Green Belt will be negligible. The M40 and embankment are a major structure and feature in the Green Belt and the backdrop to the application site. The motorway prevents any long distance views into the application site. • It is understood that the applicant intends to let the hedge grow and this could be conditioned as part of any permission. The comments in the correspondence have been noted. The building at Larks Hill is an agricultural building and is therefore subject to a different policy and guidance. The stables approved under 09/0554 measured 7.2 by 3.6m with the longest side set against a hedge. The email incorrectly suggests that the application site is at a lower level to the road. The proposed stables would rise some 1.5 metres above the hedge along Littleheath Lane(now cut to approximately 2 metres in height).