



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 29TH MARCH 2010
AT 2.00 P.M.

THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

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 - 4)

K. DICKS
Chief Executive

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

30th March 2010

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Agenda Item 4

Planning Committee - 29th March 2010 - 2.00 p.m.

Bromsgrove District Council Planning Committee

Committee Updates 29th March 2010 (2.00 p.m.)

Application Ref No	Update
09/0985-JT	<p data-bbox="456 645 1442 748">During their site visit, Members queried why highway improvements agreed under previous approvals B/2001/0379 and B/2005/0352 have not been implemented.</p> <p data-bbox="456 784 1442 927">Each of these permissions related to the same buildings as the present application proposals, and no works pursuant to these permissions have been implemented. The requirement for off-site highway works has therefore not been triggered.</p> <p data-bbox="456 963 1442 1137">It is understood that negotiations are ongoing between the applicant and the County Highways department on a section 278 agreement to deliver these works. Members will note that conditions are recommended to ensure that all highways and access works are carried out before the commencement of development.</p> <p data-bbox="456 1173 1442 1249">It is understood that the existing commercial uses at the site are longstanding, and do not form part of the application site.</p>
10/0016-CE	<p data-bbox="456 1290 1216 1321">Comments received from Natural England 23.03.2010:</p> <ul data-bbox="507 1330 1426 1919" style="list-style-type: none"><li data-bbox="507 1330 1426 1536">• The ecological survey contains uncertainty regarding great crested newts in the pond on the application site. This uncertainty is primarily due to the unsuitable time of year that the survey work is carried out and amounts to a lack of inadequate information. Additional survey work should be carried out.<li data-bbox="507 1545 1426 1823">• Current PPS9 guidance on biodiversity and conservation enshrines the key principle that “planning decisions should be based on up to date information about the environmental characteristics of their area.” While Natural England understands the difficulties with regard to the timescale on available funding support, the Council must remain clear about the PPS9 guidance regarding the submission of ecological information with planning applications.<li data-bbox="507 1832 1426 1919">• It is recommended that planning permission be refused on grounds that the application contains insufficient information to demonstrate whether or not the development would have an

	<p>adverse impact on legally protected species. Concerns relate specifically to the likely impact upon great crested newts.</p> <p>The additional survey work referred to by Natural England will need to be undertaken between late March and mid-June with a minimum of 2 visits during mid-April and mid-May.</p> <p>On the basis of the comments received from Natural England, the recommendation is altered to:</p> <p>RECOMMENDATION: that permission be REFUSED.</p> <p>Insufficient information has been provided to show that the development would not cause undue harm to protected species and their habitats contrary to policy QE7 of the West Midlands Spatial Strategy, policy CTC.12 of the Worcestershire County Structure Plan and the provisions of PPS9 and Circular 06/05.</p>
10/0101-MT	<p>Further comments received from WH 23.03.10 in relation to amended plans:</p> <p>No objection raised subject to conditions:</p> <ol style="list-style-type: none"> 1. Excluding demolition works no part of the development hereby permitted shall commence until visibility splays have been provided on each side of the proposed access on a line joining a point 2.4 metres back from the nearside edge of the adjoining carriageway measured along the centreline of the access, to a point 43 metres in each direction measured along the nearside edge of the carriageway from the centre of the new access. Nothing shall be planted, erected and/or allowed to grow which exceeds a height of 0.6metres on the triangular area of land so formed in order not to obstruct the visibility described above. 2. Prior to the occupation of the development hereby approved the driveway and/or vehicular turning area shall be consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority at a gradient not steeper than 1 in 8. 3. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times. 4. Prior to the first occupation of any 2 bedroom dwelling hereby approved secure parking for 2 cycles to comply with the

	<p>Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.</p> <p>5. Prior to the first occupation of any 3 bedroom dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.</p> <p>6. The development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision be retained and kept available during the construction of the development.</p> <p>7. The development hereby permitted shall not be brought into use until the applicant has submitted to and have approved in writing a welcome pack that promotes sustainable forms of access to the site with the Local Planning Authority.</p> <p>Additional views from CO following receipt of amended plans:</p> <ul style="list-style-type: none"> • The rear elevation facing into the Conservation Area has been improved by the retention of more openings, compared to the original submission. • However I still feel overall the scheme lacks sufficient design quality given its proximity to the Conservation Area and would recommend refusal. <p>Officer comment: Members will note the views of the CO. The scheme has been amended as set out above. Members will also note the views of the CO received 11.03.10 set out in your Officer's report and the appraisal of Conservation Area issues on page 52 of your Agenda.</p> <p>Additional representation received 26.03.10:</p> <ul style="list-style-type: none"> • Strongly in favour • Affordable non-shared ownership starter homes are needed in Belbroughton <p>For the reference of Members, a draft Section 106 Agreement has been submitted and received (29.03.10) for approval and signing by all parties.</p>
10/0140-DK	<p>In the interests of clarity, the application relates to the formation of five permanent pitches at the existing transit site in addition to the provision of new amenity blocks.</p> <p>Views received from Drainage Engineer 26.03.10: No objection subject to Conditions</p>

Planning Committee - 29th March 2010 - 2.00 p.m.

	Views received from Environment Agency 26.03.10: No objection subject to Conditions
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