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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

THURSDAY 5TH JUNE 2025, AT 6.00 P.M.

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

SUPPLEMENTARY DOCUMENTATION

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

3. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting) (Pages 3 - 4)

J. Leach
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

5th June 2025

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Bromsgrove District Council Planning Committee

Committee Updates 5 June 2025

22/01431/FUL Sumach, Priory Road, Dodford

No updates

24/00960/FUL Land off Illey Lane, Hunnington

Withdrawn from Agenda

25/00372/FUL The Nailers Arms, 62 Doctors Hill, Bournheath

Further comments received from Worcestershire County Highways (WH) in relation to this application and the comments made on it by the Parish Council.

- WH notes that Bournheath is a rural village with limited footways, and the speed concerns identified by residents, are also concerns to the highway authority.
- WH have spoken to the WCC Traffic Management Team, who have confirmed that some additional speed signage has been introduced in the village, but the area is not highlighted as a particularly problematic speed area. The Road Safety team confirmed they hold results of a speed survey undertaken in 2022, which showed that some vehicles are travelling faster than the posted speed limit. Recognising this issue, the Traffic Management Team have agreed that speed monitoring will be undertaken (by traffic management at Worcestershire County Council) to help gauge the impact vehicles travelling through the village. It is however noted that the existing speeding concerns are a police matter and cannot be associated with this proposed development.
- In terms of this planning application, the Highway Authority has to determine if the proposals would have a severe/significant impact on the highway network, particularly in terms of safety.
- WH does not accept that the proposals would have a significant/severe impact in terms of additional traffic volumes or speeds. The proposals include a relatively modest increase in kitchen space and seating for an existing business premises. Vehicle traffic generation associated with this development would be minimal and the business will only employ a single additional part time staff member.
- The site currently provides an extensive car park, estimated to accommodate approximately 85 vehicles. Based on car parking standards for a public house set out in the WCC Streetscape Design Guide, the total site floor area (existing and the proposed area) of 628.2sqm, would require a minimum 62 car parking spaces. As the site is able to accommodate 85 vehicles, there is adequate parking provided at the site, which will ensure there is no displacement of vehicles onto the public highway.
- The Highway Authority has also recently undertaken some parking spot checks on the site (May 2025) during its busiest periods. Spot checks conducted on 30/05/2025 (Friday at 20:00) confirmed that there were 20 car parking spaces available on the site and on 31/05/2025 (Saturday at 18:00) 35 car parking spaces were available.
- A review of personal injury collision data indicates that no collisions have been recorded close the site, or within the general area within the last 10 years. As such, whilst there may be a local perception that the network is more dangerous, this has not translated into any recorded collisions. The highway authority can only take account of evidenced results in making an informed decision on the acceptability of the proposals.
- The highway authority has investigated the Parish Council's concerns and has spoken to the relevant internal teams to better understand the concerns in the area. Whilst it is evident that some vehicles do speed, these are unrelated to a business seeking additional kitchen and table space for its customers. The proposals are modest in scale and the highway authority is unable to identify these as having any severe / significant safety concerns for the local highway

network.

Noise and Odour

- Further comments have been received from Worcestershire Regulatory Services in relation to this application and the comments made on it by the Parish Council as follows:
- The premises is existing with external seating for drinking and eating and has operated without reported complaints. A percentage increase in patrons is unlikely to significantly increase disturbance from normal usage to neighbouring property to an existing public house. It is assumed that the opening hours will reflect the current opening hours. Noise from staff is an operational matter and can be controlled via other legal regimes. The new kitchen is I understand, within the brick existing building and it is the seating area which is within a timber frame building. The drawings show the walls as some thickness, but it may be appropriate to check the construction. It is anticipated this will want to be thermally efficient and therefore should offer good sound insulation. Windows are inward facing to the site.
- The issue of noise and odour from the new kitchen is addressed in the original comments requiring details to be submitted to and approved by the PLA.
- The application form states that the opening hours would be 12- midnight on all days, which is very similar to the opening hours advertised on The Nailers Arms website, which shows existing opening hours to be: Mon- Thurs - 12 until 11pm, Fri & Sat- 12 until 1am and Sun- 12 until 11pm.
- The Applicants Planning Agent has confirmed that the construction details will comply with current Building Regulations and achieve a minimum U-value of 0.18 W/m²K.

Amended Plans

- Amended Plans have been received for this proposal. The amendments related to the existing fencing that currently surrounds the covered courtyard and timber shed, where the proposed extension would be sited. It was unclear from the proposed plans, whether this fencing was to be retained. The plans have now been amended so that it is clear that the fencing that surrounds this area of the site would be removed. The fencing would only be retained around the bin storage area to the rear of the proposed extension.
- It is not considered that this is a fundamental change to the proposal, and it is also noted that the fence could be removed without planning permission.
- The submission of these amended plans means that two of the Plans that are stated in Condition 2 of the recommendation on page 88 of the committee report need to be substituted. An updated condition No. 2 with the amended plans is shown below:

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing No. 15013778-1 Location Plan

Drawing No. 06 Existing Block Plan

Drawing No. 2 Rev. A Proposed Ground Floor Plan

Drawing No. 4 Rev. A Existing and Proposed Front and Side Elevations

Drawing No. 5 Existing and Proposed Side Elevations

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

The Committee Presentation slides have been updated with these amended plans.