



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 3RD DECEMBER, 2007 AT 2.00 PM

COUNCIL CHAMBER, THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

MEMBERS: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, Mrs. J. Dyer M.B.E., D. Hancox, B. Lewis F.CMI, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, C. R. Scurrall, C. J. Tidmarsh, P. J. Whittaker and C. J. K. Wilson

AGENDA

- (i) Updates to the Planning Application Reports - to be reported at the meeting (Pages 1 - 2)
19. B/2006/1278 - Weights Farm, Weights Lane, Redditch (Pages 3 - 4)

The Chairman agreed to the consideration of this item as a matter of urgency because a decision was required before the next meeting of the Committee.

K. DICKS
Chief Executive

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

3rd December 2007

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**Bromsgrove District Council
Planning Committee**

**Committee Updates
3 December 2007**

Application Ref No	Update
B/2007/0261/DMB	Application WITHDRAWN via email received 29.11.07
B/2007/0626/DMB	Application WITHDRAWN via email received 29.11.07
B/2007/0802/DMB	<p>Members will be aware of the email sent to all Committee Members from the applicant prior to the meeting of Planning Committee setting out the following:</p> <ul style="list-style-type: none"> • Brief overview of the key issues associated with the scheme • Demonstration of the economic and environmental benefits the scheme will bring to the area • Response to Officer Report, including indication that very special circumstances exist in this case - these being: <ul style="list-style-type: none"> ○ A need for a new marina ○ No adverse visual impact ○ Ecological benefits <p>1 email received 29.11.07:</p> <ul style="list-style-type: none"> • Impact on locality regarding floodlights, mechanical engine fumes and noise • Water pollution • Impact on wildlife • Pressure on village infrastructure
B/2007/1108/DMB	<p>Tree Officer - verbal view received 30.11.07: No objection subject to Conditions</p> <p>WWT - support those views contained within the comments of the Council's Natural Environment Officer</p>
B/2007/1145/DI	Application WITHDRAWN via letter received 30.11.2007
B/2007/1182/DI	Application WITHDRAWN via email received on: 03.12.2007.

B/2007/1021/RL	Application WITHDRAWN 23/11/07
B/2007/1082/DMB	<p>Members note that the satisfactory views of the WCC(HP) remain awaited.</p> <p>Following issues of contact with the WCC(HP), the applicant has entered into dialogue in order to provide a satisfactory HGCV access and turning facility to serve the application site. This should be achieved in the next seven days.</p> <p>On this basis it is requested that DELEGATED POWERS be granted to the Head of Planning and Environment Services to determine the application following the receipt of satisfactory plans addressing the concerns of the WCC(HP).</p> <p>AND</p> <p>To authorise REFUSAL of the application if these details are not received by the expiry date of the application (26.12.07)</p> <p>The applicant has agreed to this course of action.</p>
B/2007/1085/DI	Further 9 objections received. Summarised reasons as per officers report.
B/2007/1205/VN	<p>Wythall Parish Council - views received 03.12.07: No objection</p> <p>Comments received from Highways Partnership: No objection. 19.11.07</p> <p>Comments received from Drainage Engineer: No objections. The disposal of storm water shall be by means approved by the LPA. 20.11.07</p> <p>One letter received from the applicants, setting out several reasons for their application being approved. 27.11.07</p>

Urgent Item - Planning Committee - 3rd December 2007

Weights Farm, Weights Lane, Redditch Refused Planning Application B/2006/1278

This application was received by the Local Planning Authority on 22nd November 2006 and discussed at the meeting of the Planning Committee on 5th February 2007 where Members resolved to accept the recommendation of the Head of Planning and Environment Services and refuse the application for the following reasons:

1. A clear and established need for the proposed development has not been proven. Therefore, the proposal represents inappropriate development in the Green Belt. No very special circumstances exist that clearly outweigh the harm caused. As such, the proposal is contrary to policy DS2 of the Bromsgrove District Local plan, policies D.12 and D.39 of the Worcestershire County Structure Plan and the provisions of PPG2 and PPS7: Sustainable Development in Rural Areas.
2. Sufficient housing has been completed or identified within the District to meet the strategic housing land requirements for the District as set out in policies D.2 and D.4 of the Worcestershire County Structure Plan (1996 - 2011). To grant planning permission for additional sites would prejudice the aims of the West Midlands Regional Spatial Strategy and the Worcestershire County Structure Plan and would clearly be contrary to the 'Plan, Monitor and Manage' approach to housing provision advocated in Planning Policy Guidance Note 3: Housing and the Council's Supplementary Planning Guidance Note 10: 'Managing Housing Supply in the District of Bromsgrove'.

The applicant has appealed against the decision of the Local Planning Authority to refuse consent and it is intended to deal with this matter through the Public Local Inquiry procedure. The Inquiry is scheduled to take place on 8th and 9th January 2008. The Council's Proofs of Evidence are required to be submitted to the Planning Inspectorate by 10th December 2007.

The Head of Planning and Environment Services has sought the views of Counsel on the reasons for refusal. Counsel has advised that the second reason for refusal, in relation to the issue of oversupply, should not be pursued. If the agricultural need is not met, it would be considered as a new dwelling in the Green Belt which would be contrary to Green Belt policy which is covered in the first reason for refusal. As the policies underlying SPG10 are not saved within the County Structure Plan under the review of the emerging Regional Spatial Strategy (RSS), it is likely to lead to an application for costs against the Council.

The views of Members on this issue are therefore invited.

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