



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 14TH JUNE 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 (Pages 1 - 2)
17. Enforcement Officer's Updates to current Enforcement Cases reported at the meeting (Pages 3 - 6)

K. DICKS
Chief Executive

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

14th June 2010

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Bromsgrove District Council Planning Committee

Committee Updates 14th June 2010

27.05.2010 - The Department of Communities and Local Government has issued a letter advising local planning authorities of the Government's intention to abolish Regional Spatial Strategies and return decision making powers on housing and planning to local councils. The letter is a material planning consideration to any application being determined. Members should therefore give no weight to the West Midland Regional Spatial Strategy policies referred to in the Committee reports.

Application Ref No	Update
10/0206/MT	<p>An appeal has been lodged against the non determination of this application. The jurisdiction has now been passed to the Secretary of State and the Council is unable to determine the application.</p> <p>The Committee is however required to give a view on the decision they believe should be reached. This will form part of the Council's case to the Secretary of State.</p>
10/0317/MT	<p>Further comments received from the EA (09.06.10) in response to consultation on Flood Risk Assessment (FRA):</p> <p><i>'We acknowledge the content of the FRA and would advise that you seek confirmation in writing from your Land Drainage Officer that he is satisfied with the interpretation of information by BWB Consulting. Providing he is we would have no further comments to make in relation to this application.'</i></p> <p>The Council's Drainage Engineer has been re-consulted in light of this advice and I can confirm that no objection has been raised.</p> <p>Having regard to the FRA and the views of the EA and the Council's Drainage Engineer it is not considered that the site is at significant risk of flooding. It is therefore considered that the proposal is in accordance with the advice contained within PPS25: Development and Flood Risk.</p> <p>Further comments have been received (09.06.10) from the Public Paths Order Officer. The objection to the application has been withdrawn.</p>

	<p>Taking the above matters into consideration the recommendation of the Head of Planning and Regeneration is:</p> <p>RECOMMENDATION: that a temporary planning permission is APPROVED for a period of two years</p> <p>Condition:</p> <ol style="list-style-type: none"> 1. The use hereby permitted shall cease on or before the expiry of two years starting from the date of this permission.
10/0196 DK	<p>Members should take note of the recent announcement by the government in respect of the consideration of domestic gardens as previously developed land in the context of PPS3. Annex 5 of the letter sent to all Local Planning Authorities and the Planning Inspectorate (dated 19th January) by the Department for Communities and Local Government stresses the importance of maintaining the character of the area when considering planning applications on previously developed land. It advises that the density of the development needs to be considered with respect to neighbouring development to ensure a coherent urban form.</p> <p>Correction: <u>Residential Amenity</u> (paragraph 1)</p> <p>There are three windows on the side elevation of the dwelling recently built to the rear of No. 49 Twatling Road, close to the proposed dwelling. These serve a dining room, ensuite and bedroom.</p> <p><u>Clarification</u></p> <p>The rooflights on the south side of the proposal towards No. 49 are 1.2m above the first floor level which would enable the dwelling and garden to the rear of No. 49 to be viewed from the proposal.</p>

By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

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