



**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

MONDAY 12TH JULY 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 - 8)
15. Closure of non-expedient Enforcement Cases (Pages 9 - 14)

K. DICKS  
Chief Executive

The Council House  
Burcot Lane  
BROMSGROVE  
Worcestershire  
B60 1AA

12th July 2010

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**Bromsgrove District Council  
Planning Committee**

**Committee Updates  
12 July 2010**

06.07.2010 - The Secretary of State for Communities and Local Government has announced that Regional Spatial Strategies have been revoked with immediate effect and no longer form part of the development plan. Members should therefore give no consideration to the West Midland Regional Spatial Strategy policies referred to in the Committee reports. Members are advised that the revocation of the Regional Spatial Strategy does not alter the recommendations made in relation to the applications included in this agenda.

<b>Application Ref No</b>	<b>Update</b>
10/0326/CE	<p>The address of the application is 19 Plymouth Road, Barnt Green, Worcestershire B45 8JF</p> <p>Reference in condition 4 to the lounge windows to the east facing elevation of Plot 2 relates to secondary sources of light. The lounge will also be served by north and south facing windows.</p>
10/0101/MT	<p>Further comments have been received from Belbroughton PC (06.07.10) in relation to the revised rear elevation design. The Council are content with the revised drawing and no further comments are made.</p> <p>Condition 3 has been amended to:</p> <p>Prior to the commencement of the development hereby approved, detailed drawings of the proposed new and replacement windows on the rear elevation of the scheme (as indicated on approved Drawing Number 1443.07F received 07.06.10) at a scale of 1:20 shall be submitted to an approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.</p> <p><u>Reason:</u></p> <p>To protect the setting of the Conservation Area in accordance with Policy CTC.20 of the Worcestershire County Structure Plan 2001,</p>

	<p>Policy S35A of the Bromsgrove District Local Plan 2001 and the advice contained in PPS5: Planning for the Historic Environment.</p> <p>Additional condition added:</p> <p>Notwithstanding the Proposed Site Plan (Drawing No. 1443.02E), full details of the proposed garage building (elevations and floor plan) shall be submitted to and approved in writing by the local planning authority before any work on the site commences. The building shall not exceed a height of 4 metres above ground level and no first floor accommodation shall be provided. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.</p> <p><u>Reason</u></p> <p>To ensure a well planned development and to protect the amenity of the adjoining occupier in accordance with Policy CTC.1 of the Worcestershire County Structure Plan 2001, policies S7 and DS13 of the Bromsgrove District Local Plan 2004 and Planning Policy Statement 1: Delivering Sustainable Development.</p> <p>Further comments have been received from Natural England 09.07.10:</p> <p><i>'Based on the information provided, Natural England has no objection to the proposed development in respect of legally protected species provided the recommendations set out in section 4 of the ecological report are incorporated into any planning consent (if approved).'</i></p> <p>Therefore amend recommendation to:</p> <p><b>RECOMMENDATION:</b> that permission is <b>APPROVED</b></p>
10/0453	<p>The address of the application is Land to rear of No.1 Station Drive, Hagley, Worcestershire, DY9 0NX.</p> <p>Tree Officer comments received 01/07/2010:</p> <p>No objection subject to conditions:</p> <ul style="list-style-type: none"> <li>• No trees or hedges on the application site, or the branches or roots of trees growing onto the site from adjacent land, shall be topped, lopped, felled or uprooted without the specific written permission of the Local Planning Authority.</li> </ul>

	<p>Reason: In order to protect the trees, hedges &amp; landscaping features which form an important part of the amenity of the site and adjacent properties in accordance with policies C17 and DS13 of the Bromsgrove District Local Plan January 2004 and policies CTC.1 and CTC.5 of the Worcestershire County Structure Plan 2001.</p> <ul style="list-style-type: none"> <li>• No works of any kind shall be permitted within or through the Root Protection Areas of trees or on and adjacent to the application site without the prior specific written permission of the Local Planning Authority. This specifically includes any works such as changes in ground levels, installation of equipment or utility services, the passage or use of machinery, the storage, burning or disposal of materials or waste or the washing out of mixing or fuel tanks.</li> </ul> <p>Reason: In order to protect the trees, hedges &amp; landscape features which form an important part of the amenity of the site and adjacent properties in accordance with policies C12, C17 and DS13 of the Bromsgrove District Local Plan January 2004 and policies CTC.1 and CTC.5 of the Worcestershire County Structure Plan 2001.</p>
10/0453	<p>Drainage Engineer Comments received 25/05/2010:</p> <p>No objection subject to conditions:</p> <ul style="list-style-type: none"> <li>• The disposal of storm and/or foul water shall be by means submitted to and approved in writing by the Local Planning Authority and be operational before building works commence.</li> </ul> <p>Reason: In order to secure the satisfactory drainage conditions in accordance with policy CTC.8 of the Worcestershire County Structure Plan 2001.</p>
10/0453	<p>An additional letter of objection has been received from the occupier 1 Station Drive, raising issues relating to the privacy impact, access, location, design and proposed use within a conservation area of the proposals.</p> <p>These issues are considered to have been addressed within the relevant sections of the main committee report.</p>

10/0334	<p>A Statement of Community Involvement has been received (05/07/2010) outlining the public consultation exercise on the proposals undertaken by the applicant.</p> <p>Two watercolour artists impressions of the Assisted Living Units were received (09/07/2010) and are available for Members to view on the file.</p> <p>2 Additional Letters of support receive from St Catherine's Church Blackwell (07/07/2010) and Bromsgrove Age Concern (08/07/2010).</p> <p>2 additional emails in objection received (31/05/2010) citing the loss of trees and the conflict with the Lickey and Blackwell Village Design Statement. Barnt Green Parish Council also raise the issue of inappropriate development in the Green Belt without very special circumstances and the precedent this could set.</p> <p><u>Highway Information</u></p> <p>Additional letter received from DTA Transport Planning Consultants 29.06 to clarify the position of the applicant in respect of the parking requirements.</p> <p><u>WCC Highways</u></p> <p>The Worcestershire County Highways Officer's final comments have been received. No objections are raised subject to the imposition of conditions in relation to:</p> <ul style="list-style-type: none"> <li>• Parking Provision. 13 additional car parking spaces shall be provided on site and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.</li> <li>• Cycle Parking Secure parking for 6 cycles to be provided.</li> <li>• Travel Plan Condition</li> </ul> <p><u>Ecological Information</u></p> <p>A Bat Mitigation Survey has been received (29/06/2010) by the applicant to address the objection of Natural England.</p> <p>Additional Response received from Natural England (22/06/2010) No objection to the proposed development in respect of legally</p>
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protected species provided that the mitigation and compensation measures set out in the two documents received are implemented as part of the planning consent (if approved).

#### Tree Officer

Additional comments received 28/06/2010 as follows:

The Tree Protection Plan submitted has omitted a large number of trees on the frontage of the existing nursing home along the access drive. The proposed plans show a number of proposed parking bays along the drive. This area of parking will have a substantial impact on the trees not identified on the plan either requiring their removal or causing damage to their roots.

The mature beech trees on the eastern boundary form an important screen. The report identifies root damage, but upon inspection they appear to be in good health with no evidence of root damage. Removal of the trees is not justified.

There are trees identified for removal at the rear of the premises (mainly ornamental). However the larger trees for removal will result in a loss of habitat.

Overall, I object to the scheme as it results in a loss of trees and landscape character contrary to policies C4, C10a, C17 and C18 of the BDLP (2004).

#### Refusal Reasons

The reasons for refusal of the application require the following amendment. Reasons 2 and 4 (Parking and Ecology) are removed. However, reasons 1, 3 and 5 remain against the proposal.

10/0337	<p>A Statement of Community Involvement has been received (05/07/2010) outlining the public consultation exercise on the proposals undertaken by the applicant.</p> <p>2 Additional Letters of support receive from St Catherine's Church Blackwell (07/07/2010) and Bromsgrove Age Concern (08/07/2010).</p> <p><u>Highway Information</u></p> <p>Additional letter received from DTA Transport Planning Consultants 29.06 to clarify the position of the applicant in respect of the parking requirements.</p> <p><u>WCC Highways</u></p> <p>The Worcestershire County Highways Officer's final comments have been received. No objections are raised subject to the imposition of conditions in relation to:</p> <ul style="list-style-type: none"> <li>• Parking Provision. 12 additional car parking spaces shall be provided on site and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.</li> <li>• Cycle Parking Secure parking for 6 cycles to be provided.</li> <li>• Travel Plan Condition</li> </ul> <p><u>Ecological Information</u></p> <p>A Bat Mitigation Survey has been received (29/06/2010) by the applicant to address the objection of Natural England.</p> <p>Additional Response received from Natural England (06/07/2010) No objection to the proposed development in respect of legally protected species provided that the mitigation and compensation measures set out in the two documents received are implemented as part of the planning consent (if approved).</p> <p>Additional comments received 28/06/2010 as follows:</p> <p>The Tree Protection Plan submitted has omitted a large number of trees on the frontage of the existing nursing home along the access drive. The proposed plans show a number of proposed parking bays along the drive. This area of parking will have a substantial impact on</p>
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	<p>the trees not identified on the plan either requiring their removal or causing damage to their roots.</p> <p>The mature beech trees on the eastern boundary form an important screen. The report identifies root damage, but upon inspection they appear to be in good health with no evidence of root damage. Removal of the trees is not justified.</p> <p>There are trees identified for removal at the rear of the premises (mainly ornamental). However the larger trees for removal will result in a loss of habitat.</p> <p>Overall, I object to the scheme as it results in a loss of trees and landscape character contrary to policies C4, C10a, C17 and C18 of the BDLP (2004).</p> <p><u>Refusal Reasons</u></p> <p>The reasons for refusal of the application require the following amendment. Reasons 2 and 4 (Parking and Ecology) are removed. However, reasons 1, 3 and 5 remain against the proposal.</p>
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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

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