



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 31ST MARCH, 2008 AT 2.00 P.M.

THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

SUPPLEMENTAL / ADDITIONAL DOCUMENTATION

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

9. 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

31st March 2008

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**Bromsgrove District Council
Planning Committee**

**Committee Updates
31 March 2008**

Application Ref No	Update
B/2007/1291/DMB	<p>Amended plans received 10 March 2008:</p> <ul style="list-style-type: none">• Units 12 to 19 have been moved forward by 1.2 metres in order to have a minimum rear garden distance of 10.5 metres in all cases• All roof windows in the existing building conversion are now of equal size and vertically aligned, with the exception of the rooflights adjacent the transept wing to the rear• Outlines for the timber sheds have been shown on the rear elevation along a detail drawing on the side• After discussions with Worcestershire Highways, a small turning had has been provided adjacent Unit 11 and parking spaces have been reduced to 36 no. and allocated• Defensive planting has been added adjacent Units 10, 11 and 12 in response to comments from PC Stan Baker <p>Amended description to: (as amended by plans received 10 March 2008)</p> <p>The amended plans now overcome your Officer's concern in relation to amenity distances.</p> <p>Conservation Officer – views received 27.03.08: No objection to amended plans</p> <p>Strategic Housing Manager – views received 10.03.08:</p> <ul style="list-style-type: none">• The proposed development of affordable housing on the former Redgrove School site is strategically relevant to helping meet the housing needs of the district and the local housing needs of the immediate local area as identified in the Rural Housing Needs survey carried out by the Rural Housing Enabler.• The proposals address the Council's Housing

	<p>Strategy Priority 1 – Affordable Housing and will also indirectly assist in addressing Priority 3 Homelessness by enabling the provision of more affordable housing and in some instances allowing opportunities for move on within the existing local housing stock.</p> <ul style="list-style-type: none">• The Council is contributing capital funding towards the scheme to enable the provision of a higher proportion of dwellings to be made available for rent within the tenures provided on the scheme. <p>WH - views received 31.03.08:</p> <ul style="list-style-type: none">• I have now seen the applicants latest proposal submitted to myself for further comment on 19th March. I would like to amend my comments, but maintain my recommendation.• The ability of the owners to utilise the proposed turning head serving the driveway of units 10 and 11 is compromised by the parking arrangement as only 1 car can use the provided space so a vehicle parked adjacent to the garden is going to have to reverse onto the Highway as the turning head is obstructed by the second car. Consequently despite the applicant having provided a turning facility the availability of the space being accessible for the intended purpose is compromised and the previously commented problems of reversing onto the Highway are not mitigated.• The communal parking area off Shaw Lane serves more units that is permissible by the County Councils design guide for an access of this nature. Therefore the principle is not acceptable. Also the allocation of spaces will result in confusion and congestion as the spaces are not allocated in some instances in locations where they are close to the allocated property so for convenience the residents will park in locations close the their property which is likely to be on the carriageway of Shaw Lane, Corbett Drive or the private access road.• The applicant has failed to demonstrate the ability to turn a refuse truck within the access due to the tracking demonstrating the need to over ride the defensive planting area and footway adjacent. Therefore the ability to complete this manoeuvre is
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	<p>compromised, the refuge truck will have to damage the landscaped area, over run parking areas, which may be occupied, or reverse on the Highway.</p> <ul style="list-style-type: none"> • It is recommended that this application be refused in the interest of Highway Safety as the applicant has failed to demonstrate appropriate parking spaces that are likely to be used, turning for private and refuge vehicles and as not complied with the County Councils design guide for the number of dwellings served from an individual access. <p>In order to attempt to resolve this issue, it is requested that DELEGATED POWERS be granted to the Head of Planning and Environment Services to determine the application following the receipt of the satisfactory views of Worcestershire Highways</p> <p>AND</p> <p>To authorise REFUSAL of the application if Worcestershire Highways maintains an objection to the scheme and this isn't resolved by the expiry date of the application (19.04.08)</p> <p>The applicant has agreed to this course of action.</p> <p>1 letter received 14.03.08:</p> <ul style="list-style-type: none"> • Fully agree with affordable housing for local people and not adverse to seeing Redgrove School building being put to better use than it is at the moment • Concern over lack of car-parking provision. There is an outstanding parking problem in the area due to the proximity of the Boat and Railway Public House and carvery restaurant. This may lead to additional parking in Corbett Drive, blocking access and egress • Bus services are not frequent, with the nearest shop in Ryefield Road being a 20 minute walk away • Trust that the existing acoustic fencing to the dwellings in Corbett Drive will not be compromised • Access and egress should not be blocked during the construction phase
B/2007/1368/LD	Economic Development 27/03/08: No objection

	<p>The document submitted to all Members does not raise any further issues. Recommendation as per report.</p>
B/2008/100/LD	<p>Members are advised that the applicant has been referred to as Mrs Griffiths in the report. This should read Ms Gittins.</p> <p>The agent wishes Members to be aware that the applicant is not the intended occupier and that the site will be sold with the benefit of the new agricultural dwelling for the future owner.</p> <p>Economic Development 27/03/08: No objection</p>