



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 28TH MARCH 2011
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 - 2)

K. DICKS
Chief Executive

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

28th March 2011

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Agenda Item 4

Bromsgrove District Council Planning Committee

Committee Updates 28th March 2011

Application Ref No	Update
10/0931-DK	<p>Views received from Severn Trent Water 21.03.2011. No objection subject to conditions.</p> <p>Views received from Sport England 24.03.2011 as follows:</p> <p>No objection to this planning application, subject to a financial contribution towards sports facilities proportionate to the size and impact of the development.</p> <p>2 additional comments received: 12.03.2011 and 16.03.2011 summarised as follows: Objection. The application description is stated as providing 50 car parking spaces with the associated provision of 65 houses disguises the clear intention to create a housing estate. Significant extra traffic would be generated at a dangerous point on a hill with limited sight lines. The requirement for a car park is contradicted by the fact that Centro are closing the ticket office due to lack of demand.</p> <p>The removal of the trees and vegetation has lead to the loss of the biodiversity of the site which is no longer frequented by foxes, badgers, herons, Canada Geese, ground nesting birds, moles, owls and bats.</p> <p>Members should note that a Draft Section 106 Agreement has been prepared to secure the affordable housing, the highway, public open space and education contributions. A formally signed and sealed Agreement is awaited but is not present for consideration today.</p>
11/0054-TC	<p>In addition to the comment that other hot food takeaways in the locality along Worcester Road are restricted in terms of their morning opening times I note the following takeaway premises opening times:</p> <ul style="list-style-type: none">• 1 George Street - Shimla Peppers Bangladeshi restaurant and takeaway - Sunday 5.30pm-11.pm; Mon-Thurs 5.30pm-midnight; Fri-Sat 5.30pm-12.30am• 34 Worcester Road - Antonio's Pizza – Sunday-Wednesday 4pm-midnight; Thursday 4pm-1am; Friday-Saturday 4pm-2.30am.• 55 Worcester Road - Anarkali Indian Takeaway - Open Daily 5pm-12:30pm <p>In addition to this there are a number of restaurants with similar time restrictions. As such I consider the scheme would set an unfortunate precedent for other local takeaway businesses to follow.</p>

10/0111/TC	<p>Having viewed the application in light of SPG7 'Extensions to dwellings in the Green Belt' it is noted that the application complies with this guidance. The proposed building would have a floorspace of 128.96 square metres which is within the 140 square metres limit as advocated by SPG7. As such it is considered that very special circumstances now apply which address the reason for refusal. In light of this the officer refusal has now been changed to an approval subject to the following conditions:</p> <p>C1 The development must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004</p> <p>C2 The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:</p> <p>Location Plan (1:1250) - received 09.02.2011. Block Plan (1:500) - received 09.02.2011. Existing elevations and floorplans (1:50) - received 09.02.2011. Proposed elevation and floorplans (1:50) - received 24.12.2010.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>C3 All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.</p> <p>Reason: To protect the visual amenity of the area in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004 and policy CTC.1 of the Worcestershire County Structure Plan 2001.</p> <p>Notes:</p> <p>This decision has been taken having regard to the policies within the West Midlands Regional Spatial Strategy, the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:</p> <p>WMRSS QE3 WCSP CTC.1, D.38, D.39 BDLP DS13, S11, Draft CP3, CP18, CP22 CS2 Others PPS1, PPG2, SPG1, SPG7</p> <p>It is the Council's view that the proposed development does not comply with the provisions of the development plan. However specific circumstances exist that outweigh the harm caused and that on balance, there are no justifiable reasons to refuse planning permission.</p>
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