



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 6TH FEBRUARY 2012
AT 6.00 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.

5. Updates to planning applications reported at the meeting (Pages 1 - 2)

K. DICKS
Chief Executive

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

6th February 2012

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**Bromsgrove District Council
Planning Committee**

**Committee Updates
6th February 2012**

11/0796/DK	<p>Email received from Applicant's Agent: 02.02.2012.</p> <p>The applicant maintains that the superintendants house operated as a separate dwelling from the Children's Home and the permission granted in 1969 BU59/69 did not contain any restrictive occupancy conditions and therefore the current proposal relates to 5 dwellings and the provisions of SPG11 in terms of infrastructure will not apply.</p> <p>It has been made clear to the applicant that the current proposal relates to the provision of 6 dwellings. It is evident from Council Tax records that the superintendants house has not been occupied as a separate dwelling in the recent past and the building in question served as a reception for the Children's Home. Therefore the provisions of SPG11 will apply and the applicant will need to provide the appropriate legal mechanism in respect of contributions towards education and public open space. The applicant has previously agreed to provide this (Letter received 25.01.2012).</p>
11/1091/SC	<p>Amended plan (received 31/01/2012) including minor changes to the originally submitted plans to more accurately reflect the existing and proposed roof structure of 420 Birmingham Road.</p>
11/1102/DK	<p>Lickey and Blackwell PC response received: 30.01.2012.</p> <p>Lickey and Blackwell Parish Council objects to this application, especially when taken into consideration with other recent applications.</p> <ol style="list-style-type: none">1. It is a subdivision of a garden.2. The density of dwellings in the area is increasing3. New Government guidelines no longer consider gardens as brown field sites, and that they should be valued.4. The size and density of the proposal also contradicts building guidelines in the VDS which states that "New houses should generally reflect the character, setting and style of the housing in the immediate vicinity." Blakes Field Drive consists of low build houses in spacious lawned plots. <p>Drainage Engineer: Response received 25.01.2012. No objection subject to a levels condition.</p> <p>62 Representations received summarised as follows:</p> <ul style="list-style-type: none">• The form and layout of the development is out of keeping with the surroundings and would have a harmful effect on the special character of the area

- The proposal would result in the extensive loss of natural hedgerow screening and trees
- The proposal is contrary to policies DS13, BG4, S7, S8 of the BDLP and the advice of PPS1, PPS3, SPG1,PPG13 and the Village Design Statement
- An unacceptable precedent would be set
- Similar local applications have been refused
- The proposal would directly cause the loss of amenity, privacy and environmental quality for local and adjoining residents
- The area cannot support any further density of housing
- There would be an adverse impact on the biodiversity of local flora and wildlife species and the extensive loss of mature natural hedgerow and trees.
- There is a government intent to stop garden grabbing and plot sub-division for speculative gain
- The development conflicts with the Council's sustainability/green objectives
- The proposal is contrary to local plan policies
- It will exacerbate the difficulties which residents already face with traffic, public amenities, drainage and flooding, etc.
- The proposal is contrary to policy S8 of the BDLP which precludes the further sub-division of plots

Letter received from the owner of 1 Blakes Field Drive (application property) 02.02.2012 summarised as follows:

Letters have been circulated to many residents in respect of the application inviting residents to object to the application using draft letters and stamped addressed envelopes. The development is not speculative. We have had our property on the market for 2 years and no offers have been made. We have worked with the developer to achieve an appropriate development for the neighbourhood and environment. There have been other far more intrusive developments on Blakes Field Drive.