



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 2ND APRIL 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 - 4)

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Chief Executive

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2nd April 2012

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Bromsgrove District Council Planning Committee

Committee Updates 2nd April 2012

National Planning Policy Framework Supplementary Note

On Tuesday 27th March 2012, the Government released the National Planning Policy Framework (NPPF). The NPPF makes it clear that its policies apply immediately. From the 27 March onwards the National Planning Policy Guidance Notes and Planning Policy Statements cease to exist, including all relevant circulars and guidance (a list of which is contained in Annexe 3 to the NPPF).

Planning applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan currently consists of Local and Regional planning policy documents. The NPPF is also a significant material consideration in planning decisions. The Development Plan will continue to include all the saved Policies of the Bromsgrove District Local Plan. Due weight will be given to these Policies according to their degree of consistency with the framework set out in the NPPF (the closer the Policies in the Plan to the policies in the Framework, the greater the weight that may be given). Some weight may be given to emerging policies in some circumstances.

On this basis the planning applications on the agenda should be considered with the recently published NPPF in mind.

10/1103-MT	The main consideration in the determination of this application is the proposal's accordance with policy RAT2 of the BDLP. This policy is consistent with Green Belt policy within the NPPF insofar as it defines the provision of appropriate facilities for outdoor sport as 'appropriate' development in the Green Belt. Policy RAT2 also sets out criteria in relation to public transport, parking and access, design, ecological and environmental issues, and environmental nuisances (noise, light spill etc). It is considered that these criteria are consistent with the policy objectives of the NPPF in relation to these matters and no further discussion is necessary.
11/0531-SC	Two further letters of objection received 29.03.2012 raising the following issues: <ul style="list-style-type: none">• Parking and Traffic - area already struggles to cope. There is already spill over parking from users of the Railway.• Must the development be so tall? The height of the proposal is greater than the Ladybird Inn and will be an eclipse.

	<p>Consultation Response received 28.03.2012 from Climate Change Manager raising the following points:</p> <ul style="list-style-type: none"> • The surrounding roads are already congested and I have concerns that this redevelopment will exacerbate this. The associated impact on residents attempting to use/arrive/leave the train station is also a concern; it would be a pity for residents to be put off using the train network because of difficulties in accessing the station itself. • The applicant should consider increasing the sustainability of these dwellings in the long term; particularly on this occasion in relation to exploring the potential for renewable heating technologies in light of the forthcoming Renewable Heat Incentive scheme. <p>Comments received from Cofton Hackett Parish Council 28.02.2012:</p> <p>Cofton Hackett Parish Council has considered the two associated applications and would recommend refusal of both on the following grounds:</p> <ul style="list-style-type: none"> • The raising of the roof by 1.7m would alter the proportions of this Grade 11 Worcestershire barn to an unacceptable level. • Raising the roof level would also interfere with adjacent well established Beech trees, requiring some boughs to almost certainly be lopped. • The fitting of Velux type windows to the North East side would reduce the levels of privacy for the local residents. • The proposed dormer windows on the South West side are not in keeping with the style of the building.
12/0048-MT	<p>The proposed development has been re-considered in light of the NPPF. The main policy matters considered in the report of the Head of Planning and Regeneration to Committee were Policy DS2 of the BDLP and PPG2. These policies are consistent with Green Belt policy within the NPPF insofar as they define the construction of new buildings as inappropriate development in the Green Belt, and that inappropriate development should not be approved except in very special circumstances. It is not therefore considered that any further policy discussion is required in light of the NPPF.</p> <p>Members will be aware of Committee's resolution at the 5 March meeting to allow the Head of Planning and Environment to grant planning permission for this development upon the expiry of the publicity period, subject to the receipt of no new representations that raise new material considerations.</p> <p>If any new third party representations are received, Members agreed to allow the Head of Planning and Regeneration and the Chairman of Planning Committee to establish whether any new material considerations are raised.</p>

	<p>It was brought to the Council's attention by an adjoining occupier that there is an existing shelter on the site. Members are reminded that they resolved to approve the application on the basis that it would be of benefit to the residents of the home and there are no alternative provisions on the site (these matters were considered to represent very special circumstances). The existing shelter means that there are alternative provisions on the site. The Head of Planning and Regeneration and the Chairman of Planning Committee decided that this represents a new material consideration as it may affect the Committee's justification for approving the application.</p> <p>The Planning Committee are required to take into account all material considerations when making a decision on an application. For this reason, the application has been referred back to the committee for determination so to ensure that a complete assessment is made of the proposed development.</p> <p>However, following the Head of Planning and Environment's report to Committee, it was brought to your officer's attention that the existing shelter has been removed from the site. The Council's Enforcement Officer has visited the site to confirm this.</p> <p>A Written Representation has been received from the applicant's agent. This highlights the fact that the existing shelter was used by staff as a smoking shelter but it has now been removed.</p> <p>In light of this matter, there are no reasons why the Planning Committee's resolution to grant Planning Permission for the development should be reconsidered.</p>
12/0070-DK	<p>The main consideration in the determination of this application is the proposals accordance with policies S7 and RAT4 of the BDLP. Section 7 of the NPPF requires Local Planning Authorities to have regard to appropriate design in considering development proposals.</p> <p>Paragraph 69 talks about active street frontages and ensuring development does not undermine the quality of life or community cohesion and are appropriate in terms of crime prevention.</p>
12/0111-HR	<p>The agent has submitted an amended plan on 02.04.2012 to correct the proposal site red line position which illustrates an extended turning area and the re-siting of the existing fence.</p> <p>The existing fence installed between points A-A and B-B will be removed and sited behind the dotted line as illustrated on the amended plan.</p> <p>The main consideration in the determination of this application is the proposals accordance with policy TR11 of the BDLP. It is considered that these criteria are consistent with the policy objectives of the NPPF in relation to these matters and no further discussion is necessary.</p>

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