



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 11TH FEBRUARY 2013
AT 6.00 P.M.

COUNCIL CHAMBER, THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

:

SUPPLEMENTARY DOCUMENTATION

The attached Update Reports for the various Planning Applications to be considered were circulated to Committee Members and the public gallery prior to the commencement of the meeting.

4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting) (Pages 1 - 4)

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

K DICKS
Chief Executive

Agenda Item 4

Bromsgrove District Council Planning Committee

Committee Updates 11 February 2013

12/0708/DMB Land at St Godwalds	<p>Worcestershire Highways – views received 07.02.13: No objection to the revised scheme subject to Conditions relating to:</p> <ul style="list-style-type: none">• Access, turning and parking• Cycle parking• On site road phasing <p>On this basis that the satisfactory views of Worcestershire have now been submitted, the recommendation is revised to read:</p> <p>RECOMMENDATION: that RESERVED MATTERS be APPROVED</p> <p>The following Conditions are therefore requested to be included on the decision if Members are minded to approve the application:</p> <p>(5) The dwelling hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times. Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.</p> <p>(6) Prior to the first occupation of any 2 bedroom dwelling hereby approved secure parking for 2 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only. Reason: To comply with the Council's parking standards</p> <p>(7) Prior to the first occupation of any 3, 4 or 5 bedroom dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only. Reason: To comply with the Council's parking standards</p> <p>(8) The development shall not be occupied until the roadworks necessary to provide access from the nearest publicly maintained highway have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority. Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.</p>
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The following Condition is also requested relating to compliance with the approved drawings:

- (9) The development hereby permitted shall be carried out in accordance with the approved plans/drawings listed.

Reason:

For the avoidance of doubt and in the interests of proper planning

Additional Informative

Public Rights of Way Affected

The permission does not authorise the stopping up or diversion of public right of way 509(c). The right of way may be stopped up or diverted by Order under Section 257 of the Town and Country Planning Act, 1990 provided that the Order is made before the development is carried out. If the right of way is obstructed before the Order is made, the Order cannot proceed until the obstruction is removed.

6 additional representations received. The majority of comments have already been reported in the Officer Report and these are not repeated here.

The following principle matters are raised:

Traffic and Highway Matters

- Concern over loss of emergency vehicle link facility
- Vehicular movements will be cause noise and disturbance to adjacent properties
- Car headlight shine onto front windows of 35 and 37 Rutherford Road on turning at the T-junction and along housing approach roadways to plots 165-168 and 169-174
- Possibility of speeding traffic along these straight roadway lengths
- The road access area along the perimeter is too close to 35 and 37 Rutherford Road
- Lack of parking provision
- The planning consent granted to Bromsgrove Cricket, Hockey and Tennis Club in August 2012 will have a material effect on the number of vehicles using St Godwalds Road and therefore the number of dwellings should be reduced

Overlooking and Privacy

- We now note that the affordable housing in area B (which backs onto Clayton Drive) has changed orientation, which is preferable.
- Overlooking to dwellings and gardens of 35 and 37 Rutherford Road
- Loss of privacy to first floor bedrooms to 31, 35 and 37 Rutherford Road
- The topography of the site sloping down to the houses on Rutherford Road will restrict light to 31, 35 and 37 Rutherford Road
- The high density housing is closest to the nearest properties on the existing perimeter which is unnecessary and too close
- The effect on front facing to rear facing properties has also been ignored on plots 165-174. It would be more consistent to have properties back to back with plots 180-181

	<ul style="list-style-type: none"> • Choice of housing stock at the rear of 35-37 Rutherford Road is not consistent in its look and size to the remainder of the development • Impact on right to light (under common law) <p>Trees and Landscaping</p> <ul style="list-style-type: none"> • Loss of mature trees • Request additional screening measures <p>Public Right of Way</p> <ul style="list-style-type: none"> • The line of the public footpath is too close to the perimeter of the existing houses in Rutherford Road, leading to loss of privacy and potential damage/litter issues <p>For the reference of Members, the existing Hazelcroft Estate was constructed by Bryant Homes circa. 1988-1989. This has an approximate density of 32 dwellings per hectare.</p> <p>The scheme as proposed equates to 25 dwellings per hectare.</p>
<p>12/0976/DK Stoney Lane Farm. Tardebigge</p>	<p>Members are advised that the proposed roof materials may be altered from that suggested on the proposed elevations so that there is sufficient strength to support the solar panels.</p>
<p>12/0987/RL 131 Worcester Road. Hagley</p>	<p>One email received 07.02.13 raising two points with regard to the Committee Report in relation to:</p> <ul style="list-style-type: none"> • Parking restrictions on High Street • Parking provision • Use of Policy S19 in relation to this scheme and the previous applications <p>Response:</p> <ul style="list-style-type: none"> • There are double yellow lines along the west side of the High Street and there are time restrictions on the east side but no pay and display. • The public car park at the north end of the High Street has ample parking for the size of Hagley, along with that available on-street. In addition, the Highways Officer has raised no objection to the application. • Policy S19 is considered throughout the report considering the potential affect on residential amenity, noise, smell, litter, traffic and healthy eating. It was felt that the application referenced B/2002/0264 could not be compared to this application considering that the proposed increase in hours for that application would have been across a whole day and not an additional four hours in the mornings as proposed.

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