



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 7TH SEPTEMBER 2015
AT 6.00 P.M.

COUNCIL CHAMBER, 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)

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

K DICKS
Chief Executive

Bromsgrove District Council Planning Committee

Committee Updates

7TH September 2015

2014/1037 24 Wildmoor Lane, Catshill	<p>Representation received from neighbour referring to limited space between number 22 and 24 with the consequence that the development will block light from bathroom and bedroom at the adjoining property.</p> <p>The Case Officers report already addresses the matter of residential amenity.</p>
2015/0387 Land at Rectory Farm, Grafton Lane	<p>Comments from Conservation Officer (28.08.15)</p> <p>I am unhappy with the methodology used by the applicant for assessing the impact of the development on the setting of the surrounding listed buildings. I think their methodology has been adequate in terms of identifying heritage assets which suffer negative impacts should the development go ahead particularly in terms of impact on setting. However where potential harm was identified I consider that a more detailed assessment should have been carried out. The properties which may incur setting issues as a result of the proposed development are Bowling Green Farmhouse and Barns and West Lodge.</p> <p>The applicant would appear to have dismissed the potential harm to the setting of these heritage assets on the basis that the development is 'temporary'. However I would not consider development that is likely to remain in place for 25 years as 'temporary'. I therefore consider that there is likely to be harm to the setting of the heritage assets, albeit 'less than substantial harm'. On this basis I would recommend that this application be refused.</p> <p>I understand that the application is being recommended for refusal, and I would like to see the 'less than substantial harm to the listed buildings' that the development is likely to cause added to the list of reasons for refusal.</p> <p>Additional reason for Refusal;</p> <p>Where potential harm to the setting of Listed Buildings has been identified, the assessment used by the applicant is of insufficient detail. The proposal is therefore considered to be harmful to the setting of the heritage assets of Bowling Green Farmhouse and</p>

Agenda Item 4

	<p>Barns, and West Lodge. This harm, whilst being less than substantial, has not been outweighed by the public benefits associated with the need for renewable energy generation. The proposal is therefore contrary to Policy S39 of the Bromsgrove District Local Plan 2004 and fails to comply with paragraphs 131 - 134, and 137 of the National Planning Policy Framework 2012.</p> <p>Additional Policy references;</p> <p>BDLP S39 Emerging Plan BDP20</p>
<p>15/0494 41 Druids Lane, Walkers Heath</p>	<p>Comments from Wythall Parish Council (04.09.15)</p> <p>Wythall Parish Council has no objection to the application, whilst noting the officer's comments, which we do not agree with, because we do not consider it will affect the street scene, bearing in mind a house a few doors away has done the same extension. (Delegated powers).</p>