



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 6TH JUNE 2016
AT 6.00 P.M.

COUNCIL CHAMBER, PARKSIDE SUITE, PARKSIDE, MARKET STREET,
BROMSGROVE, B61 8DA

:

SUPPLEMENTARY DOCUMENTATION

The attached papers were specified as “to follow” on the Agenda previously distributed relating to the above mentioned meeting.

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

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

K DICKS
Chief Executive

**Bromsgrove District Council
Planning Committee**

**Committee Updates
6th June 2016**

16/0109 116 New Road, Rubery

Email received from Councillor C McDonald 6 June 2016:

Unfortunately I can no longer make the meeting this evening, but had I been able to I would have made the following comments.

1. The last time a planning application 15/ 0376 was considered regarding this property it was agreed that the windows proposed would not be allowed to open. However, I notice that the record of the meeting it makes reference to the front windows, not the rear ones which were causing offence.
2. The proposed dormer windows will cause further nuisance to the properties at the rear with the noise associated with the nature of the business and once again affect the standard of lives of those living at the rear of the business.

Therefore, I would urge members of the committee to consider the lives of those living at the rear of the properties in St Chads Road and refuse the application.

16/0115 Rose Cottage Farm , Seafeld Lane

An amended Site Plan was received from the applicant on 18/05/2016 to address the concerns of the Highway Authority in respect of parking provision, vehicle access and the ability of vehicles to manoeuvre within the site. This plan is included in the presentation and further response was received from Highways on 01.06.2016 which was no objection subject to the following conditions:

HC25 - Access, turning and parking

The development 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.

HC31 - Parking Provision

Minimum of 8 car parking spaces shall be provided on site and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.

Members should note that the consultation response does not change the recommendation in relation to this proposal.

16/0451 Three Oaks, Billesley Lane

The consultation response from Worcestershire Regulatory Services (WRS) was received 25.05.2016. The WRS records indicate that the site is - located within 250m of a former landfill site known as Portway South Landfill Site, Earlswood. WRS therefore recommend the following informative should be attached to any permission.

Informative for an extension within 250m of landfill:

The above site has been reviewed for any potential contamination issues. The proposed development is sited within 250m of a registered landfill or significant area of unknown filled ground which potentially could produce landfill gas. The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

REASON

To ensure that the risks to buildings and their occupants from landfill sites are adequately addressed.

One additional letter of support has been received from the neighbouring property Oakwood on 03.06.2016. No additional material considerations have been raised.

16/0470 Commercial Units At, George Road

Neighbour Responses

5 Detailed responses received covering the following concerns:

New scheme does not adequately address the previous concerns over the scheme. The building is still too near and too high and will continue to block light from our houses especially in the enjoyment of our houses and gardens in the summer months and taking out light for plants to thrive.

Traffic increase through Bridge Road using this as an access and cut through and potential for indiscriminate parking is a concern based on the size of the units and the amount of staff proposed.

Brought this property on the understanding this will be for business units rather than a warehouse so this will not comply with the original intent for the for technology park. B1 and B2 was approved and this does not fulfil the employment provisions for this park in terms of land use. Land should be developed further away from the houses.

Deeply concerned regarding the noise and amenity loss due to level of activities on the site and the associated opening hours of the units. This will lead to disturbance to the houses in this area.

Concerned about the intensity of the use and the trade counter especially opening hours all week including Sunday.

Agenda Item 6

Quality of the attenuation properties of the building material proposed for the site

Concerned building will create additional run off which could cause flooding.

No assessment of the boundary trees and landscaping impacts.

Will adversely affect the value of the properties in the area.

Consultee Responses

North Worcestershire Water Management(NWWM) – No objections – Subject to conditions for drainage 3.6.16

Worcestershire Highways – No objection subject to conditions. (note new access will be created not per application form) 2.6.16

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