



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 5TH DECEMBER 2016
AT 6.00 P.M.

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.

4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting) (Pages 1 - 2)

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

K DICKS
Chief Executive

Bromsgrove District Council

Planning Committee

Committee Updates
5th December 2016

16/0844 Mereside Farm Children's Nursery, Peterbrook Road, Major's Green

Additional Comments

Members will note an additional letter of support for the proposed development was submitted directly to them on the 25 November 2016 from Babcock Prime Education Services, on behalf of Worcestershire County Council. This letter has also been uploaded on to the Councils Public Access system as part of the supporting information submitted with this application.

Green Belt

Additional information has been submitted by the applicant which indicates that the original outbuilding was at one time larger than it is now (copy emailed to all Members of Planning Committee for reference). The information has been taken from the 1st edition OS map and has been plotted on the block plan submitted with the application. The accuracy of this information is unknown.

It is however important to note that if a building or part of a building no longer exists, it can no longer be taken into consideration when assessing extensions to buildings or new buildings in the Green Belt. As once a building or part of a building has gone, it has gone.

As such in this case it is the Officers opinion that the original buildings that can be taken into consideration as part of the assessment of this proposal is the sections of the buildings that existed on the site pre 1948 and are still present on the site now. This includes the brick section of the former outbuilding and the former farm house building.

Because of this it is still considered that the Officers Green Belt calculations in the Committee Report are correct and that the proposed extension would still be a disproportionate addition and as such would be inappropriate development in the Green Belt.

Bats

A bat survey has now been undertaken and submitted to the Council. This shows that the site has been used by bats in the past but is no longer available because of works carried out by a third party. The ecologist who has carried out the survey has recommended a package of mitigation measures, which combine to allow the development to proceed in line with the law and guidance. Worcestershire Wildlife Trust have had a look at the bat survey and have not raised any objection to the proposal, subject to conditions covering the recommendations in the bat survey report.

16/0915 The Woodlands, Woodland Road, Dodford

1 representation received 5 December 2016 from the occupiers of the adjacent dwelling known as Woodbury:

Support application

- The store has a pleasing, practical and rural appearance that fits in with the surroundings of Dodford
- Although conservation is significant to the village, it is important to ensure that the village meets the requirements of its residents including appropriate accommodation, buildings and facilities. A village that cannot develop, improve and modernise will inevitably fade and fail to attract residents.
- It is apparent that many properties in Dodford have outbuildings that house machinery, livestock and materials due to the prevalence of land that surrounds many of the houses.
- These buildings are essential features of rural settings and the insistence that they need to be located behind the 'line of the house' does not take into account the size of the plots (these are not densely populated areas), the practicalities of locating the buildings elsewhere (many houses have steep slopes to the rear of the plots making it impractical to add outbuildings) and the lack of impact to neighbours

16/1050 Heath Farm, Alcester Road, Wythall

Comments have been received from Worcestershire CPRE.

Objection:

- Further intensification and expansion of retail development in the Green Belt
- Approval could lead to further intensification of development in the future
- The use of the land around the building for retail should be resisted
- The scheme is inappropriate development in the Green Belt

Heath Farm includes at least ten separate businesses (including the golf driving range)