

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 6TH DECEMBER 2010

AT 2.00 P.M.

PRESENT: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, Miss D. H. Campbell JP, R. J. Deeming, Mrs. J. Dyer M.B.E., B. Lewis F.CMI, E. J. Murray, D. L. Pardoe (substituting for Mrs. J. D. Luck), S. R. Peters, C. J. Tidmarsh and C. J. K. Wilson

Observers: Councillor C. B. Taylor

Officers: Ms. T. Lovejoy, Mr. D. M. Birch, Mr. D. Kelly, Mr. A. Bucklitch and Mr. A. C. Stephens

107/10 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs. J. D. Luck and P. J. Whittaker.

108/10 **DECLARATIONS OF INTEREST**

No declarations of interest were received.

109/10 **MINUTES**

The minutes of the meeting of the Planning Committee held on 1st November 2010 were submitted.

RESOLVED that the minutes be approved and adopted.

110/10 **REGIONAL SPATIAL STRATEGY - UPDATE**

The Head of Planning and Regeneration Services stated that all planning applications would continue to be considered against policies within the Regional Spatial Strategy in view of the fact that it continues to be part of the development plan and is a material consideration in the determination of planning applications.

111/10 **10/0886-MT - EXTENSIONS TO COLLEGE BUILDINGS - NEW COLLEGE, SCHOOL DRIVE, BROMSGROVE, B60 1AX - MR. R. GILBERT**

The Head of Planning and Regeneration reported the comments of the West Mercia Constabulary.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 13 and 14 of the report.

112/10 **10/0957-DK - TWO-STOREY EXTENSION - THE STABLES, COPYHOLT LANE, BANKS GREEN, UPPER BENTLEY, B97 5SU - MRS. A. GIBBS**

The Head of Planning and Regeneration Services reported the receipt of amended plans together with an additional supporting statement from the applicant.

RESOLVED that permission be refused for the reasons set out on page 18 of the report.

113/10 **10/0970-SG - PROPOSED TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSIONS, TWO STOREY FRONT EXTENSION AND REMODELLING - 7 TWATLING ROAD, BARNT GREEN, B45 8HX - MR. AND MRS. P. CARTWRIGHT**

The Head of Planning and Regeneration Services reported the comments of the Drainage Engineer, the Conservation Officer, the Tree Officer, the Environmental Health Manager and Worcestershire Wildlife Trust. She also reported that two additional letters of objection had been received.

At the invitation of the Chairman, Mrs. S. Cartwright addressed the Committee and spoke in support of the application. Councillor C. B. Taylor also addressed the Committee in his capacity as the Ward Member for the area in which the application site was located.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on page 22 of the report.

114/10 **10/0973-MT - ERECTION OF THREE BEDROOMED DETACHED BUNGALOW AND GARAGE - 6 ST. CATHERINES ROAD, BLACKWELL, BROMSGROVE, B60 1BN - MR. D. JONES**

The Head of Planning and Regeneration Services reported the comments of the Drainage Engineer, the Tree Officer and the Environmental Health Manager. She also confirmed that the application was being considered by the Committee at the request of Councillor C. B. Taylor, instead of being determined by delegated powers.

At the invitation of the Chairman, Councillor C. B. Taylor addressed the Committee and spoke in his capacity as the Ward Member for the area in which the application site was located.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on page 28 of the report.

115/10 **FOXWALKS AVENUE/ALDERNEY ROAD (10/1016), WILLOW CLOSE/ROWAN CLOSE (10/1037), CHARFORD ROAD/LYTTLETON AVENUE (10/1043) AND BREAKBACK ROAD/ALDERNEY ROAD (10/1044) - REFURBISHMENT OF 56 1 & 2 BED WIMPEY NO-FINES FLATS INCLUDING NEW EXTERNAL INSULATION WITH RENDER AND TIMBER EFFECT FINISH. REMOVAL OF EXISTING CONCRETE STAIRS TO FLATS INCLUDING SOME BUILT ON SHEDS, RETENTION OF 10 NO. EXISTING CONCRETE LANDINGS AND CONSTRUCTION OF 10 NO. NEW STAIR ENCLOSURES TO REPLACE EXISTING STAIRS - BDHT**

The Chairman received Members' approval firstly to discuss and consider the applications together, and then to vote on the applications at the same time.

The Head of Planning and Regeneration Services reported that amended plans had been received in respect of the applications, together with a Design and Access Statement.

In view of the nature of the applications, and with the agreement of the Committee, the Chairman informed Members that he proposed to combine the applications rather than deal with them individually.

RESOLVED that permission be granted in respect of the four applications, subject to the conditions and notes set out or referred to on page 32 of the report.

116/10 **10/0632 - INFORMATION REPORT - ERECTION OF 10 NO. AFFORDABLE DWELLINGS - LAND AT HOLY CROSS GREEN, HOLY CROSS, DY9 0HG - WEST MERCIA HOUSING GROUP AND CLENT PARISH COUNCIL**

The Head of Planning and Regeneration Services reiterated that consideration of the application had passed from the Council to the Secretary of State for Communities and Local Government, as the applicant had instigated appeal proceedings against the non-determination of the application within the statutory time. Therefore, the Committee was requested to consider the application to give an indication of what its decision would have been in order to demonstrate the Council's stance for the forthcoming appeal.

She also reported the comments of Natural England in respect of withdrawing the objection in relation to the provision of inadequate species information, together with the comments of the Strategic Housing Manager on the draft Unilateral Undertaking.

RESOLVED that Members follow the recommendation of the Head of Planning and Regeneration Services to endorse the Council's position, as set out in the refusal reasons (1), (2) and (3) on pages 52 and 53 of the report, and that this decision represent the Council's stance in respect of the appeal proceedings instigated by the applicants.

117/10 **NON-CONFIRMATION OF TREE PRESERVATION ORDERS (NO. 2), (NO. 6), (NO. 8), (NO. 10) AND (NO. 12) 2009**

Consideration was given to a report which detailed five Tree Preservation Orders which had been made during 2009.

RESOLVED that the following Tree Preservation Orders not be formally confirmed:-

- Tree Preservation Order (No. 2) 2009 - relating to trees on land at and adjoining 64 Worcester Road, Hagley
- Tree Preservation Order (No. 6) 2009 - relating to trees on land at the rear of 21 May Lane, Wythall
- Tree Preservation Order (No. 8) 2009 - relating to trees on land at the rear of New Road and Woodleaves, Hollywood, Wythall
- Tree Preservation Order (No. 10) 2009 - relating to trees on land at 25 Sycamore Drive, Hollywood, Wythall
- Tree Preservation Order (No. 12) 2009 - relating to trees on land at the Pumping Station, Brake Lane, Hagley

118/10 **LOCAL GOVERNMENT ACT 1972**

RESOLVED that under Section 100 I of the Local Government Act 1972, as amended, the public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part I of Schedule 12A to the Act, as amended, the relevant paragraphs of that part being as set out below, and that it is in the public interest to do so:-

<u>Minute No.</u>	<u>Paragraphs</u>
119	2 and 6

119/10 **ENFORCEMENT OF PLANNING CONTROL - PI/2010/00138 - SHANGRI-LA, WOODFIELD LANE, BELL HEATH, HALESOWEN**

Consideration was given to a report relating to the unauthorised erection of stables on land at 'Shangri-La, Woodfield Lane, Bell Heath, Halesowen, and whether it was expedient to continue with enforcement proceedings at this time.

RESOLVED that no further action be taken in respect of the alleged breach of planning control, as detailed in the report.

The meeting closed at 3.10 p.m.

Chairman