

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 18TH APRIL 2011

AT 2.00 P.M.

PRESENT: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, Mrs. J. Dyer M.B.E., B. Lewis F.CMI, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, C. J. Tidmarsh, P. J. Whittaker and C. J. K. Wilson

Observers: Councillors D. L. Pardoe and C. R. Scurrall

Officers: Mr. J. Staniland, Ms. T. Lovejoy, Mr. D. M. Birch, Mr. D. Kelly, Ms. J. Carstairs, Mr. S. Hawley (Worcestershire Highways), Mr. A. Bucklitch and Mr. A. C. Stephens

167/10 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Miss D. H. Campbell JP and R. J. Deeming.

168/10 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:-

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor Mrs. J. D. Luck	11/0025-DK	Prejudicial. Knows the applicant. During consideration of the application, Councillor Mrs. Luck left the room and took no part in the discussion or voting thereon.
Councillor E. J. Murray	10/00953-DMB	Prejudicial. Daughter lives on housing development adjacent to the application site. During consideration of the application, Councillor Murray left the room and took no part in the discussion or voting thereon.

169/10 **MINUTES**

The minutes of the meeting of the Planning Committee held on 28th March 2011 were submitted.

RESOLVED that the minutes be approved as a correct record.

170/10 **10/0953-DMB - OUTLINE PLANNING PERMISSION FOR UP TO 212 DWELLINGS WITH ASSOCIATED OPEN SPACE INFRASTRUCTURE INCLUDING A NEW VEHICULAR ACCESS VIA RUTHERFORD ROAD - LAND AT ST. GODWALDS ROAD, BROMSGROVE, B60 3SA - MAPLEBROM LLP**

The Head of Planning and Regeneration Services reported the receipt of a further five letters of objection, together with the receipt of an email on behalf of the Campaign to Protect Rural England [CPRE]. In addition, she informed the Committee of the additional views of the Strategic Planning Manager as well as his response to the CPRE email. The current status of the Agreement under Section 106 of the Town and Country Planning Act 1990 in respect of the application was also reported.

At the invitation of the Chairman, Mrs. H. Dale and Mr. G. Reddie addressed the Committee and spoke in opposition to the proposals, and Mr. D. J. Prescott spoke against the application in his capacity as Chairman of Finstall Parish Council. Furthermore, Mr. P. Frampton spoke on behalf of the applicant in support of the application.

Consideration was then given to the application which the Head of Planning and Regeneration Services, according to the recommendation contained within the report, would have been minded to approve subject to the satisfactory completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990. However, on the matter being put to the vote, Members considered that the proposal would lead to unacceptable traffic implications and have a negative impact on the amenities of existing residents by virtue of the generation of over-capacity issues on the local highway network and the absence of an adequate infrastructure to accommodate and ensure the free flow of traffic.

RESOLVED that permission be refused for the following reason:

The proposal would lead to unacceptable traffic implications and negatively impact on the amenities of existing residents by virtue of the generation of over-capacity issues on the local highway network and the absence of adequate infrastructure to accommodate and ensure the free flow of traffic.

171/10 **10/1099-DK - PERMANENT ERECTION OF MARQUEE, TO REPLACE TEMPORARY MARQUEE - GRAFTON MANOR HOTEL, GRAFTON LANE, BROMSGROVE, B61 7HA - MR. J. MORRIS**

The Head of Planning and Regeneration Services referred to this item on the agenda and stated that the application would be deferred in order to consider additional information which had been received in respect of the application.

172/10 **11/0025-DK - DEMOLITION OF TWO CHICKEN SHEDS; CONVERSION OF THE REMAINING TWO CHICKEN SHEDS TO PROVIDE 14 DWELLINGS; CREATION OF NEW ACCESS; CREATION OF CAR PARKING AREA; PROVISION OF PLAY AREA AND OTHER ASSOCIATED WORKS - ROSE COTTAGE, SEAFIELD LANE, PORTWAY, BIRMINGHAM, B48 7HN - A. E. BECKETT AND SONS LTD.**

The Head of Planning and Regeneration Services reported the receipt of a letter in support of the application from the applicant, and outlined her own comments on the content of the letter.

At the invitation of the Chairman, Mr. P. Horridge spoke in favour of the proposals.

RESOLVED that permission be refused for the reasons referred to on page 73 of the report.

173/10 **11/0199-SC - CONSTRUCTION OF DETACHED GARAGE - FOXHILL HOUSE BARN, FOXHILL LANE, ALVECHURCH, B48 7BY - MR. C. WOODWISS**

The Head of Planning and Regeneration Services clarified the difference in volume of the application with the previous application 10/0547-SC. She also reported that an email had been received from the applicant's agent, as well as a letter from the applicant in support of the proposals, and informed the Committee of the comments of Central Networks and Worcestershire Highways.

At the invitation of the Chairman, Mr. C. Woodwiss addressed the Committee and spoke in support of his application.

Consideration was then given to the application which had been recommended for refusal by the Head of Planning and Regeneration Services. However, on the matter being put to the vote, Members considered that -

- (i) the modest scale of the proposals to have limited harm on the openness of the Green Belt;
- (ii) there was a need to acknowledge Section 17 of the Crime and Disorder Act 1998 and the security requirements in the rural location of the application site; and
- (iii) the high design specification of the proposed structure, as well as the inclusion of green infrastructure,

constituted very special circumstances to outweigh the harm that would be caused to the openness of the Green Belt and the purposes of including land within the Green Belt.

RESOLVED that permission be granted subject to any reasonable conditions and notes considered necessary by the Head of Planning and Regeneration Services.

174/10 **ST. JOHNS CONSERVATION AREA**

Consideration was given to a report relating to the creation of a new St. Johns Conservation Area out of the former Bromsgrove Town Conservation Area and the related proposals for the Conservation Area which were currently the subject of a formal consultation exercise. Members were informed that the report was for information only as the proposals would be considered by the Cabinet in the near future.

RESOLVED that the report be noted.

175/10 **TREE PRESERVATION ORDER (NO. 15) 2010 - TREES ON LAND AT ALDI / FORMER BGW SITE, SHERWOOD ROAD, BROMSGROVE**

Members gave consideration to a report relating to Bromsgrove District Council Tree Preservation Order (No. 15) 2010 which had been made in respect of trees on land at the Aldi (former BGW) site on Sherwood Road, Bromsgrove.

RESOLVED that Bromsgrove District Council Tree Preservation Order (No. 15) 2010 be confirmed without modification.

176/10 **APPEAL DECISIONS**

Members gave consideration to a report which outlined the decisions in several planning appeals, the details of which had been received since the last meeting of the Committee.

RESOLVED that the report be noted.

The meeting closed at 4.40 p.m.

Chairman