

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 28TH JUNE 2010

AT 2.00 P.M.

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

Observers: Councillors C. R. Scurrall and S. P. Shannon

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

32/10 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs. J. M. Boswell, Mrs. J. D. Luck and E. J. Murray.

33/10 **DECLARATIONS OF INTEREST**

Councillor S. R. Peters declared a personal interest in application ref. 09/0365 as he is a member of the Co-operative Group.

34/10 **09/0365-DMB - REDEVELOPMENT OF SITE TO PROVIDE A NEW SUPERMARKET (CLASS A1) AND RETAIL UNITS (CLASS A1-A3) WITH ASSOCIATED CAR PARKING ACCESS, HIGHWAY, LANDSCAPING AND OTHER WORKS - LAND AT BROMSGROVE RETAIL PARK, BIRMINGHAM ROAD, BROMSGROVE, B61 0DD - SAINSBURY'S SUPERMARKETS LTD.**

The Head of Planning and Regeneration Services reported two errors on page 42 of the report, namely -

- reference to "23 trees" should be substituted by "24 trees;" and
- reference to "17 young Lime trees" should be substituted by "17 young Whitebeam trees."

She also reported the receipt of a letter from the applicant's agent which clarified a number of issues including:-

- the position of the car park barriers and kiosks;
- the proposed changes to on-street parking arrangements on the Birmingham Road;

- the replacement of 28 trees with 38 trees arising from highway improvements, and associated air quality issues; and
- concluding comments in respect of retail matters.

The Chairman explained to the Committee that, due to the scale of the application, together with the level of public interest which had been generated by the proposed development, he would exercise his discretion for the meeting and permit an extended period of ten minutes for public speaking.

At the invitation of the Chairman, Mr. J. Coulson addressed the Committee and spoke in opposition to the proposals. Mr. T. M. Horton, of Thomas Horton LLP Solicitors, Ms. J. Powell, on behalf of Sainsbury's Supermarkets Ltd., and Mr. G. Forster, representing Turley Associates, addressed the Committee and spoke in support of the application.

Members examined the issues relating to the proposed development, as detailed in the report, and gave detailed consideration to the application, with specific reference to:

- (a) retail considerations and the need for a retail development to the scale of that as proposed;
- (b) the design and layout of the proposed development, together with accessibility, car parking and highways matters;
- (c) the financial contributions which would be required by way of an agreement under Section 106 of the Town and Country Planning Act 1990, as amended, relating to (i) walking and cycling schemes in Bromsgrove; (ii) sustainable transport objectives; (iii) public realm improvements; and (iv) air quality monitoring along Birmingham Road; and
- (d) noise, light and air pollution and the possible effect on the amenities of nearby residential dwellings.

Members considered that the proposed development represented an opportunity to provide an alternative retail outlet in Bromsgrove, make improvements to local highways issues and continue the enhancement and regeneration of Bromsgrove Town Centre.

RESOLVED:

- (a) that authority be delegated to the Head of Planning and Regeneration Services to approve the application upon the satisfactory completion of an agreement under Section 106 of the Town and Country Planning Act 1990, as amended, in respect of financial contributions relating to:-
 - (i) walking and cycling schemes in Bromsgrove (£50,000);
 - (ii) sustainable transport objectives (£100,000);
 - (iii) public realm improvements (£347,850); and
 - (iv) air quality monitoring along Birmingham Road (£10,000);

- (b) that, before the formal issue of the planning permission Notice of Decision, officers engage in negotiations with the applicant in respect of the following matters:-
- (i) Store deliveries;
 - (ii) Taxi accessibility; and
 - (iii) Highways improvements phasing timetable;
- (c) that, upon the satisfactory completion of the agreement under Section 106 of the Town and Country Planning Act 1990 referred to in (a) above, the Head of Planning and Regeneration Services be authorised to impose any reasonable conditions and notes to the Notice of Decision as considered necessary, and to specifically include appropriately-worded conditions relating to:-
- (i) implementation of a green vertical wall to the store building facing the inner courtyard to the Listed Buildings;
 - (ii) trolley storage;
 - (iii) car-parking barrier positions;
 - (iv) lighting, to include control over in-store lighting;
 - (v) construction times;
 - (vi) implementation of vole enhancement works;
 - (vii) the provision of adequate security fencing to the perimeter of the site, with particular reference to the rear of the store;
 - (viii) the implementation of natural ventilation measures to serve the store; and
 - (ix) the imposing of methods to reduce disturbance during lorry deliveries;

(NOTE: Under paragraph 17.7 of the Council's Procedure Rules, Councillor D. L. Pardoe requested that it be recorded that he had voted against the resolution).

The meeting closed at 4.05 p.m.

Chairman