

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 23RD MAY 2011

AT 2.00 P.M.

PRESENT: Councillors Mrs. S. J. Baxter, M. A. Bullivant, R. A. Clarke, R. J. Deeming, B. Lewis F.CMI, Mrs. C. M. McDonald, P. M. McDonald (substituting for C. J. K. Wilson), E. J. Murray, J. A. Ruck, C. B. Taylor, C. J. Tidmarsh and P. J. Whittaker

Observers: Councillors Mrs. J. M. Boswell and C. R. Scurrall

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

1/11 **ELECTION OF CHAIRMAN**

RESOLVED that Councillor R. J. Deeming be elected Chairman of the Committee for the ensuing municipal year.

2/11 **ELECTION OF VICE-CHAIRMAN**

RESOLVED that Councillor P. J. Whittaker be elected Vice-Chairman of the Committee for the ensuing municipal year.

3/11 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor C. J. K. Wilson.

4/11 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:-

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor B. Lewis F.CMI	11/0251	Prejudicial. Knows applicant and objector. During consideration of the application, Councillor Lewis left the room and took no part in the discussion or voting thereon.
Councillor C. B. Taylor	10/1099	Prejudicial. Parents are friends of the applicant and daughter works part-time at the premises the subject of the application. During consideration of the application, Councillor Taylor left the room and took no part in the discussion or voting thereon.

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor C. J. Tidmarsh	10/1099	Prejudicial. Applicant is a friend. During consideration of the application, Councillor Tidmarsh left the room and took no part in the discussion or voting thereon.
Councillor C. J. Tidmarsh	11/0251	Prejudicial. Applicant is a friend. During consideration of the application, Councillor Tidmarsh left the room and took no part in the discussion or voting thereon.
Councillor P. J. Whittaker	11/0127	Personal. Applicant is also a Member of Tutnall and Cobley Parish Council.

5/11 **MINUTES**

The minutes of the meeting of the Planning Committee held on 18th April 2011 were submitted.

RESOLVED that the minutes be approved as a correct record.

6/11 **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 reported the receipt of four additional letters in support of the application.

At the invitation of the Chairman, Mr. S. Morris addressed the Committee and spoke in support of the application. In addition, Mr. A. Rea spoke in his capacity as Chairman of Dodford-with-Grafton Parish Council.

RESOLVED that permission be refused for the reason referred to on page 12 of the report.

7/11 **10/1106-HR - REMOVAL OF CONDITIONS 5 AND 6 OF PLANNING PERMISSION 09/0690 TO ALLOW FOR USE AS DWELLINGS - LAND AT THE REAR OF PEPPERWOOD BUNGALOW, WOOD LANE, FAIRFIELD, BROMSGROVE, B61 9NE - MR. J. HORTON**

The Head of Planning and Regeneration Services reported the receipt of additional plans and a proposed agreement under Section 106 of the Town and Country Planning Act 1990. However, she stated that advice given by the Head of Legal, Equalities and Democratic Services meant that the proposed agreement would not be valid.

At the invitation of the Chairman, Lady S. Gauntlett-Shea addressed the Committee and spoke in support of the application.

RESOLVED that permission be refused for the reasons referred to on pages 15 and 16 of the report.

8/11 **10/1184-DK - RENOVATION OF EXISTING BUILDING INTO 6 NO. 1 BED 2 PERSON FLATS AND 1 NO. 2 BED 3 PERSON FLAT (NOS. 44-48 AND NO 2 WINDSOR GARDENS). ERECTION OF 10 NO. 1 2 PERSON FLATS - 44 WINDSOR GARDENS, BROMSGROVE, B60 2QA - BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Regeneration Services reported the comments of the Tree Officer and stated that, as a result, the consideration of the application would be deferred in order to address issues relating to trees on the application site.

9/11 **11/0122-SC - FIRST FLOOR REAR EXTENSION - 6 CHURCH ROAD, BELBROUGHTON, DY9 9TE - MR. R. JACKSON**

At the invitation of the Chairman, Mrs. D. Tiley-Hughes addressed the Committee and spoke against the application, whilst Mr. R. Jackson spoke in favour of the application. In addition, the Chairman permitted Mr. D. Hughes to speak in opposition to the application.

RESOLVED that permission be refused for the reasons set out on pages 29 and 30 of the report.

10/11 **11/0127-DK - CONVERSION OF EXISTING BRICK BUILT BULL PENS TO FORM ELEVEN DWELLINGS WITH ASSOCIATED PARKING AND ACCESS - ROBIN HILL FARM, HANBURY ROAD, BROMSGROVE, B60 4DW - M. ASHWIN**

The Head of Planning and Regeneration Services clarified issues relating to the previous planning history of the application site. She also stated that additional supporting documentation had been received from the applicant, and informed the Committee that two additional representations in support of the application had been received.

At the invitation of the Chairman, Mr. S. Carter addressed the Committee and spoke against the proposals whilst Mr. S. Hoare spoke in favour.

RESOLVED that permission be refused for the reasons set out on pages 37 and 38 of the report.

11/11 **11/0164-HR - CHANGE OF USE OF WAREHOUSE AND OFFICE B1 TO A1. INDOOR MARKET AND CAFE - REAR OF 186-210 NEW ROAD, RUBERY, B45 9JA - MR. P. LARNER**

The Head of Planning and Regeneration Services reported the receipt of an amended plan, supporting statement and a supporting email from the applicant. She also stated that two further letters of objection had been received.

At the invitation of the Chairman, Mr. P. Larner addressed the Committee and spoke in support of the application.

Consideration was then given to the application, the recommendation for which the Head of Planning and Regeneration Services to approve upon the expiry of the publicity period on 25th May 2011. However, Members considered that there were issues connected with the application which would need to be dealt with prior to the Committee being able to make a formal decision on the application.

RESOLVED that consideration of the application be deferred in order to satisfactorily resolve issues relating to the proposed area of car parking and related ownership matters.

12/11 **11/0210-TC - ERECTION OF AN ENCLOSED SEMI-PERMANENT STORAGE STRUCTURE - 10 HEDERA ROAD, REDDITCH, B98 9EY - MRS. C. HANCOCK**

At the invitation of the Chairman, Mrs. C. Hancock addressed the Committee and spoke in support of the application.

RESOLVED that permission be granted subject to the conditions set out on page 46 of the report.

13/11 **11/0251-DK - REGULARISATION OF CAR SHOWROOM THROUGH AMENDMENT TO ROOF OF EAST ELEVATION - CROSSROADS GARAGE, KIDDERMINSTER ROAD, WOODCOTE GREEN, DODFORD, BROMSGROVE, B61 9DU - MR. P. NARANG**

The Head of Planning and Regeneration Services reported the receipt of supporting information from the applicant.

At the invitation of the Chairman, Mr. N. Naveed spoke in opposition to the application, whilst Mr. B. Walford spoke in support. Furthermore, Mr. A. Rea spoke on the application in his capacity as Chairman of Dodford-with-Grafton Parish Council.

RESOLVED that authority to refuse the application be delegated to the Head of Planning and Regeneration Services upon the expiry of the publicity period on 25th May 2011.

14/11 **11/0329-SC - PROPOSED DWELLING - LAND AT SUMMERFIELD ROAD, HOLY CROSS, DY9 9RG - MR. A. ADAMS**

The Head of Planning and Regeneration Services reported the comments of the Environmental Health Manager, as well as the receipt of an email from an adjacent occupier. She also stated that an email supporting the application had been received from the applicants agent.

At the invitation of the Chairman, Mr. J. Nancarrow addressed the Committee and spoke in objection to the application, whilst Mrs. E. Mitchell and Mr. A. Adams spoke in support.

RESOLVED that permission be refused for the reasons referred to on pages 59 and 60 of the report.

15/11 **APPEAL DECISIONS**

Consideration was given to a report referring to the outcome of a planning appeal, the details of which had been received since the last meeting of the Committee.

RESOLVED that the report, and accompanying appendix, be noted.

The meeting closed at 4.40 p.m.

Chairman