

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 18TH JULY 2011

AT 2.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), Mrs. S. J. Baxter, Mrs. J. M. Boswell, M. A. Bullivant, R. A. Clarke, Mrs. C. M. McDonald, E. J. Murray, J. A. Ruck, C. B. Taylor, C. J. Tidmarsh and C. J. K. Wilson

Observers: Councillors J. S. Brogan, B. Lewis F.CMI and C. R. Scurrall

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

29/11 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor R. J. Laight.

30/11 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:-

<u>Member</u>	<u>Application(s)</u>	<u>Nature of Interest</u>
Councillor Mrs. J. M. Boswell	11/0266-SG and 11/0268-SG	Personal. Applicant is also a Conservative Group Member of the Council.
Councillor Mrs. J. M. Boswell	11/0426-RL and 11/0444-RL	Prejudicial. Had promoted sponsorship of other traffic islands in the past. During consideration of the application, Councillor Mrs. Boswell left the room and took no part in the consideration and voting thereon.
Councillor M. A. Bullivant	11/0266-SG and 11/0268-SG	Personal. Applicant is also a Conservative Group Member of the Council.
Councillor R. A. Clarke	11/0266-SG and 11/0268-SG	Personal. Applicant is also a Conservative Group Member of the Council.
Councillor J. A. Ruck	11/0266-SG and 11/0268-SG	Personal. Applicant is also a Conservative Group Member of the Council.

<u>Member</u>	<u>Application(s)</u>	<u>Nature of Interest</u>
Councillor C. B. Taylor	11/0266-SG and 11/0268-SG	Personal. Applicant is also a Conservative Group Member of the Council.
Councillor C. J. Tidmarsh	11/0266-SG and 11/0268-SG	Personal. Applicant is also a Conservative Group Member of the Council.

31/11 **MINUTES**

The minutes of the meeting of the Planning Committee held on 20th June 2011 were submitted.

RESOLVED that the minutes be approved as a correct record.

32/11 **10/1184-DK - RENOVATION OF EXISTING BUILDING INTO 6 NO. 1 BED 2 PERSON FLATS AND 1 NO. 2 BED 3 PERSON FLAT, ERECTION OF 4 NO. 1 BED 2 PERSON FLATS AT NOS. 44 - 48 WINDSOR GARDENS AND ERECTION OF 6 NO. 1 BEDROOM 2 PERSON FLATS AT 2 WINDSOR GARDENS - 44 WINDSOR GARDENS, BROMSGROVE, B60 2QA - BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Regeneration Services reported the receipt of an amended development scheme, together with a related Structural Survey. In addition, she reported the comments of the Tree Officer, and stated that two further third party representations had been received.

The Chairman read out a statement which had been submitted by Councillor Mrs. R. L. Dent who had registered to speak at the meeting, in her capacity as Ward Member for the area in which the application site was located. However, in the event, Councillor Mrs. Dent was subsequently unable to be present at the meeting.

At the invitation of the Chairman, Mr. R. Richardson addressed the Committee and spoke in objection to the proposals, whilst Mr. G. Fowler spoke in favour of the development.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 14 and 15 of the report, together with additional appropriately worded conditions in respect of:-

- (a) Fenestration details for Elmshurst;
- (b) Details of safety measures to the wall dividing the site with 15 New Road; and
- (c) Land level details.

33/11 **11/0164-HR - CHANGE OF USE OF WAREHOUSE AND OFFICE B1 TO A1. INDOOR MARKET AND CAFÉ - REAR OF 186-210 NEW ROAD, RUBERY, B45 9JA - MR. P. LARNER**

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 21 and 22 of the report.

34/11 **11/0182-SC - CONSTRUCTION OF 5 NO. 2 STOREY 2 BED DWELLINGS ON LAND TO THE SIDE AND REAR WITH REVISED ACCESS FROM HIGHWAY - 52 CHADCOTE WAY, CATSHILL, BROMSGROVE, B61 0JT - MIDLAND PARK HOMES**

The Head of Planning and Regeneration Services reported the receipt of additional comments from West Mercia Constabulary, together with five additional letters of objection to the proposals.

At the invitation of the Chairman, Ms. D. Blakeway addressed the Committee and spoke in opposition to the application. Councillor J. S. Brogan also addressed the Committee in his capacity as one of the Ward Members for the area in which the application site was located.

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

- (a) result in overdevelopment of the site, and therefore be at odds with the character of the locality;
- (b) be detrimental to existing residential amenity through loss of privacy and outlook; and
- (c) lead to unacceptable traffic implications and negatively impact on the amenities of existing residents by virtue of exacerbating on-road parking issues inherent in Chadcote Way.

RESOLVED that permission be refused for reasons (a), (b) and (c) above.

35/11 **11/0266-SG - REFURBISHMENT AND EXTENSION OF WHARF COTTAGE AND CONVERSION OF WAREHOUSE INTO 2 DWELLINGS WITH REMOVAL OF MODERN LEAN-TO AND INTERNAL STAIRCASE - WHARF COTTAGE AND WAREHOUSE, TARDEBIGGE, BROMSGROVE, B60 1NF - MR. S. DUDLEY**

The Head of Planning and Regeneration Services reported additional views received from the applicant in respect of a further bat survey which had been carried out.

At the invitation of the Chairman, Dr. S. Bodnar addressed the Committee and spoke in support of the application.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 42 to 44 of the report.

- 36/11 **11/0268-SG - REFURBISHMENT AND EXTENSION OF WHARF COTTAGE AND CONVERSION OF WAREHOUSE INTO 2 DWELLINGS WITH REMOVAL OF MODERN LEAN-TO AND INTERNAL STAIRCASE (LISTED BUILDING CONSENT) - WHARF COTTAGE AND WAREHOUSE, ALCESTER ROAD, TARDEBIGGE, BROMSGROVE, B60 1NF - MR. S. DUDLEY**

At the invitation of the Chairman, Dr. S. Bodnar addressed the Committee and spoke in support of the application.

RESOLVED that listed building consent be granted subject to the conditions and notes set out or referred to on pages 49 to 51 of the report.

- 37/11 **11/0328-DK - FOUR DETACHED DORMER BUNGALOWS FOR THE USE OF LOCAL RESIDENTS OVER THE AGE OF 50 - SEVERN TRENT BUILDINGS SITE, ALCESTER ROAD, BURCOT, BROMSGROVE, B60 1PW - PD & L PROPERTY LTD.**

The Head of Planning and Regeneration Services reported the views of Lickey and Blackwell Parish Council, Worcestershire Highways, Western Power Distribution and the Environment Agency. She also stated that an additional statement and email had been received from the applicant in support of the application.

At the invitation of the Chairman, Mrs. J. King addressed the Committee and spoke in support of the application on behalf of Lickey and Blackwell Parish Council. In addition, Mr. P. Grove and Mr. D. Jones spoke in favour of their application.

RESOLVED that permission be refused for the reasons set out on page 58 of the report.

- 38/11 **11/0442-RL - PROPOSED TWO STOREY REAR EXTENSION INSTALLING SAFER STAIRCASE - BRAKE MILL COTTAGE, HAGLEY, DY8 2XY - DR. J. JENKINS**

The Head of Planning and Regeneration Services reported additional information which had been received from Councillor C. R. Scurrall.

At the invitation of the Chairman, Dr. J. Jenkins spoke in support of her application. In addition, Councillor C. R. Scurrall spoke in his capacity as one of the Ward Members for the area in which the application site was located.

RESOLVED that permission be refused for the reason set out on page 63 of the report.

39/11 **11/0426-RL - "ADVERTISE HERE" SIGNAGE FOR BDC - A456 HAGLEY ROUNDABOUT, BIRMINGHAM ROAD, HAGLEY - BROMSGROVE DISTRICT COUNCIL**

The Head of Planning and Regeneration Services reported the views of Hagley Parish Council, together with an objection from one of the Ward Members for the area, and stated that two further letters of objection had been received.

At the invitation of the Chairman, Mr. A. Brown addressed the Committee on behalf of Hagley Parish Council and spoke in opposition to the proposals. In addition, Councillor C. R. Scurrrell addressed the Committee and spoke in his capacity as one of the Ward Members for the area in which the application site was located.

Consideration was given to the application which had been recommended for approval by the Head of Planning and Regeneration Services. However, on the matter being put to the vote, Members considered that the application should be refused on the basis that the proposals:-

- (a) adversely impact on the visual amenities of the locality; and
- (b) cause undue highway safety issues due to distraction.

RESOLVED that permission be refused for reasons (a) and (b) above.

40/11 **11/0444-RL - "ADVERTISE HERE" SIGNAGE FOR BDC - STONEYBRIDGE ISLAND, SANDY LANE, WILDMOOR, BROMSGROVE - BROMSGROVE DISTRICT COUNCIL**

The Head of Planning and Regeneration Services reported the views of Belbroughton Parish Council, Hagley Parish Council and the Wildmoor Residents' Association, and stated that three further letters of objection had been received.

At the invitation of the Chairman, Mrs. J. Spooner addressed the Committee and spoke in opposition to the proposals. Ms. L. Harvey also spoke against the application on behalf of Belbroughton Parish Council. In addition, Councillor B. Lewis F.CMI addressed the Committee and spoke in his capacity as the Ward Member for the area in which the application site was located.

Consideration was given to the application which had been recommended for approval by the Head of Planning and Regeneration Services. However, on the matter being put to the vote, Members considered that the application should be refused on the basis that the proposals:-

- (a) adversely impact on the visual amenities of the locality; and
- (b) cause undue highway safety issues due to distraction.

RESOLVED that permission be refused for reasons (a) and (b) above.

41/11 **APPEAL DECISIONS**

Consideration was given to a report which detailed the outcomes in several appeals.

RESOLVED that the report be noted.

The meeting closed at 4.05 p.m.

Chairman