

# **BROMSGROVE DISTRICT COUNCIL**

## **MEETING OF THE PLANNING COMMITTEE**

**MONDAY, 2ND APRIL 2012**

**T 6.00 P.M.**

PRESENT: Councillors R. J. Deeming (Chairman), Mrs. S. J. Baxter,  
Mrs. J. M. Boswell, M. A. Bullivant, R. A. Clarke, Mrs. H. J. Jones,  
Mrs. C. M. McDonald, C. B. Taylor, C. J. Tidmarsh and C. J. K. Wilson

Officers: Mr. A. Hussain, Mr. D. M. Birch, Mrs. H. L. Plant, Mr. M. Dunphy,  
Mr. D. Kelly, Mr. S. Hawley (Worcestershire Highways), Ms. J. Smyth and  
Mr. A. C. Stephens

### 125/11 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors R. J. Laight, E. J. Murray and J. A. Ruck.

### 126/11 **DECLARATIONS OF INTEREST**

Councillor Mrs. H. J. Jones declared a personal interest in application ref.: 10/1103-MT (relating to the land off Barnsley Hall Drive, Bromsgrove) and stated that she knew the applicant.

### 127/11 **MINUTES**

The minutes of the meeting of the Planning Committee held on 5th March 2012 were submitted.

**RESOLVED** that the minutes be approved as a correct record.

### 128/11 **ADOPTION OF LOCAL VALIDATION CHECKLIST**

Consideration was given to a draft version of a Local Validation Checklist relating to the administrative processes undertaken when an application for planning permission is received by the Council, prior to that application being formally registered as valid. The report also outlined those areas of the Checklist where minor amendments may be required in the future due to changes in, for example, the planning system and/or legislative requirements, and to seek delegated authority for those minor amendments to be made.

#### **RESOLVED:**

- (a) that the amended Local Validation Checklist, as shown at Appendix 2 to the report, be approved and adopted for use with effect from 1st May 2012;

- (b) that authority be delegated to the Head of Planning and Regeneration Services to make minor amendments to the Local Validation Checklist in accordance with the terms of, and subject to the limitations set out in Appendix 3 to the report; and
- (c) that Members be informed of any minor amendments made to the Local Validation Checklist under the delegated authority referred to in (b) above.

129/11 **NATIONAL PLANNING POLICY FRAMEWORK**

The Head of Planning and Regeneration Services reminded Members that, following the publication of the National Planning Policy Framework [NPPF] on 27th March 2012, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

She stated that the Development Plan currently consisted of Local and Regional planning policy documents, and that the NPPF was now to be regarded a significant material planning consideration. Due weight was still to be given to the saved policies in the Bromsgrove District Local Plan according to their degree of consistency with the NPPF, and that some weight could be given to emerging policies in certain circumstances.

In conclusion, the Head of Planning and Regeneration Services informed Members that the planning applications considered at this meeting of the Committee would need to be considered with the recently published NPPF in mind.

130/11 **10/1103-MT - ERECTION OF SINGLE STOREY CHANGING ROOM BLOCK, CAR PARK AND ACCESS ROAD FOR EXISTING FOOTBALL PITCHES - PLAYING FIELDS, BARNLEY HALL DRIVE, BROMSGROVE, B61 0EX - MR. K. WILLIAMS**

The Head of Planning and Regeneration Services reported that the main consideration in the determination of the application was whether the proposals were in accordance with policy RAT2 of the Bromsgrove District Local Plan, and she outlined the effects of the recently published NPPF on the aims and objectives of that policy.

**RESOLVED** that permission be granted subject to the conditions and notes set out or referred to on pages 105 and 106 of the report.

131/11 **11/0531-SC - PROPOSED RE-DEVELOPMENT OF RETAIL AND RESIDENTIAL SITE - 6 AND 12 FINSTALL ROAD, BROMSGROVE, B60 2DZ - MR. AND MRS. D. J. BANNER**

The Head of Planning and Regeneration Services reported the receipt of two further letters of objection to the proposals, together with the comments of the Climate Change Manager. She added that the reference to Cofton Hackett Parish Council on the update sheet circulated prior to the start of the meeting had been included incorrectly.

At the invitation of the Chairman, Mr. D. J. Banner addressed the Committee and spoke in support of his application.

**RESOLVED:**

- (a) that, subject to the receipt of no further representations during the remainder of the consultation period, authority to refuse outline planning permission be delegated to the Head of Planning and Regeneration Services upon the expiry of the consultation period on 13th April 2012; or
- (b) that, in the event of further representations being received before the expiry of the consultation period, authority to determine the application be delegated to the Head of Planning and Regeneration Services in consultation with the Chairman of the Planning Committee to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity accordingly.

132/11 **12/0048-MT - PROPOSED GAZEBO (RESUBMISSION OF APPLICATION 11/0686) - GLENFIELD HOUSE NURSING HOME, MIDDLE LANE, KINGS NORTON, B38 0DG - MR. C. GRANT**

The Head of Planning and Regeneration Services reported that the proposed development had been reconsidered following the publication of the NPPF and outlined the policy implications as a result.

She referred to the Committee's consideration of the application at the meeting held on 5th March 2012 and the decision to approve the application in the event of no further representations having been received. However, the Head of Planning and Regeneration Services stated that a further response had, in fact, been received and that she had decided to refer the proposals back to the Committee in order that a complete assessment could be made of the application.

She also reported the receipt of an additional written representation from the applicant's agent.

**RESOLVED** that, given the removal of the structure which had been the subject of the third party representation received, no further consideration of the matter was required, and the decision taken by the Committee on the application at its meeting on 5th March 2012 be endorsed.

133/11 **12/0070-DK - CONSTRUCTION OF 6 NO. 2 BEDROOM 3 PERSON BUNGALOWS AND 1 NO. 2 BEDROOM 3 PERSON WHEELCHAIR BUNGALOWS AND ASSOCIATED PARKING PROVISION - HOUSMAN CLOSE P O S, HOUSMAN CLOSE, BROMSGROVE, B60 3LY - BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Regeneration Services reported the policy implications relating to the application following the publication of the NPPF.

At the invitation of the Chairman, Mr. C. Lewis 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 136 to 139 of the report.

134/11 **12/0111-HR - PROPOSED NEW DROPPED KERB, ACCESS AND CARPARKING SPACE - 36 ROCK HILL, BROMSGROVE, B61 7LP - MR. S. DUDLEY**

The Head of Planning and Regeneration Services reported the receipt of an amended plan from the applicant's agent and that the description of the proposed development had been modified to account for this. With reference to the amended plan received, she confirmed that sections of the existing fence would be removed as per the approved plan.

She also referred to the relevant policy implications following the publication of the NPPF.

**RESOLVED**: that permission be granted subject to the conditions and notes set out or referred to on page 142 of the report, together with an additional, suitably worded condition relating to visibility splay requirements.

135/11 **APPEAL DECISIONS**

The Committee gave consideration to the report which referred to several planning appeal decisions which had recently been received.

**RESOLVED** that the report, and accompanying appendices, be noted.

The meeting closed at 7.00 p.m.

Chairman