

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 23RD JULY 2012 AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), Mrs. S. J. Baxter, R. A. Clarke, Mrs. H. J. Jones, R. J. Laight, J. A. Ruck and C. J. Tidmarsh

Officers: Mr. D. M. Birch, Mr. D. Kelly, Mr. S. Hawley, Mr. A. Hussain, Ms. C. John, Mr. M. Tyas and Ms. J. Smyth

23/12 **APOLOGIES FOR ABSENCE**

Apologies for absence were received on behalf of Councillors J..S. Brogan and P. Lammas.

In response to concerns raised in relation to the Planning Committee's membership, Officers advised that the matter was being addressed in accordance with the Council's protocols and would be reported to Members as appropriate following due processes.

24/12 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

25/12 **MINUTES**

The minutes of the meeting of the Planning Committee held on 25th June 2012 were submitted.

RESOLVED that the minutes be approved as a correct record, subject to the following declaration of Interest, omitted from the minutes in error, being formally recorded:

Councillor Mrs. S. J. Baxter
Planning Application 12/0326-DK (Rose Cottage, Seafield Lane, Portway)
Personal – acquainted with the Applicant.

26/12 **12/0156 - MT- INSTALL WIND TURBINE (AS AUGMENTED BY INFORMATION RECEIVED 27/04/12 AND 08/06/12) - LAND AT THRIFTWOOD FARM, HOLYOAKES LANE, TARDEBIGGE - AEOLUS POWER (WIND ENERGY) LIMITED**

The Head of Planning and Regeneration Services reported additional information provided by the Applicant in relation to current energy

consumption and use of fossil fuels. The Committee was also advised on NPPF guidance in respect of renewable energy proposals in the Green Belt.

Members considered that, the proposal for a single, relatively small turbine in the proposed location would not detract from the surrounding landscape or cause harm to the Green Belt and therefore supported the very special circumstances provided by the Applicants in support of the application.

At the invitation of the Chairman, Mr. T. Hill, a local resident, addressed the Committee and spoke in objection to the Application. Mr. D. Holmes, Agent for the Applicant, also addressed the Committee.

RESOLVED that permission be granted, subject to the Conditions and Notes set out or referred to on pages 28 to 30 of the report.

27/12 **12/0300 - DK - DEMOLITION OF EXISTING BUILDING AND DEVELOPMENT OF BULKY GOODS RETAIL UNITS (USE CLASS A1) WITH ASSOCIATED PARKING AND INFRASTRUCTURE - 2 SHERWOOD ROAD, BROMSGROVE - CHASE COMMERCIAL LIMITED C/O MR SIMON HAWLEY**

The Head of Planning and Regeneration Services reported that the site already benefited from a Planning Permission for a similar retail scheme that could still be implemented and that the new proposal only required a marginally larger footprint.

Members noted that the required legal agreement relating to improvement measures to the public transport infrastructure had still to be completed. It was further noted that, the application would have to be referred to the Secretary of State's Planning Casework Unit for consideration, owing to it being a departure from the development plan.

The County Council's Highways Officer provided clarification on a number of points relating to the Transport Assessment and flood risk.

Officers confirmed that any approved permission would be subject to relevant Conditions and Informatives as required.

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services to determine the full planning application following:

- 1) receipt of a suitable and satisfactory legal mechanism in relation to improvement measures to public transport infrastructure; and
- 2) the application being referred to the Secretary of State (National Planning Casework Unit) under the provisions of the Town and Country Planning (consultation) (England) Direction 2009.

28/12 **12/0401 - DMB - OUTLINE APPLICATION FOR OPEN SPACE RELATING TO MIXED USE DEVELOPMENT FOR UP TO 200 DWELLINGS, CLASS B1 OFFICE FLOORSPACE WITH ASSOCIATED ACCESS ARRANGEMENTS - LAND AT WEIGHTS LANE, REDDITCH - GALLAGHER ESTATES LIMITED**

The Head of Planning and Regeneration Services reported on the outcomes of Redditch Borough Council's decision, at its meeting held on 18th July 2012, in relation to the Outline Planning Application submitted in respect of the section of the application site located within the Borough's boundary.

The comments of Worcestershire Highways, received subsequent to publication of the Agenda, were also reported.

An additional FAQ information sheet, submitted by the Applicant's Agent, was also reported.

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services to determine Outline Planning Permission, subject to:

- 1) receipt of a suitable and satisfactory legal mechanism in relation to:
 - i) the provision and subsequent maintenance in perpetuity of the informal open space; and
 - ii) transfer of the SuDs facilities (including the balancing pond) and a contribution towards their future maintenance and the provision of a right of access if deemed appropriate; and
- 2) the Conditions, as set out or referred to on pages 54 and 55 of the report.

Informative

An informative was also imposed requesting the Applicant to investigate the possibility of an alternative location for the proposed surface water drainage outfall that would go under Birmingham Road and into the River Arrow to the east of the Application site.

29/12 **12/0460 - LA - RETROSPECTIVE CONSERVATORY - 33 LYNBROOK CLOSE, HOLLYWOOD - MR M FARRINGTON**

The Head of Planning and Regeneration Services reported on additional objections received.

At the invitation of the Chairman, Mr. A. Rogers, of 31 Lynbrook Close, neighbour, addressed the Committee as an objector to the Application; Mr. M. Farrington, Agent for the Applicant, addressed the Committee; and Mr. S. Peters, representing Wythall Parish Council, also addressed the Committee.

RESOLVED that retrospective planning permission be granted, subject to the Conditions set out or referred to on Page 61 of the report.

30/12 **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 7.15 p.m.

Chairman