

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 20TH AUGUST 2012 AT 6.00 P.M.

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

Officers: Ms. R. Bamford, Mr. D. M. Birch, Ms. C. Flanagan, Mr. D. Kelly, Mr. S. Hawley and Ms. J. Smyth

31/12 **APOLOGIES FOR ABSENCE**

An apology for absence was received on behalf of Councillor R. J. Laight.

32/12 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Cllr. Mrs.S.J.Baxter	12/0435-DK	Disclosable Pecuniary interest – employee of the Applicant. Cllr. Baxter left the room and took no part in its consideration and voting thereon.
Cllr Mrs H.J. Jones	12/0586-DMB	Disclosable Pecuniary interest – lives adjacent to the application site. Cllr. Jones left the room and took no part in its consideration and voting thereon.
Cllr. J.S. Brogan	12/0586-DMB	Pre-determined in the matter. Cllr. Brogan left the room and, other than returning to speak in his capacity as Ward Councillor and withdrawing again in accordance with the Council's public speaking rules, took no part in its consideration and voting thereon.

Cllr J.S. Brogan	12/0571-LA	Other disclosable interest – Personally acquainted with Applicant.
Cllr. R. A. Clarke	12/0571-LA	Other disclosable interest - Personally acquainted with the Applicant.
Cllr. R.J. Deeming	12/0571-LA	Other disclosable interest - Personal acquainted with the Applicant.
Cllr. Mrs H.J.Jones	12/0571-LA	Other disclosable interest - Personally acquainted with the Applicant.
Cllr. P. Lammas	12/0571-LA	Other disclosable interest - Personally acquainted with the Applicant.
Cllr. J. A. Ruck	12/0571-LA	Other disclosable interest - Personally acquainted with the Applicant.
Cllr. C. J. Tidmarsh	12/0571-LA	Other disclosable interest - Personally acquainted with the Applicant.
Cllr. P. J. Whittaker	12/0411-HR	Other disclosable interest - Personally acquainted with the Applicant.

33/12 **MINUTES**

The minutes of the meeting of the Planning Committee held on 23rd July 2012 were submitted.

RESOLVED that the minutes be approved as a correct record.

34/12 **12/0040 - DK - CONSTRUCTION OF SINGLE DETACHED DWELLING HOUSE AND GARAGE. ENTRANCE DRIVE AND PARKING, DRAINAGE AND GARDEN - THE KENNELS, ASH LANE, HOPWOOD, BIRMINGHAM - MRS A RHODES C/O MR B HARDING**

This matter was withdrawn from the Agenda at the request of the Applicant and was not discussed.

35/12 **12/0361 - RL - DEMOLITION OF EXISTING SINGLE STOREY BUILDINGS AND CONSTRUCTION OF NEW TWO STOREY SIDE AND REAR EXTENSION - THE COTTAGE, ADAMS HILL, CLENT - MR J WALKLEY**

At the invitation of the Chairman Lady Sarah Gauntlett-Shay addressed the Committee on behalf of the Applicant.

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

“the Village Envelope setting of the building”

constituted very special circumstances to outweigh the harm that would be caused to the openness of the Green Belt.

RESOLVED that Planning Permission be granted for the reasons set out above, subject to any reasonable conditions and notes considered necessary by the Head of Planning and Regeneration Services.

36/12 **12/0435 - DK - OUTLINE APPROVAL FOR BUSINESS PARK WITH ASSOCIATED SERVICE ROADS, LANDSCAPING AND PARKING (EXTENSION OF TIME OF APPLICATION 09/0136) - WYTHALL GREEN BUSINESS PARK, MIDDLE LANE , WYTHALL - PHOENIX LIFE LTD AND PEARL GROUP MANAGEMENT SERVICES**

Officers confirmed that, in terms of measuring against the recently introduced National Planning Policy Framework, as there had been no significant policy changes, the existing Outline Planning Permission (2009/0136) was still considered to be acceptable.

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services to determine the Outline Planning Application, subject to receipt of a suitable and satisfactory legal mechanism in relation to the provision of a cycle access and the conditions and informatives set out or referred to on Pages 24 to 30 of the report.

37/12 **12/0543 - MT - PROPOSED NEW DROPPED KERB AND ACCESS TO PROVIDE SEPARATE ACCESS AND CAR PARKING TO THE LODGE - HEANOR, BEACON HILL, RUBERY - MRS GILLETT**

The Head of Planning and Regeneration Services clarified that the application before Members was a revised version of a previously submitted Planning Application that had been withdrawn.

RESOLVED that Planning Permission be granted, subject to the conditions and notes set out or referred to on Pages 34 and 35 of the report.

38/12 **12/0558 - MT - REMOVAL OF EXISTING SINGLE STOREY GARAGE AND KITCHEN AND ERECTION OF NEW TWO STOREY EXTENSION TO EXISTING PROPERTY. ERECTION OF SINGLE STOREY GARDEN ROOM AND ASSOCIATED LANDSCAPING WORKS - 3 PLYMOUTH ROAD, BARNT GREEN - MR A PEARSON**

The Head of Planning and Regeneration Services clarified a number of points in relation to the differences between the application being considered and the previously approved Planning Permission, particularly in regard to the boundary line between the application site and the neighbouring property and the position and type of various windows.

RESOLVED that Planning Permission be granted, subject to the conditions and notes set out or referred to on Pages 44 and 45 of the report but with Condition 5 being altered to include the wording “top hinged” in relation to the windows, in order to prevent any adverse overlooking issues.

39/12 **12/0571 - LA - PROPOSED REFURBISHMENT AND REPLACEMENT OF DEFECTIVE EXISTING WINDOWS AND MINOR STRUCTURAL REPAIR WORKS - BOWLING GREEN FARM, WORCESTER ROAD, BROMSGROVE - MR P THOMAS**

The Head of Planning and Regeneration Services reported on late comments received from Stoke Parish Council.

RESOLVED that Listed Building Consent be granted subject to the conditions and notes set out or referred to on Pages 48 to 49 of the report.

40/12 **12/0586 - DMB - SUBMISSION OF RESERVED MATTERS TO 11/0343 (INTERNAL ACCESS, APPEARANCE, LAYOUT, SCALE AND LANDSCAPING) FOR THE ERECTION OF 80 RESIDENTIAL UNITS (RESUBMISSION OF 12/0066) - LAND AT CHURCH ROAD, CATSHILL - CALA HOMES**

The Head of Planning and Regeneration Services provided updates in relation to proposals received to alter the house types to Plots 21 and 22; amended site plans received relating to the relocation of Plot 21; and further additional views received from local residents and the Catshill Marshes Action Group.

Members were also advised that, pending the Committee’s decision on the application before them, the Applicant had lodged an appeal with the Planning Inspectorate for a public inquiry in respect of the Council’s decision to refuse Reserved Matters Application 2012/0066.

For purposes of clarity, Mr. S. Hawley, Highways Officer, also briefly outlined the process in which the Highways Authority had been consulted on and involved in the proposals for the application site by the Applicant.

At the invitation of the Chairman, Miss A. Garth, on behalf of Catshill Marshes Action Group and Mr. F. Cook, representing Catshill & North Marlbrook Parish Council, addressed the Committee as objectors to the Application. Mr M. Payne, Architect for the Application, also addressed the Committee. Cllr J.S. Brogan also spoke in his capacity as one of the Ward Members for the area in which the application site was located.

RESOLVED that Reserved Planning Permission be granted, subject to the Conditions and Notes set out or referred to on Pages 69 and 70 of the report.

41/12 **APPEAL DECISIONS**

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

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

42/12 **LOCAL GOVERNMENT ACT 1972**

RESOLVED that under Section 100 1 of the Local Government Act 1972, as amended, the public be excluded from the meeting during the consideration of an item of business on the grounds that it involves the likely disclosure of 'exempt information' as defined in Part 1 of Schedule 12A to the Act, as amended, the relevant paragraph of that part being as set out below, and that it is in the public interest to do so:

<u>Minute</u>	<u>Paragraph</u>
43/12	2 and 7

43/12 **ENFORCEMENT OF PLANNING CONTROL (REF: 20120123)**

Consideration was given to a report which outlined a breach of planning control with a view to seeking guidance from the Committee as to what course of action, if any, they wished Officers to take to remedy the planning issues arising.

RESOLVED that a decision on whether or not to instigate enforcement action be deferred to allow the Head of Planning and Regeneration Services to write to the Applicant inviting them to submit a Planning Application to vary their planning permission, the outcomes of which to be reported back to the Committee as soon as possible.

The meeting closed at 7.42 p.m.

Chairman