PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), M. A. Bullivant, M. T. Buxton (substituting for Councillor C.M. McDonald), R. A. Clarke, K. A. Grant-Pearce, R. J. Laight, P. Lammas, B. Lewis (substituting for Councillor S.J. Baxter), C. J. Spencer, C. J. Tidmarsh and C. J. K. Wilson

Officers: Mrs. N. Chana, Mr. S. Hawley (Worcestershire Highways Authority), Mrs. T. Lovejoy, Mr P Osborne (North Worcestershire Water Management), Mrs. H. L. Plant, Mrs. S. Sellers and Mrs. J. Smyth

33/14 APOLOGIES

Apologies for absence were received on behalf of Councillors S.J. Baxter and C.M. McDonald.

34/14 DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor R.A. Clarke declared a Disclosable Pecuniary Interest in Item 6 (Planning Application 14/0582 – The Woodrush High School, Shawhurst Lane, Wythall, Worcestershire B47 5JW) in relation to the fact that he lives opposite the school, the subject of the proposal. Cllr. Clarke was not present and took no part in its consideration and voting thereon.

Councillor M.A. Bullivant declared an Other Disclosable Interest in Item 6 (Planning Application 14/0582 – The Woodrush High School, Shawhurst Lane, Wythall, Worcestershire B47 5JW) in relation to the fact that he was a Trustee and Governor of the adjacent Coppice Primary School. Councillor Bullivant withdrew to the public area and took no part in its consideration and voting thereon.

Councillor P. Lammas declared an Other Disclosable Interest in Item 7 (Planning Application 14/0615 – 48 Avon Close, Bromsgrove, Worcestershire B60 3PE) in relation to the fact that the Applicant was a relative. Councillor Lammas was not present and took no part in its consideration and voting thereon.
35/14 MINUTES

The minutes of the meeting of the Planning Committee held on 1st September 2014 were submitted.

RESOLVED that the minutes of the meeting be approved as a correct record.

36/14 14/0359 - CREATION OF FLOOD STORAGE AREA, INVOLVING THE DIVERSION OF THE MARL BROOK INTO AN AREA OF PUBLIC OPEN SPACE AND ASSOCIATED FOOTPATH DIVERSION (AS AMENDED BY PLANS RECEIVED 28TH AND 29TH JULY TO INCLUDE NEW AREAS OF SOIL SPREAD, VARIATIONS IN DESIGN OF STORAGE AREA, SITE OPERATIVES DETAILS, REVISED ACCESS ARRANGEMENTS, AMENDED LOCATION PLAN AND DESIGN AND ACCESS STATEMENT - LAND REAR SEDGEFIELD WALK, CATSHILL, WORCESTERSHIRE - MISS FIONA MCINTOSH - NORTH WORCESTERSHIRE WATER MANAGEMENT

The Head of Planning and Regeneration Services reported on the need for an additional condition in relation to the proposed diversion of Footpath No. 522(A), as detailed in the Update Report published on the Council’s Website and provided for Committee Members and the public gallery prior to commencement of the meeting.

Clarification on various matters was also provided by an Officer from North Worcestershire Water Management.

At the invitation of the Chairman, Miss Fiona McIntosh, for the Applicant, addressed the Committee. Councillor H.J. Jones, in whose Ward the application site is located, also addressed the Committee.

The Committee were supportive of the proposed but had concerns in relation to the proposed water outlet pipe from the flood storage area that feeds into the existing culvert. Members considered that the outlet pipe should also be provided with a grill cover, similar to that already fitted to the culvert, for safety reasons and requested that this issue be included within the submission of details to be discussed with the Applicant.

RESOLVED that Planning Permission be granted, subject to:

1) the Conditions and Informatives as detailed on pages 22 to 24 of the report, but with Condition 10 being amended to include the addition to the list of approved plans “drawing to show grill specification over culvert”; and

2) the following additional condition:

“11) The definitive footpath number 522(A) to be diverted to Confirmation Stage prior to the completion of the development.
Reason: in order to safeguard the accessibility and convenience of footpath users in accordance with Policy RAT1.

37/14 14/0582 - NEW SIXTH FORM BLOCK AND COMMUNITY HUB BUILDING, INCLUDING TEACHING / MEETING SPACE, SOCIAL AREA / CAFE, GYM, DANCE STUDIO AND NEW COMMUNITY LIBRARY - THE WOODRUSH HIGH SCHOOL, SHAWHURST LANE, WYTHALL, WORCESTERSHIRE B47 5JW - WOODROW HIGH SCHOOL

The Head of Planning and Regeneration Services referred to the Update report on this matter, which had been published to the Council’s Website and provided for Committee Members and the public gallery prior to commencement of the meeting, in relation to a letter sent to Committee members by the Applicant and a proposed additional condition relating to operational hours for the development. It being reported that some Members had not seen the letter, the meeting adjourned for 5 minutes to allow them to read a copy provided by Officers.

At the invitation of the Chairman, Mr A. Jones, a local resident, addressed the Committee objecting to the application. Mr C. King (Head Teacher) on behalf of the Applicant, also addressed the Committee.

Whilst fully supportive of the proposed development, the Committee did have issues in relation to the proposed Silver Birch tree hedging along the perimeter facing out onto residential dwellings on the opposite side of Shawhurst Lane which they considered would be insufficient in terms of addressing residents concerns regarding overlooking and privacy issues. Members therefore requested that the proposed landscaping condition be modified to ensure an appropriate species of hedging, to be determined, is provided to give better screening and privacy to residents.

RESOLVED that Planning Permission be granted, subject to:

1) the Conditions and Informatives set out on pages 22 to 24 of the main report, but with Condition 4 amended to read as follows:

“4) Before the commencement on site of any works which are the subject of this permission, a scheme of landscaping and planting shall be submitted to, and approved by the Local Planning Authority, in writing. The scheme shall include the following:

a) full details of all existing physical and landscape features on the site, including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;

b) full details of all proposed fencing, screen walls, hedges, floors cape, earth moulding, tree and shrub planting where appropriate;
c) full details of the replacement hedge to the north west of the site. The species and planting density of this hedge shall form part of the submitted scheme and provide a level of privacy between the window of the proposed gym and the residential properties on the opposite side of Shawhurst Lane.

The approved scheme shall be implemented within 12 months from the date when any of the building(s) hereby permitted are first occupied / change of use hereby permitted are carried out;

Any trees / shrubs / hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: in order to protect the trees which form an important part of the amenity of the site, in accordance with Policies DS13 and C17 of the Bromsgrove District Local Plan January 2004” and

2) the following additional Condition:

“7) The development hereby permitted shall operate as follows:

Monday to Friday:
Gym Only: 06:00 to 08:00
Sports Centre (including gym): 16:00hrs - 22:15hrs
Youth Centre: 18:00hrs - 22:30hrs
Public Library: 09:30hrs - 13:00hrs and 14:00hrs - 17:00hrs

Saturday & Sunday:
Sports Centre (including Gym): 08:00hrs - 22:00hrs (Till 23:30 on Saturday only)
Youth Centre: 09:00hrs - 21:00hrs
Public Library - Saturday Opening Only - 09:30hrs - 13:00hrs and 14:00hrs to 16:30hrs

Reason: In order to ensure that the amenity of the adjoining occupiers is maintained in accordance with policy DS13 of the Bromsgrove District Local Plan 2004.”

The Head of Planning and Regeneration Services drew Members attention to the Update on this matter, which clarified that the application had been called in by Councillor Del Booth.
At the invitation of the Chairman, Mr. J. Stephens, the Applicant, addressed the Committee. Councillor D.W.P. Booth, in whose Ward the application site is located, also addressed the Committee.

Consideration was then given to the Application, which had been recommended for refusal by Officers. Having considered the Officer’s report and representations made under the public speaking rules, Members were of the view that the design and visual aspect of the proposed development would not have any undue impact on the nearest neighbours and the wider street scene and therefore considered that, subject to appropriate reasonable conditions, the application be approved.

RESOLVED that Planning Permission be granted, subject to the following conditions:

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
   
   Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2) All new external walls and roofs shall be furnished in materials to match in colour, form and texture those on the existing building.

   Reason: To protect the visual amenity of the area in accordance with Policy DS13 of the Bromsgrove District Local Plan January 2004.

3) The development hereby permitted, shall be carried out in accordance with the plans received 21st July 2014.

   Reason: For the avoidance of doubt and in the interests of proper planning.

The meeting closed at 7.45 p.m.

Chairman