

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

7TH SEPTEMBER 2015 AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P.L. Thomas (Vice-Chairman), C. Allen-Jones, S. J. Baxter, M. T. Buxton, M. Glass, C.A. Hotham, S. R. Peters, S. P. Shannon, S. A. Webb (substituting for Councillor K.J. May) and P. J. Whittaker

Officers: Mr. D. M. Birch, Mr. A. Fulford, Mr. A. Hussain and Mrs. J. Smyth

28/15 **APOLOGIES**

An apology for absence was received on behalf of Councillor K.J. May.

29/15 **DECLARATIONS OF INTEREST**

Councillor P.L. Thomas declared an Other Disclosable Interest in Item 6 on the Agenda (Planning Application 2014/1037 – Land adjacent to Rectory Farm, Grafton Lane, Bromsgrove) in that he is the owner of one of the residential properties mentioned in the wider setting of the Application site. Councillor Thomas withdrew from the meeting prior to consideration of the application and took no part in its discussion nor voted on the matter.

Councillor S.J. Baxter declared an Other Disclosable Interest in Item 7 on the Agenda (Planning Application 2015/0492 – Balan Farm, Packhorse Lane, Hollywood) in that she was a close personal friend of a neighbour to the application site. Councillor Baxter withdrew from the meeting prior to consideration of the application and took no part in its discussion nor voted on the matter.

30/15 **MINUTES**

The minutes of the meeting of the Planning Committee held on 3rd August 2015 were submitted.

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

31/15

**2014/1037 - SECOND STOREY EXTENSION OVER GARAGE / OFFICE -
24 WILDMOOR LANE, CATSHILL, BROMSGROVE,
WORCESTERSHIRE B61 0NT - MRS SUSAN FRANKLIN**

The Committee were informed of a further representation, as detailed in the Update report published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mrs. S. Franklin, the Applicant, addressed the Committee. Councillor H.J. Jones, in whose Ward the application site was located, also addressed the Committee.

The Committee then considered the application, which had been recommended for refusal by Officers. Having considered the report and additional information provided, Members were of the view that:

“the proposed modest, well designed extension would would not create a terracing effect not have an unacceptable impact on the wider streetscene”

and were therefore minded to approve the application subject to standard conditions, as detailed in the resolution below.

RESOLVED that planning permission be granted, subject to the following summarised Conditions:

- 1) The development to be begun not later than the expiration of three years beginning with the date of this permission.
- 2) Materials to match the existing building.
- 3) The Development to be carried out in accordance with approved plans.

32/15

**2015/0387 - INSTALLATION OF A SOLAR FARM WITH AN OUTPUT OF
APPROXIMATELY 8.94MW ON LAND ADJACENT TO RECTORY FARM
(RE-SUBMISSION OF APPLICATION REF. 14/0752) - LAND AT
RECTORY FARM, GRAFTON LANE, BROMSGROVE,
WORCESTERSHIRE - MR MARKUS WIERENGA**

The Committee noted representations received from the Council's Conservation Officer in regard to the methodology used by the Applicant in respect of assessing the impact of the development on the setting of the surrounding listed buildings, and a request for an additional reason for refusal to be considered, as detailed in the Update report published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

RESOLVED that planning permission be refused for the reason detailed on page 16 of the Agenda report and the following additional reason for refusal:

- 2) Where potential harm to the setting of Listed Buildings has been identified, the assessment used by the Applicant is of insufficient detail. The proposal is therefore considered to be harmful to the setting of the heritage assets of Bowling Green Farmhouse and Barns, and West Lodge. This harm, whilst being less than substantial, has not been outweighed by the public benefits associated with the need for renewable energy generation. The proposal is therefore contrary to Policy S39 of the Bromsgrove District Local Plan 2004 and fails to comply with paragraphs 131 – 134, and 137 of the National Planning Policy Framework 2012.

Additional Policy references:

BDLP S39
Emerging Plan BDP 20.

33/15 **2015/0492 - DEMOLITION OF PART OF EXISTING BUILDING AND CONVERSION OF REMAINDER TO A SINGLE DWELLING - BALAN FARM, PACKHORSE LANE, HOLLYWOOD, WORCESTERSHIRE B38 0DN - MR BRIAN HIGGINS**

At the invitation of the Chairman, Mr Alan Tyler of Tyler Parkes Partnership, the Applicant's Agent, addressed the Committee. The Chairman further agreed to the Council's Planning Solicitor, Mr A. Hussain reading out a written representation on behalf of Councillor G.N. Denaro, in whose Ward the Applicant site is located, in his absence due to other commitments.

RESOLVED that a decision on this matter be deferred for Officers to provide Committee Members with copies of the Planning Inspector's decisions from both 2006 and 2007 and Counsel opinions sourced in 2013 from Sarah Reid (on behalf of the Council) and Hugh Richards (on behalf of the Applicant) and further information from the Council's Legal Officers.

34/15 **2015/0494 - PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION - 41 DRUIDS LANE, WALKERS HEATH, BIRMINGHAM, WEST MIDLANDS B14 5SR - MR A LAGHA**

The Committee were informed on comments received from Wythall Parish Council who had stated that they had no objections to the application, as detailed in the published Update Report, copies of which were provided to Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Miss P Lagha, the Applicant, addressed the Committee. The Chairman further agreed to the Council's Planning Solicitor, Mr A. Hussain reading out a written representation on behalf of Councillor G.N. Denaro, in whose Ward the Applicant site is located, in his absence due to other commitments.

The Committee then considered the application, which had been recommended for refusal by Officers. Having considered the report and additional information provided, Members were of the view that:

“the proposed extension had been sympathetically designed and would not have an unacceptable impact on the wider streetscene”

and were therefore minded to approve the application subject to standard conditions, as detailed in the resolution below.

RESOLVED that planning permission be granted, subject to the following summarised Conditions:

- 1) The development to be begun not later than the expiration of three years beginning with the date of this permission.
- 2) Materials to match the existing building.
- 3) The Development to be carried out in accordance with approved plans.

The meeting closed at 7.20 p.m.

Chairman