

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 18TH JUNE 2007, AT 2.00 P.M.

PRESENT: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, S. R. Colella, Mrs. J. Dyer M.B.E., D. Hancox, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, P. J. Whittaker and C. J. K. Wilson

Observer: Councillor Mrs. R. L. Dent

Officers: Mr. D. Hammond, Mrs. C. L. Felton, Mrs. S. Sellers, Mr. D. M. Birch, Mrs. S. Willetts, Mrs. J. Burton, Mr. S. Hawley (Worcestershire County Council) and Mr. A. C. Stephens

15/07 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were received from Councillors C. R. Scurrrell and C. B. Taylor.

16/07 **MINUTES OF LAST MEETING**

The Minutes of the meeting of the Committee held on 21st May 2007 were submitted.

RESOLVED: that the Minutes of the meeting of the Committee held on 21st May be confirmed as a correct record and signed by the Chairman.

17/07 **DECLARATION OF INTERESTS**

The following interests were declared in respect of matters to be considered by the Committee:-

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor Mrs. J. M. Boswell	B/2007/0478	Personal. Member of the Bromsgrove Conservative Association.
Councillor S. R. Colella	B/2007/0478	Personal. Member of the Bromsgrove Conservative Association.
Councillor G. N. Denaro	B/2007/0478	Personal. Member of the Bromsgrove Conservative Association.
Councillor G. N. Denaro	TPO (No. 15) 2006	Personal. Knows the householder who owns the land on which the trees are located.

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor Mrs. J. Dyer M.B.E	B/2007/0478	Prejudicial. President of the Bromsgrove Conservative Association. During consideration of the application, Councillor Mrs. Dyer left the room.
Councillor Mrs. J. Dyer M.B.E.	TPO (No. 15) 2006	Personal. Knows the householder who owns the land on which the trees are located.
Councillor D. Hancox	B/2007/0478	Personal. Member of the Bromsgrove Conservative Association.
Councillor Mrs. J. D. Luck	B/2007/0478	Personal. Acquainted with the applicant.
Councillor S. R. Peters	B/2007/0478	Personal. Acquainted with the applicant.
Councillor P. J. Whittaker	B/2007/0478	Personal. Member of the Bromsgrove Conservative Association.

18/07

B/2007/0258-SW - NEW GOLF RANGE AND ACADEMY - HAGLEY GOLF AND COUNTRY CLUB, WASSELL, GROVE LANE, HAGLEY - HAGLEY GOLF AND COUNTRY CLUB

The Head of Planning and Environment Services reported the receipt of the comments of Worcestershire County Council's Lighting Engineer.

RESOLVED: that permission be granted subject to the conditions and notes set out or referred to on pages 11 and 12 of the report, together with the following additional condition:-

20. Prior to the commencement of development on site the applicant shall provide details of boundary fencing to the perimeter of the site. This shall be amalgamated and form part of the overall landscape plan and be submitted and approved in writing by the Local Planning Authority.

19/07

B/2007/0303-LD'O - CHANGE OF USE TO HOLIDAY LETS - THE MILL, FINSTALL NURSERY, ALCESTER ROAD, FINSTALL, BROMSGROVE - MRS. J. POWELL

The Head of Planning and Environment Services reported that this application had been withdrawn and that the breach of planning control referred to in the report would be the subject of a separate report to a future meeting of the Committee.

20/07

B/2007/0381-DMB - EXTERNAL FITTERS STORE - S P GROUP, RAVENSBANK BUSINESS PARK, HEDERA ROAD, REDDITCH - S P GROUP

REOLVED: that permission be granted subject to the conditions and notes set out or referred to on pages 18 and 19 of the report.

21/07

B/2007/0388-SW - 1 & 3 STOREY EXTENSIONS TO EXISTING UNIT TO PROVIDE (25 NEW UNITS) NEW ENTRANCE PORCH AND ASSOCIATED PARKING AND LANDSCAPE ALTERATIONS - GILBERT COURT, CHARFORD, BROMSGROVE - BROMSGROVE DISTRICT HOUSING TRUST

At the invitation of the Chairman, Ms. D. Furniss addressed the Committee and spoke against the application, and Mr. J. Pearson spoke in favour on behalf of the applicant.

The Head of Planning and Environment Services reported the following amendment to the description of the application, showing amended access arrangements in line with comments of Worcestershire County Council's Highway Officer, and minor revisions to landscaping:-

"(And further amended and augmented by plans dated 08.06.2007 plan 20c)."

The receipt of comments from the Landscaping Officer and the Drainage Engineer were also reported, as were the additional comments of Worcestershire County Council's Highways Partnership (Bromsgrove), together with a correction to the Consultations section of the report amending "WME" to "WMC" (West Mercia Constabulary).

The Head of Planning and Environment Services also clarified the size of the proposed extension which was to be 42 metres in length, 18.5 metres in width and 11.5 metres in height.

RESOLVED: that permission be granted subject to the conditions and notes set out or referred to on pages 30 and 31 of the report, together with the following additional conditions and note:-

20. H9
21. H13
22. H17
23. H27

Note

No works on the site should be commenced until engineering details of the improvements to the Public Highway have been approved by the Highways Authority and an agreement under Section 277 of the Highways Act 1980 entered in to.

22/07

B/2007/0459-SMcN - FIXED GLAZED CANOPY TO THE REAR OF THE EXISTING BUILDING, SUPPORTED BY ALUMINIUM POSTS TO CREATE SHELTER FROM THE ELEMENTS - GOLDEN CROSS HOTEL, 20 HIGH STREET, BROMSGROVE - J. D. WETHERSPOON PLC

At the invitation of the Chairman, Councillor Mrs. R. L. Dent addressed the Committee and spoke against the proposal.

The Head of Planning and Environment Services reported the receipt of comments from the Environmental Health Officer, and stated that the Ownership Certificate in respect of the application should be changed from "A" as stated in the report to "B".

RESOLVED: that permission be granted subject to the conditions and notes set out or referred to on page 35 of the report.

23/07

B/2007/0473-SMcN - PAVEMENT CAFÉ SEATING AREA, LOCATED TO THE FRONT OF THE BUILDING, TO INCLUDE FREE STANDING DEMOUNTABLE SCREENS AND REMOVABLE FURNITURE - GOLDEN CROSS HOTEL, 20 HIGH STREET, BROMSGROVE - J. D. WETHERSPOON PLC

The Head of Planning and Environment Services reported the receipt of comments from the Drainage Engineer, and stated that the Ownership Certificate in respect of the application should be changed from "A" as stated in the report to "B".

He also reported the status of the accuracy of the plans which had been submitted.

RESOLVED: that permission be refused for the reason set out on page 41 of the report.

24/07

B/2007/0478-DMB - SECOND FLOOR BEDROOM EXTENSION AND ASSOCIATED ALTERATIONS (RESUBMISSION OF B/2007/0478) - 5 BEOLEY HALL, ICKNIELD STREET, BEOLEY - MS. J. KIRKBRIDE

The Head of Planning and Environmental Services reported the receipt of comments from the Drainage Engineer and Beoley Parish Council.

RESOLVED: that permission be granted subject to the conditions and notes set out or referred to on pages 46 and 47 of the report.

25/07

B/2007/0511-CE - INSTALLATION OF SOLAR PANELS TO FORMER PIGGERY BUILDING (RETROSPECTIVE) - NEWHOUSE FARM, LEA END LANE, ALVECHURCH - J. H. M. CONSTRUCTION

The Head of Planning and Environment Services reported the receipt of comments from the Local Plans. Policy Officer and Alvechurch Parish Council.

The Head of Planning and Environment Services also reported receipt of an amended location plan and stated that the description of the application should be amended to include the addition of:-

"(as amended by plan received 30/05/2007)."

Consideration was given to this application which had been recommended for refusal by the Head of Planning and Environment Services. On the matter being put to the vote it was decided that permission be granted because

Members considered that the development related to a sustainable form of development that would not unacceptably harm the character of the barn..

RESOLVED: that permission be granted.

26/07 **B/2007/0514-SMcN - NEW CANOPY, TABLES AND SEATING TO FRONT OF BUILDING - HOGS HEAD, 126-130 HIGH STREET, BROMSGROVE - THE LAUREL PUB COMPANY**

The Head of Planning and Environment Services reported that this application had been withdrawn.

27/07 **B/2007/0515-SMcN - NEW CANOPY TO FRONT ELEVATION OF SITE - HOGS HEAD, 126-130 HIGH STREET, BROMSGROVE (LISTED BUILDING CONSENT) - THE LAUREL PUB COMPANY**

The Head of Planning and Environment Services reported that this application had been withdrawn.

28/07 **PI/2006/00194 - ENFORCEMENT OF PLANNING CONTROL - LAND ON THE SOUTH-EAST SIDE OF NEWTOWN LANE, ROMSLEY**

Members gave consideration to a report which gave details of a breach of planning control in respect of the failure to adhere to a condition attached to planning permission B/2005/0777.

RESOLVED: that the Head of Planning and Environment Services, in consultation with the Head of Legal and Democratic Services, be authorised to issue a Breach of Condition Notice for failure to comply with Condition No. 3 of planning permission B/2007/0777.

29/07 **TREE PRESERVATION ORDER (NO. 15) 2006 - TREES ON LAND AT SEVEN BAYS, MIDDLE LANE, HEADLEY HEATH, BIRMINGHAM, B38 0DU**

Consideration was given to a report relating to an emergency Tree Preservation Order which had been made in respect of four trees on land at Seven Bays, Middle Lane, Headley Heath.

RESOLVED: that the Bromsgrove District Council Tree Preservation Order (No. 15) 2006 be confirmed without modification.

30/07 **TREE PRESERVATION ORDER (NO. 16) 2006 - TREES ON LAND AT HOLLY DELL, WALKERS HEATH, BIRMINGHAM, B38 0AG**

Consideration was given to a report relating to an emergency Tree Preservation Order which had been made in respect of two oak trees on land at Holly Dell, Walkers Heath.

RESOLVED: that the Bromsgrove District Council Tree Preservation Order (No. 16) 2006 be confirmed without modification.

31/07

APPEAL DECISIONS

Members considered a report which detailed the decisions of planning appeals which had been determined since the last meeting of the Committee.

RESOLVED: that the report be noted.

The meeting closed at 3.20 pm

Chairman