

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 8TH OCTOBER 2007

PRESENT: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. Dyer M.B.E., D. Hancox, B. Lewis F.CMI, E. J. Murray, D. L. Pardoe (substituting for Mrs. J. D. Luck), S. R. Peters, C. R. Scurrall, Mrs. M. A. Sherrey (substituting for Mrs. J. M. Boswell), C. J. Tidmarsh and C. J. K. Wilson

Officers: Mr. D. Hammond, Mrs. D. Warren, Mr. D. M. Birch, Mrs. H. L. Plant and Mr. A. C. Stephens

77/07 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs. J. M. Boswell and Mrs. J. D. Luck.

78/07 **DECLARATIONS OF INTEREST**

Members made the following declarations of their interests in matters due to be considered at the meeting.

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor E. J. Murray	B/2007/0751	Prejudicial. Daughter in the process of purchasing an area of land adjacent to, or part of land including, the application site. During consideration of the application, Councillor Murray left the room.
Councillor E. J. Murray	B/2007/0907	Prejudicial. Daughter in the process of purchasing an area of land adjacent to, or part of land including, the application site. During consideration of the application, Councillor Murray left the room.
Councillor E. J. Murray	B/2007/0911	Prejudicial. Daughter in the process of purchasing an area of land adjacent to, or part of land including, the application site. During consideration of the application, Councillor Murray left the room.
Councillor E. J. Murray	B/2007/0918	Prejudicial. Daughter in the process of purchasing an area of land adjacent to, or part of land including, the application site. During consideration of the application, Councillor Murray left the room.

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor C. R. Scurrall	B/2007/0691	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.
Councillor C. R. Scurrall	B/2007/0751	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.
Councillor C. R. Scurrall	B/2007/0907	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.
Councillor C. R. Scurrall	B/2007/0911	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.
Councillor C. R. Scurrall	B/2007/0918	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.
Councillor Mrs. M. A. Sherrey	B/2007/0968	Personal. Is a member of Clent Parish Council which had previously considered the matter.

79/07 **MINUTES**

The minutes of the meeting of the Planning Committee held on 10th September 2007 were submitted.

RESOLVED that the minutes be approved as a correct record.

80/07 **B/2007/0691-DI - ERECTION OF AGRICULTURAL STORAGE BUILDING FOR MACHINERY AND FODDER (RETROSPECTIVE) - BELCOTE FARM, MEARSE LANE, BELBROUGHTON - MR. M. TURAN**

The Head of Planning and Environment Services reported that two further applications (B/2007/1092 and B/2007/1094) for planning permission on the site had been received. As a result of new information received, additional comments were required to be sought from the Council's Agricultural Advisor.

RESOLVED that, in order for all three applications to be reported to the next meeting of the Committee, consideration of this application be deferred.

81/07 **B/2007/0751-DI - ERECTION OF CONCRETE BASE AND TIMBER STABLES - FIELD NO. 0151, ADJ. TO POOL HOUSE FARM, BELBROUGHTON - A. MORRIS AND T. REES**

The Head of Planning and Environment Services clarified the recent planning history in respect of the whole of the site, indicating the location of the sites to be considered at this meeting, the extent of the authorised track and the areas of development which had previously been granted planning permission.

RESOLVED that permission be granted subject to the condition and notes set out or referred to on page 15 of the report, together with the following additional two conditions:-

2. Materials
3. Drainage

82/07 **B/2007/0907-DI - THREE STABLES AND TACK SHED (CONCRETE BASES), MOBILE FIELD SHELTER, GRAZING FOR HORSES - RESUBMISSION OF B/2007/0394 - PLOT 2, FIELD NO. 0006, HOCKLEY BROOK LANE, BELBROUGHTON - MR. NICKLIN**

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 48 and 49 of the report.

83/07 **B/2007/0911-DI - ERECTION OF STABLE BLOCK COMPRISING TWO STABLES AND ONE TACK SHED ON A HARDCORE STANDING, CHANGE OF USE FROM AGRICULTURAL TO EQUINE (RESUBMISSION OF B/2007/0777) - PART FIELD NO. 1530, ADJ. POOLHOUSE FARM, HOCKLEY BROOK LANE, BELBROUGHTON - MR. P. BROOKES**

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on page 53 of the report.

84/07 **B/2007/0918-DI - ERECTION OF FOUR WOODEN STABLES, SMALL HAY BARN AND FEED ROOM ON CONCRETE BASE AND PERMISSION FOR FIELD SHELTER - FOR PERSONAL RECREATIONAL USE (RESUBMISSION OF B/2007/0698) - FIELD NO. 1530 ADJ. POOL HOUSE FARM, HOCKLEY BROOK LANE, BELBROUGHTON - MR. RANDLE**

RESOLVED that permission be granted subject to the condition and notes set out or referred to on pages 56 and 57 of the report, together with the following additional two conditions:-

2. Drainage
3. Materials

85/07 **B/2007/0823-DMB - REMOVAL OF CONDITION 16 ATTACHED TO B/2006/1333 - HEATH FARM, ALCESTER ROAD, WYTHALL - A. E. BECKETT & SONS (DEVELOPMENTS) LTD.**

RESOLVED

- (a) that permission be granted in accordance with the notes set out on page 21 of the report; and
- (b) that the Worcestershire County Council's Highways Partnership (Bromsgrove) be requested to undertake further investigations in respect of restricting the ability to turn right out of the site onto Middle Lane.

(NOTE: Under paragraph 16.7 of the Council Procedure Rules, Councillors S. R. Peters and C. J. K. Wilson requested that it be recorded that they had voted against the resolution.)

86/07 **B/2007/0835-CE - CONVERSION OF TEN ROOM HOSTEL TO SIX SELF CONTAINED AFFORDABLE FLATS AND TWO 2-STOREY SIDE EXTENSIONS - 166 AND 168 NEW ROAD, RUBERY - BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Environment Services reported that a number of Worcestershire County Structure Plan policies had, on 27th September 2007, been deleted; namely, policies D.1, D.3, D.4, D.9, D.11, SD.6 and SD.7. With reference to page 25 of the report, he stated that issues in respect of the density of developments - policy D.9 - would be maintained in Planning Policy Statement 3 (PPS3).

Furthermore, the Head of Planning and Environment Services referred to Supplementary Planning Guidance Note 10: Managing Housing Supply in the District of Bromsgrove (SPG10) which was also quoted on page 25 of the report. He explained that, on the 27th September 2007, SPG10 was superseded by PPS3 and policies CF2, CF3 and CF6 of the West Midlands Spatial Strategy, under which the housing moratorium within the Bromsgrove District remains. Finally, he added that the exception criteria to the housing moratorium also remain, including proposals for 100% affordable housing schemes to meet a proven local need.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 27 and 28 of the report.

87/07 **B/2007/0837-VN - CONVERSION OF 7 ROOM HOSTEL INTO 4 SELF CONTAINED FLATS - HOLLY LODGE, 102 BROAD STREET, BROMSGROVE - BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Environment Services reiterated his comments in respect the planning policy issues referred to in Minute No. 86/07 above. He also reported that the applicant - Bromsgrove District Housing Trust (BDHT) - had offered alternative sites for the provision of existing Community Facilities at Holly Lodge.

At the invitation of the Chairman, Mrs. A. Hogan addressed to Committee and spoke in opposition to the proposals.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 32 and 33 of the report.

88/07 **B/2007/0866-DI - ONE OFFICE TO BE USED AS A BOOKING OFFICE FOR TAXIS - 406A BIRMINGHAM ROAD, MARLBROOK, BROMSGROVE - DAVID WOODHOUSE**

The Head of Planning and Environment Services reported that policy SD6 of the Bromsgrove District Local Plan, referred to on page 36 of the report, had

also been deleted on 27th September 2007. He also reported the receipt of an additional letter of objection and, for clarification, explained that the proposal was a private facility for the bookings of private hire vehicles over the telephone.

At the invitation of the Chairman, Mr. A. Phipps addressed the Committee and spoke in opposition to the proposals, whilst Mr. D. Lammas spoke in favour on behalf of the applicant.

RESOLVED that permission be granted for a temporary period of twelve months subject to the conditions and notes set out or referred to on pages 37 and 38 of the report.

89/07 **B/2007/0886-SMCN - FORMATION OF NEW TERRACE AT 39 - 41 WORCESTER ROAD, BROMSGROVE - 3D ENTERTAINMENT GROUP LTD.**

The Head of Planning and Environment Services reported that the application for planning permission had been withdrawn.

90/07 **B/2007/0940-CE - FIRST FLOOR EXTENSION OVER EXISTING GARAGE, REAR KITCHEN EXTENSION, ADDITION OF PITCHED ROOF TO EXISTING GROUND FLOOR REAR EXTENSION AND OTHER ALTERATIONS - 31 HANBURY ROAD, STOKE HEATH, BROMSGROVE - J. WHITTALL**

The Head of Planning and Environment Services reported that an additional letter had been received from the applicant.

RESOLVED that permission be granted subject to the conditions set out on pages 61 and 62 of the report.

91/07 **B/2007/0966-RL - ERECTION OF BOUNDARY WALL AND GATES TO FRONT OF PROPERTY - NEW HOUSE ADJACENT TO FOURWAYS, BRAKE LANE, HAGLEY - MR. AND MRS. J. HADLINGTON**

At the invitation of the Chairman, Mr. J. Hadlington addressed the Committee and spoke in favour of the proposals on behalf of the applicant.

RESOLVED:

- (a) that the Head of Planning and Environment Services be authorised to refuse the application upon the expiry of the publicity period on 15th October 2007; and
- (b) that, upon the refusal of the application in (a) above, the Head of Planning and Environment Services, in consultation with the Head of Legal, Equalities and Democratic Services, be authorised to proceed with the most appropriate course of enforcement action to remedy the breach of planning control.

(NOTE: Under paragraph 16.7 of the Council Procedure Rules, Councillor S. R. Peters requested that it be recorded that he had abstained from voting on this matter.)

92/07 **B/2007/0968-DI - USE OF EXISTING CARAVAN AS ANCILLARY STAFF ACCOMMODATION (UP TO 3 STAFF) IN ASSOCIATION WITH FORESTERS NURSING HOME FOR TWO YEARS - FORESTERS NURSING HOME, WALTON POOL, CLENT - REDWOOD CARE HOMES LTD.**

The Head of Planning and Environment Services reported that policy CTC.4 of the Worcester County Structure Plan, together with policies C25 and C26 of the Bromsgrove District Local Plan, referred to on page 66 of the report, had been deleted on 27th September 2007.

He also reported that the comments of the Drainage Engineer had been received and summarised issues in an accompanying statement which had been received from the applicants. Furthermore, the reasons for the grant of planning permission under application ref. B/2006/0210 were reported.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 67 and 68 of the report, together with the following additional condition:-

4. The disposal of storm water shall be by means submitted to and approved in writing by the Local Planning Authority.

93/07 **B/2007/1035-RL - HURRANS GARDEN CENTRE, KIDDERMINSTER ROAD, HAGLEY - ADDITIONAL USE OF LAND FOR MOBILE TEMPORARY HEALTH FACILITIES (2 YEAR TEMPORARY PERMISSION) - MERCURY HEALTH**

The Head of Planning and Environment Services reiterated the deletion of policies SD.6 and SD.7 of the Worcester County Structure Plan, referred to on page 69 of the report, having been deleted on 27th September 2007.

He also reported that the comments of both Local Plans (Policy) and Worcestershire County Council's Highways Partnership (Bromsgrove) had been received, together with further information which had been submitted by the applicant.

At the invitation of the Chairman, Ms. H. Chambers addressed the Committee and spoke in favour of the proposals.

Consideration was given to the application for which the Head of Planning and Environment Services had indicated he would be minded to recommend refusal. However, on the matter being put to the vote, Members considered that provision of such a valuable facility would constitute very special circumstances to overcome Green Belt considerations.

RESOLVED that permission be granted for a temporary period of two years subject to the stationing of the mobile health facilities on three days per week, Monday to Friday, and not on Saturday, Sunday or Bank Holidays.

94/07 **B/2007/1036-DI - BROMSGROVE HOTEL CAR PARK, KIDDERMINSTER ROAD, BROMSGROVE - ADDITIONAL USE OF LAND FOR MOBILE TEMPORARY HEALTH FACILITIES (2 YEAR TEMPORARY PERMISSION) - MERCURY HEALTH**

The Head of Planning and Environment Services reported that the application for planning permission had been withdrawn.

95/07 **B/2007/1037-VN - STOKE PRIOR SPORTS AND SOCIAL CLUB, STOKE PRIOR, BROMSGROVE - MOBILE TEMPORARY HEALTH UNITS**

The Head of Planning and Environment Services repeated the policy issues stated in Minute No. 93/07 above in respect of the Worcester County Structure Plan.

He also reported that the comments of Worcestershire County Council's Highways Partnership (Bromsgrove) had been received, together with further information which had been submitted by the applicant. He added that a press notice had been published.

At the invitation of the Chairman, Ms. H. Chambers addressed the Committee and spoke in favour of the proposals.

Consideration was given to the application for which the Head of Planning and Environment Services had indicated he would be minded to recommend refusal. However, on the matter being put to the vote, Members considered that provision of such a valuable facility would constitute very special circumstances to overcome Green Belt considerations.

RESOLVED that permission be granted for a temporary period of two years subject to the stationing of the mobile health facilities on three days per week, Monday to Saturday, and not on Sunday or Bank Holidays.

96/07 **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 4.10 pm

Chairman