

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 3RD DECEMBER 2007, AT 2.00 P.M.

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

Observers: Councillors R. Hollingworth and P. M. McDonald

Officers: Mr. D. Hammond, Mrs. D. Warren, Mr. D. Birch, Mrs. S. Willetts, Ms. M. Bett, Mr. S. Hawley (Worcestershire County Council) and Mr. A. C. Stephens

106/07 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor D. Hancox.

107/07 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:-

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor E. J. Murray	B/2007/0899	Prejudicial. His daughter owns an area of land adjacent to, or part of the area of land including, the application site. During consideration of the application, Councillor Murray left the room.
Councillor S. R. Peters	B/2007/0802	Personal. Is a member of the National Association of Boat Owners.
Councillor C. R. Scurrall	B/2007/0899	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.

108/07 **MINUTES**

The minutes of the meeting of the Planning Committee held on 5th November 2007 were submitted.

RESOLVED that the minutes be approved as a correct record.

109/07 **B/2007/0261-DMB - OFFICE DEVELOPMENT: OUTLINE (RESUBMISSION OF B/2006/0080) - LAND AT REDDITCH ROAD, HOPWOOD - PIPSILVER LIMITED**

The Head of Planning and Environment Services reported that the application had been withdrawn.

110/07 **B/2007/0626-DMB - NURSING HOME AND ASSOCIATED OFFICES: OUTLINE - LAND AT REDDITCH ROAD, HOPWOOD - PIPSILVER LIMITED**

The Head of Planning and Environment Services reported that the application had been withdrawn.

111/07 **B/2007/0802-DMB - 75-BERTH MARINA, ACCESS ROAD AND ANCILLARY BUILDING AND FACILITIES - LAND AT COOPERS HILL FARM, COOPERS HILL, ALVECHURCH - MR. A. BYTOM**

At the invitation of the Chairman, Mr. A. Bytom addressed the Committee and spoke in favour of the proposals.

The Head of Planning and Environment Services reported the receipt of a further objection, together with the receipt of additional supporting information from the applicant.

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, Members considered that the proposal represented appropriate development in the Green Belt which would bring economic benefits to Alvechurch, the canal and the community in general. Members felt that the proposals complied with paragraph 26 of PPG17 in that farm diversification which involves a recreational leisure activity would be beneficial for biodiversity and, ultimately, would not have a detrimental or adverse impact on the openness and the visual amenities of the Green Belt in the location.

RESOLVED:

- (a) that the application be referred to the Government Office for the West Midlands under the "departure" procedure; and
- (b) that, in the event of the application not being "called-in" by the Secretary of State for the Department of Communities and Local Government, permission be granted subject to any appropriate conditions and notes which are considered necessary by the Head of Planning and Environment Services.

(NOTE: Under section 4, paragraph 16.7 of the Council's Constitution, Councillor S. R. Peters requested that it be recorded that he had abstained from voting on this matter.)

112/07 **B/2007/0899-DI - STABLING FOR HORSES, STORAGE OF BULK FOOD, FODDER, TACK, SADDLES, RUGS AND EQUIPMENT - LAND ADJACENT TO POOL HOUSE FARM, HOCKLEY BROOK LANE, BELBROUGHTON - D. BLAKEWAY**

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 51 and 52 of the report.

113/07 **B/2007/1021-RL - TWO-STOREY SIDE EXTENSION - HARWOOD HOUSE, WASSELL GROVE, HAGLEY - MR. AND MRS. QUINN**

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

114/07 **B/2007/1070-LD - AMENDMENT TO APPROVED LAYOUT TO RELOCATE UNITS 11 - 15 CLOSER TO THE ADJACENT RESIDENTIAL DEVELOPMENT - BROMSGROVE TECHNOLOGY PARK, ASTON ROAD, BROMSGROVE - WEST MIDLANDS CONTRACTS**

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 59 and 60 of the report.

115/07 **B/2007/1082-DMB - B1 OFFICE BUILDING - PLOT 2, BROMSGROVE TECHNOLOGY PARK, ASTON ROAD, BROMSGROVE - ADROIT GROUP LIMITED**

The Head of Planning and Environment Services reported that, following negotiations with the applicant, Worcestershire County Council's Highways Partnership (Bromsgrove) had expressed concern over the proposals for HGV access arrangements and related turning facilities to serve the application site.

He stated that the applicant and Highways Partnership were seeking agreement on an alternative scheme and added that his recommendation, as contained in the report, would be amended in order that he may be granted delegated authority to determine the application upon receipt of a suitable access/turning scheme.

RESOLVED:

- (a) that the Head of Planning and Environment Services be authorised to approve the application upon the receipt of a satisfactory scheme for the provision of HGV access arrangements and turning facilities to serve the application site, subject to the conditions and notes set out or referred to on page 64 of the report, and any additional conditions recommended by Worcestershire County Council's Highways Partnership (Bromsgrove); or
- (b) that the Head of Planning and Environment Services be authorised to refuse the application in the event that a satisfactory scheme for the provision of HGV access arrangements and turning facilities to serve the application site has not been agreed with Worcestershire County Council's Highways Partnership (Bromsgrove) by 26th December 2007.

116/07 **B/2007/1085-DI - TAXI BOOKING OFFICE ONLY - 26A NEW ROAD, RUBERY - MR. D. WOODHOUSE**

At the invitation of the Chairman, Councillor P. M. addressed the Committee to speak against the proposal, whilst Mr. R. Ollerenshaw-Greatbatch spoke, on behalf of the applicant, in favour of the application.

The Head of Planning and Environment Services reported the receipt of a further nine letters of objection.

RESOLVED that permission be granted for a temporary period of twelve months subject to the conditions and notes set out or referred to on page 67 of the report.

117/07 **B/2007/1108-DMB - ERECTION OF B1/B2/B8 UNIT WITH ANCILLARY CAR-PARKING AND SERVICING AREAS - PLOT 10A, ACANTHUS ROAD, RAVENSBANK BUSINESS PARK, REDDITCH - LE GALLAIS COMPANY**

The Head of Planning and Environment Services reported the comments of the Tree Officer and the Worcestershire Wildlife Trust.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 74 to 78 of the report.

118/07 **B/2007/1145-DI - PART-FIELD NO. 9727, ADJ. POOL HOUSE FARM, HOCKLEY BROOK LANE, BELBROUGHTON - STATIC FIELD SHELTER AND FOOD STORE ON CONCRETE BASE FOR GRAZING CAMELIDS - MR. AND MRS. MONK**

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

119/07 **B/2007/1176-DMB - MODIFICATION OF CONDITION 2 ATTACHED TO B/2007/0356 TO PERMIT A PHASED IMPLEMENTATION OF RESERVED MATTERS - COFTON CENTRE, GROVELEY LANE, COFTON HACKETT - REDMAN HEENAN PROPERTIES LIMITED**

RESOLVED that permission be granted subject to the conditions and notes set out on page 86 of the report.

120/07 **B/2007/1182-DI - CROSS ROADS GARAGE, KIDDERMINSTER ROAD, WOODCOTE GREEN, BROMSGROVE - REPLACEMENT OF FLAT ROOF WITH PITCHED, TILED ROOF OVER EAST WING - MR. N. NAVEED**

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

121/07 **B/2007/1205-VN - TWO STOREY EXTENSION TO SIDE, TO REPLACE CURRENT SINGLE STOREY EXTENSION AND ORIGINAL GARAGE - 22 DARK LANE, HOLLYWOOD - MR. AND MRS. D. WALTERS**

At the invitation of the Chairman, Mr. D. Walters addressed the Committee and spoke in favour of the application.

The Head of Planning and Environment Services reported the comments of the Drainage Engineer, Worcestershire County Council's Highways Partnership (Bromsgrove) and Wythall Parish Council, and reported the receipt of additional supporting information from the applicant.

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, Members considered that the proposal would not have an adverse impact on the streetscene.

RESOLVED that permission be granted subject to any appropriate conditions and notes which are considered necessary by the Head of Planning and Environment Services.

122/07 **TREE PRESERVATION ORDER (NO. 8) 2007 - TREE ON LAND AT 48 LEA GREEN LANE, WYTHALL**

Consideration was given to a report relating to a temporary Tree Preservation Order which had been made in respect of trees on land at 48 Lea Green Lane, Wythall.

The Head of Legal, Equalities and Democratic Services clarified issues relating to the Tree Preservation Order and outlined the reasons for the making of the Order.

RESOLVED that the Bromsgrove District Council Tree Preservation Order (No. 8) 2007 be confirmed without modification because no evidence had been provided to determine whether or not the tree referred to as T1 in the Order was the root cause of damage to the property.

123/07 **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.

124/07 **B/2006/1278 - WEIGHTS FARM, WEIGHTS LANE, REDDITCH**

(The Chairman agreed to the consideration of this item of business as a matter of urgency because a decision was required thereon before the next meeting of the Committee).

The Head of Planning and Environment Services referred to a decision made by the Committee on 5th February 2007 to refuse planning permission in respect of B/2006/1278. He stated that the applicants had appealed against the decision and a Public Local Inquiry had been arranged to take place on 8th and 9th January 2008.

It was reported that the advice of Counsel had been sought in respect of the reasons for refusal. Counsel have advised that refusal Reason No. 2, in respect of the issue of housing oversupply should not be pursued.

RESOLVED that the advice given by Counsel to remove Reason No. 2 as one of the grounds to refuse planning permission for B/2006/1278, considered by the Committee on 5th February 2007 (Minute No. 108/06 refers), be accepted and approved.

The meeting closed at 3.50 pm

Chairman