

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 31ST MARCH 2008, AT 2.00 P.M.

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

Observers: Councillor R. Hollingworth

Officers: Mr. D. Hammond, Mrs. D. Warren, Mr. D. M. Birch, Mr. S. Hawley (Worcestershire Highways) and Mr. A. C. Stephens

157/07 **APOLOGIES**

Apologies for absence were received from Councillors B. Lewis F.CMI, E. J. Murray and C. J. K. Wilson.

158/07 **DECLARATIONS OF INTEREST**

No declarations of interest were made.

159/07 **MINUTES**

The minutes of the meeting of the Planning Committee held on 3rd March 2008 were submitted.

RESOLVED that the minutes be approved as a correct record.

160/07 **B/2008/1291-DMB - DEMOLITION OF REAR SINGLE STOREY EXTENSIONS TO EXISTING SCHOOL BUILDING. CONVERSION OF FORMER REDGROVE SCHOOL BUILDING TO FORM 11 NO. RESIDENTIAL UNITS AND ERECTION OF 8 NO. AFFORDABLE DWELLINGS. ASSOCIATED PARKING AND ACCESS ARRANGEMENTS - FORMER REDGROVE SCHOOL SITE, SHAW LANE, STOKE PRIOR, BROMSGROVE - BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Environment Services reported the receipt of satisfactory amended plans. He also reported the comments of the Conservation Officer and the Strategic Housing Manager, together with additional comments received from Worcestershire Highways. Furthermore, he stated that an additional letter had been received in respect of the application.

RESOLVED:

- (a) that the power to approve the application be delegated to the Head of Planning and Environment Services upon the receipt of satisfactory comments from Worcestershire Highways to a suitable highway safety scheme, subject to the conditions and notes set or referred to on pages 14 to 17 of the report; or
- (b) that, in the event of Worcestershire Highways not being able to agree to a satisfactory highway safety scheme by the expiry date for the application (19th April 2008), the power to refuse the application be delegated to the Head of Planning and Environment Services.

161/07 **B/2007/1368-LD - PROPOSED CONVERSION OF EXISTING RESIDENTIAL BARN AND REPLACEMENT OF CONCRETE BUILDINGS WITH TIMBER BARN TO CREATE A RURAL WEDDING VENUE - REDHOUSE FARM, SHAW LANE, STOKE PRIOR, BROMSGROVE - MRS. J. FINCH**

The Head of Planning and Environment Services reported the comments of the Economic Development Officer.

At the invitation of the Chairman, Mrs. J. Finch addressed the Committee and spoke in favour of the application.

Consideration was given to the application which had been recommended for refusal by the Head of Planning and Environment Services. However, as an amendment to the recommendation outlined in the report it was proposed to grant planning permission because Members considered that that the proposals represented appropriate development in the Green Belt which would bring economic benefits to Stoke Prior and the community in general. Members felt that the proposal complies with SPG6, PPS7 and PPG17 in that the scheme would involve a commercial activity which would be beneficial to the environment and biodiversity and, therefore, that it would not have a detrimental or adverse impact on the openness and the visual amenities of the Green Belt in this location.

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

(NOTE: Under paragraph 16.7 of the Council's Procedure Rules, Councillors Mrs. C. M. McDonald and C. R. Scurrall requested that it be recorded that they had voted against the approval of planning permission.)

162/07 **B/2008/0022-DMB - DEMOLITION OF FOUR NO. TWO-STOREY RESIDENTIAL BLOCKS. REFURBISHMENT OF EXISTING TWO-STOREY FLATS AND HOUSES, TO INCLUDE NEW STAIRWELLS. ENVIRONMENTAL IMPROVEMENT WORKS AND TRAFFIC CALMING MEASURES - LAND AT AUSTIN ROAD, CHARFORD, BROMSGROVE - BROMSGROVE DISTRICT HOUSING TRUST**

RESOLVED that permission be granted, in respect of option 2 ('render and brick' design) illustrated on the plans accompanying the application, subject to

the conditions and notes set out or referred to on pages 28 and 29 of the report.

163/07 **B/2008/0096-LD - ERECTION OF TWO STOREY EXTENSION TO SIDE OF EXISTING DWELLING TO INCLUDE ACCOMMODATION FOR ELDERLY RELATIVE AT 10 UPLANDS, MONUMENT LANE, REDNAL - MR. B. DAS**

At the invitation of the Chairman, Mr. S. Danks, the applicant's agent, addressed the Committee and spoke in favour of the application.

Consideration was given to the application which had been recommended for refusal by the Head of Planning and Environment Services. However, as an amendment to the recommendation outlined in the report it was proposed to grant planning permission because Members considered that the proposal was not disproportionate and therefore represented appropriate development in its setting that would not cause harm to the openness or visual amenities of the Green Belt in this location.

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

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

164/07 **B/2008/0100-LD - ERECTION OF NEW DWELLING AT ALVECHURCH FISHERIES, BITTELL ROAD, BARNT GREEN - MS. K. GITTINS**

The Head of Planning and Environment Services reported the comments of the Economic Development Officer, and clarified an error in the report where the applicant was incorrectly referred to.

At the invitation of the Chairman, Ms. K. Gittins addressed the Committee and spoke in favour of the application. Councillor R. Hollingworth, as Ward Member, also spoke in favour of the proposals.

RESOLVED that permission be refused for the reasons set out on pages 39 and 40 of the report.

165/07 **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.

166/07 **LOCAL GOVERNMENT ACT 1972**

RESOLVED that under Section 100 I of the Local Government Act 1972, as amended, the public be excluded from the meeting during the consideration of

the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act, as amended, the relevant paragraphs of that part, in each case, being as set out below, and that it was in the public interest to do so:-

<u>Minute No.</u>	<u>Paragraphs</u>
167/08	2 and 6
168/08	2 and 6

167/07 **ENFORCEMENT OF PLANNING CONTROL (CASE REF. PI-2007-00006-KB)**

RESOLVED that 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 outlined in the report.

168/07 **ENFORCEMENT OF PLANNING CONTROL (CASE REF. PI-2006-00134-KB)**

RESOLVED that 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 outlined in the report.

The meeting closed at 3.55 p.m.

Chairman