

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 5TH SEPTEMBER 2016 AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P.L. Thomas (Vice-Chairman), S. J. Baxter, M. T. Buxton, C.A. Hotham, K.J. May, S. R. Peters, S. P. Shannon, C. J. Spencer and P. J. Whittaker

Officers: Miss S. Bell, Mr. D. M. Birch, Miss. E. Farmer, Mrs. S. Hazlewood, Mr. S. Hawley (Worcestershire Highways Authority), Mr. A. Hussain and Mrs. J. Smyth

24/16 **CHANGE IN COMMITTEE MEMBERSHIP**

The Chairman informed Members on a change in the Committee's Membership, namely that Councillor K.J. May had replaced Councillor M. Glass.

25/16 **APOLOGIES**

There were no apologies for absence.

26/16 **DECLARATIONS OF INTEREST**

Councillor C. A. Hotham declared a Non-Disclosable Interest in Agenda Item 6 (Planning Application 2016/0723 – 47 Fiery Hill Road, Barnt Green, Birmingham B45 8JX) in that he was acquainted with the Applicant. Councillor Hotham withdrew from the meeting prior to consideration of the item and took no part in the discussion or voting on the matter.

27/16 **MINUTES**

The minutes of the meeting of the Planning Committee held on 1st August 2016 were submitted.

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

28/16

2016/0581 - CHANGE OF USE OF MAINTENANCE / CHAPEL BUILDING APPROVED UNDER 2012/0448 TO ALLOW FOR CREMATIONS TO TAKE PLACE, REDUCTION IN SCALE OF BUILDING AND HARD STANDING - LAND ADJACENT NEW INNS LANE, RUBERY, BIRMINGHAM, WORCESTERSHIRE - H2 LAND LTD

Officers reported on additional representations received in objection to the Application and Consultee representations received from the Council's Tree and Landscape Officer and Parks and Green Space Officer and the National Grid, all as detailed in the published Update Report, copies of which were provided to Committee Members and the Public Gallery prior to the commencement of the meeting. It was also noted that the Chairman had, exceptionally, agreed to extend the objector's time allowed for public speaking to a maximum of 15 minutes due to public interest in the matter.

At the invitation of the Chairman, Mr. W. Murray, Mr. A. Robson, Mrs. S. Smith, Mr. G. Bennett and Mr R. Goode addressed the Committee in objection to the Application. Councillor P.M. McDonald, in whose Ward the application site was located, also addressed the Committee.

The Committee then considered the Application, which had been recommended for approval by Officers. Having noted the Officer's reports and the Speakers' representations, Members were of the view that nothing had materially changed since the Committee's refusal of Planning Application 2014/0575 for a variation of Conditions 2 and 24 of Planning Permission 2012/0448 to allow cremations to take place. Members considered that the proposed reductions in the size of the build form did not demonstrate very special circumstances in terms of impact on the openness of the Green Belt, particularly as the size of the build form had not been an issue previously, nor did Members consider that very special circumstances had been demonstrated in terms of need.

Members were therefore minded to refuse the application on a similar basis to that of the Committee's refusal reasons in 2014, as detailed in the resolution below:

RESOLVED that, notwithstanding the extant planning permission on the site for a cemetery, together with a chapel and maintenance building, the proposed crematorium and associated works represent inappropriate development in the Green Belt. The National Planning Policy Framework (NPPF) points out that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances. The Local Planning Authority considers that no very special circumstances exist or have been put forward to outweigh the harm caused by inappropriate development. In addition, the proposed crematorium flue and associated comings and goings associated with the crematorium and the industrial process of cremations would have an adverse impact upon the visual qualities of the Green Belt. As such, the proposal would conflict with guidance in

the NPPF as well as policies DS2, DS9, DS13 and C4 of the Bromsgrove District Local Plan.

29/16

**2016/0723 - REDEVELOPMENT OF SITE TO CREATE 4 APARTMENTS
- 47 FIERY HILL ROAD, BART GREEN, BIRMINGHAM,
WORCESTERSHIRE B45 8JX - MR STEVE BOND**

Officers reported on an additional objection that had been received in relation to highway safety the potential presence of bats in the locality, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mr. A. Saunders, a near neighbour, addressed the Committee, objecting to the application. Mr. S. Bond, the Applicant, also addressed the Committee.

The Committee then considered the Application, which had been recommended for approval by Officers. Having considered the Officer's report, the speaker's representations and additional clarification on highway matters from the County's Highways Officer, and whilst Members were satisfied with the overall design of the proposal and considered that it would sit well within the context of the Conservation Area, they had concerns in relation to the proposed shortfall of 50% in parking provision. Members considered that the proposed 4 parking spaces were insufficient to serve four, two bedroom apartments, and that eight spaces should be provided in line with County Standards.

Officers advised that, should Members be minded to approve the Application subject to a satisfactory agreement being reached with the Applicant. to provide the additional four parking spaces considered necessary for the development, delegated powers to Officers would be required to undertake negotiation.

RESOLVED that, authority be delegated to the Head of Planning and Regeneration Services to grant Planning Permission, subject to:

- 1) satisfactory negotiations with the Applicant to provide four additional on-site parking spaces for the proposed development; and
- 2) the Conditions and Informatives set out on pages 20 to 24 of the main agenda report.

The meeting closed at 7.37 p.m.

Chairman