

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

5TH DECEMBER 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, C. J. Spencer and P. J. Whittaker

Officers: Mr. D. M. Birch, Mr. A. Fulford, Mr. S. Hawley (Worcestershire Highways Authority), R Lambert, Mrs. T. Lovejoy, Mrs. S. Sellers and Mrs. J. Smyth

47/16

APOLOGIES

An apology for absence was received on behalf of Councillor S.P. Shannon.

48/16

DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor P.L. Thomas (Vice-Chairman) declared an Other Disclosable Interest in Agenda Item 6 – Planning Application 2016/0915 – The Woodlands, Woodland Road, Dodford, Bromsgrove B61 9BS – in that he knew the Applicant. Councillor Thomas withdrew from the meeting prior to consideration of the item and took no part in the discussion or voting on the matter.

Councillor K.J. May declared an Other Disclosable Interest in Agenda Item 6 – Planning Application 2016/0915 – The Woodlands, Woodland Road, Dodford, Bromsgrove B61 9BS – in that she would be withdrawing into the Public Gallery in order to address the Committee as Ward Councillor for the Ward in which the application site was located.

Councillor S. J. Baxter declared an Other Disclosable Interest in Agenda Item 5 – Planning Application 2016/0844 – Mereside Farm Children's Nursery, Mereside, Peterbrook Road, Majors Green, Solihull B90 1HZ – in that she is Chairman of Wythall Parish Council, who had been consulted on the Application. Having advised that, she had not commented on the application at Parish Council meetings owing to her role on the Council's Planning Committee, Councillor Baxter participated and voted on the matter.

Councillor S.J. Baxter also declared an Other Disclosable Interest in Agenda Item 7 – Planning Application 2016/1050 – A E Becketts Farm

Heath Farm, Alcester Road, Wythall, B47 6AJ – in that she knew the owner. Councillor Baxter withdrew from the meeting prior to consideration of the item and took no part in the discussion or voting on the matter.

Councillor P. J. Whittaker declared an Other Disclosable Interest in Agenda 7 – Planning Application 2016/1050 – A E Becketts Farm Heath Farm, Alcester Road, Wythall, B47 6AJ – in that he supplied eggs to the Becketts Farm Restaurant. Councillor Whittaker advised that he had no conflict of interest in the matter but had chosen to disclose the information. .

49/16

MINUTES

The minutes of the meeting of the Planning Committee held on 7th November 2016 were received.

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

50/16

2016/0844 - PROPOSED EXTENSIONS TO NURSERY AND VARIATION OF CONDITION 1 OF PLANNING PERMISSION GRANTED UNDER APPLICATION 2014/0993 TO INCREASE THE NUMBER OF CHILDREN WHO CAN ATTEND THE NURSERY AT ANY ONE TIME TO 81 - MERESIDE FARM CHILDREN'S NURSERY, MERESIDE, PETERBROOK ROAD, MAJORS GREEN, SOLIHULL, WORCESTERSHIRE B90 1HZ - MR ALAN LOWE

Officers reported on an additional letter of support for the proposal from Babcock Prime Education Services, on behalf of Worcestershire County Council. Additional information submitted by the Applicant, was also noted together with the result of a Bat Survey that had been undertaken on the site, 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.

At the invitation of the Chairman, Mr. A. Lowe, the Applicant addressed the Committee. Councillor L. J. Turner, in whose Ward the application site was located, also addressed the Committee.

The Committee then considered the Application, which had been recommended for refusal by Officers. Having considered the Application and the information provided, Members of the view that the proposed rear extension to the former farm house would be overbearing and have a detrimental impact on the amenities of the adjoining property. Members were therefore minded to amend refusal reason 2 to also reflect this concern.

RESOLVED that Planning Permission be refused for the reasons set out on page 11 of the main agenda report, but with Refusal reason 2 being amended to read as follows:

- 2) The proposed development would be detrimental to the amenities of the adjoining residential property by virtue of noise disturbance and the overbearingness of the link extension due to its height. The application is therefore contrary to Policy DS13 of the Bromsgrove District Plan, Policy BDP1 of the Emerging Bromsgrove District Plan and the NPPF.

51/16

2016/0915 - RETROSPECTIVE APPLICATION FOR THE RETENTION OF GARDEN STORE - THE WOODLANDS, WOODLAND ROAD, DODFORD, BROMSGROVE B61 9BS - MRS LOUISE WALTERS

Officers reported on a representation received in support of the proposal from the occupiers of the adjacent dwelling, 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.

At the invitation of the Chairman, Mrs. L. Walters, the Applicant, addressed the Committee. Councillor K.J. May, in whose Ward the application site was located, also addressed the Committee.

RESOLVED that Planning Permission be refused for the reasons set out on page 16 of the main agenda report.

52/16

2016/1050 - CHANGE OF USE OF EXISTING AGRICULTURAL BUILDING TO RETAIL FOR THE DISPLAY AND SALE OF ORNAMENTAL FISH AND ERECTION OF PERGOLA OVER OUTSIDE COLD WATER FISH AREA, ALTERATIONS AND IMPROVEMENTS TO ELEVATIONS AND LANDSCAPING - A E BECKETTS FARM HEATH FARM, ALCESTER ROAD, WYTHALL, B47 6AJ - R COOK

Officers reported on comments received on the matter from Worcestershire CPRE, 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, Mrs G. Parkes, the Applicant's Agent, addressed the Committee. Councillor G.N. Denaro, in whose Ward the Application site was located, also addressed the Committee.

The Committee then considered the Application, which had been recommended for refusal by Officers. Members gave consideration to whether the proposed additions of a pergola, landscaping and fencing to the existing building would have a detrimental impact on the openness of the Green Belt. Consideration was also given to the economic benefits

to the rural economy the business would bring. Having considered all of the information provided, Members were of the view that very special circumstances existed in that the economic impact and benefits of the proposal on the rural economy clearly outweighed any identified harm to the Green Belt. Members were therefore minded to approve the Planning Application subject to appropriate conditions, to include landscaping, fencing and lighting.

RESOLVED that Planning Permission be granted, subject to Conditions, as detailed below:

- 1) The development hereby permitted shall be carried out in accordance with the Approved Plans / Drawings listed in this Notice;

Drawing Numbers

(10)M-101
(20)M-201
(20)M-401
(25)M-401
255 Rev 1

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3) Details of the form, colour and finish of the materials to be used externally on the walls and roofs, including doors, windows and door and window frames, shall be subject to the approval, in writing, if the local Planning Authority before any work on the site commences.

Reason: To protect the visual amenity of the area in accordance with Policy DS13 of the Bromsgrove District Local Plan January 2004.

- 4) External areas within the site boundary shall not be used for storage purposes.

Reason: In order to protect the openness of the Green Belt in accordance with policy DS2 of the Bromsgrove District Local Plan January 2004.

- 5) Prior to completion of the hereby approved development, full details of the proposed boundary treatments and external lighting shall be submitted to and approved in writing by the local Planning Authority. The approved schemes for boundary treatments and lighting shall be implemented without deviation and remain so in perpetuity.

Reason: To maintain the openness of the Green Belt in accordance with Policy DS2 of the BDLP.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 7, Class A shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the openness of the Green Belt.

The meeting closed at 7.29 p.m.

Chairman