



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 6TH FEBRUARY 2017
AT 6.00 P.M.

PARKSIDE SUITE, PARKSIDE, MARKET STREET, BROMSGROVE, B61 8DA

(AFTER 5PM ACCESS TO THE PARKSIDE SUITE IS VIA THE MAIN ENTRANCE DOOR ON STOURBRIDGE ROAD. PLEASE ALSO NOTE THAT THERE IS NO PUBLIC PARKING AVAILABLE FOR THE NEW PREMISES. THE NEAREST PARKING IS THE PARKSIDE (MARKET STREET) PAY AND DISPLAY CAR PARK).

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

Updates to the Reports of the Head of Planning and Regeneration Services will be available in the Council Chamber one hour prior to Meeting. You are advised to arrive in advance of the start of the Meeting to allow yourself sufficient time to read the updates.

Members of the Committee are requested to arrive at least fifteen minutes before the start of the meeting to read any additional representations and to ask questions of the Officers who will also make themselves available for at least one hour before the meeting. Members are also requested to give Officers at least forty-eight hours notice of detailed, technical questions in order that information can be sought to enable answers to be given at the meeting.

AGENDA

1. Change of Committee Membership

To formally note a change in the Committee's Membership, namely that Councillor M.A. Sherrey has replaced Councillor K. J. May on the Committee.

2. To receive apologies for absence and notification of substitutes
3. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
4. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 9th January 2017 (Pages 1 - 4)
5. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
6. 2016/1028 (Planning Application) and 2016/1028 (Listed Building Consent) - Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot - Stoney Lane Farm, Stoney Lane, Broad Green, B60 1LZ - Mr P. J. Whittaker. . (Pages 5 - 16)
7. 2016/1056 - Demolition of the former Job Centre Plus and Masonic Hall and the erection of 14 "MYPlace" supported apartments (Use Class C2) and 5 houses (Use Class C3) - Masonic Hall and Former Job Centre, Churchfields, Bromsgrove, Worcestershire B61 8DX - Bromford Housing Group. (Pages 17 - 24)
8. 2017/0035 - Erection of four number Car Park signs - St John Car Park, St. John Street, Bromsgrove, Worcestershire - Bromsgrove District Council and Redditch Borough Council (Pages 25 - 26)
9. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

26th January 2017



INFORMATION FOR THE PUBLIC

Access to Information

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000 has further broadened these rights, and limited exemptions under the 1985 Act.

- You can attend all Council, Cabinet and Committee / Board meetings, except for any part of the meeting when the business would disclose confidential or "exempt" information.
- You can inspect agenda and public reports at least five days before the date of the meeting.
- You can inspect minutes of the Council, Cabinet and its Committees/Boards for up to six years following a meeting.
- You can have access, upon request, to the background papers on which reports are based for a period of up to six years from the date of the meeting. These are listed at the end of each report.
- An electronic register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees, etc., is available on our website.
- A reasonable number of copies of agendas and reports relating to items to be considered in public will be made available to the public attending meetings of the Council, Cabinet and its Committees / Boards.
- You have access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned, as detailed in the Council's Constitution, Scheme of Delegation.

You can access the following documents:

- Meeting Agendas
- Meeting Minutes
- The Council's Constitution

at www.bromsgrove.gov.uk

BROMSGROVE DISTRICT COUNCIL

PLANNING COMMITTEE

Information for Members of the Public

The Planning Committee comprises 11 Councillors. Meetings are held once a month on Mondays **at 6.00 p.m.** in the Parkside Suite, Parkside, Market Street, Bromsgrove, B61 8DA - access to the Parkside Suite after 5pm is via the main entrance door on the Stourbridge Road. The nearest available public parking for the new premises is Parkside (Market Street) Pay and Display. .

The Chairman of the Committee, who is responsible for the conduct of the meeting, sits at the head of the table. The other Councillors sit around the inner-tables in their party groupings. To the immediate left of the Chairman are the Planning Officers. To the right of the Chairman is the Solicitor who provides legal advice, and the Democratic Services Officer who takes the Minutes of the Meeting. The Officers are paid employees of the Council who attend the Meeting to advise the Committee. They can make recommendations, and give advice (both in terms of procedures which must be followed by the Committee, and on planning legislation / policy / guidance), but they are not permitted to take part in the decision making.

All items on the Agenda are (usually) for discussion in public. You have the right to request to inspect copies of previous Minutes, reports on this agenda, together with the background documents used in the preparation of these reports. Any Update Reports for the items on the Agenda are published on the Council's Website at least one hour before the start of the meeting, and extra copies of the Agenda and Reports, together with the Update Report, are available in the public gallery. The Chairman will normally take each item of the Agenda in turn although, in particular circumstances, these may be taken out of sequence.

The Agenda is divided into the following sections:-

- Procedural Items

Procedural matters usually take just a few minutes and include: apologies for absence, approval of the Minutes of the previous meeting(s) and, where necessary, election of a Chairman and / or Vice-Chairman. In addition, Councillors are asked to declare whether they have any disclosable pecuniary and / or other disclosable interests in any items to be discussed. If a Councillor declares a disclosable pecuniary interest, he/she will withdraw from the meeting during the discussion and voting on that item. However, it is up to the individual Councillor concerned to decide whether or not to declare any interest.

- Reports of the Head of Planning and Regeneration

(i) **Plans and Applications to Develop, or Change of Use** - Reports on all applications will include a response from consultees, a summary of

any observations received and a recommendation. Recent consultation responses will be reported at the meeting within the Update Report.

Each application will be considered in turn. When the Chairman considers that there has been sufficient discussion, a decision will be called for. Councillors may decide that, in order to make a fully informed decision, they need to visit the site. If this is the case, then a decision on the application will be deferred until the next meeting of the Committee. Alternatively, a decision may be deferred in order that more information can be presented / reported. If the Councillors consider that they can proceed to making a decision, they can either accept the recommendation(s) made in the report (suggesting any additional conditions and / or reasons for their decision), or they can propose an amendment, whereby Councillors may make their own recommendation. A decision will then be taken, usually by way of a show of hands, and the Chairman will announce the result of the vote. Officers are not permitted to vote on applications.

Note: **Delegation** - All items are presumed to be matters which the Planning Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply, an appropriate indication will be given at the meeting.

Any members of the public wishing to make late additional representations should do so in writing, or by contacting their Ward Councillor(s) well in advance of the Meeting. You can find out who your Ward Councillor(s) is/are at www.writetothem.com.

Members of the public should note that any application can be determined in any manner, notwithstanding any (or no) recommendation being made to the Planning Committee.

- (ii) **Development Control (Planning Enforcement) / Building Control** - These matters include such items as to whether or not enforcement action should be taken, applications to carry out work on trees that are the subject of a Tree Preservation Order, etc.. 'Public Speaking' policy does not apply to this type of report, and enforcement matters are normally dealt with as confidential items (see 'Confidential / Exempt Business' below).

- Reports of the Head of Legal and Democratic Services

These reports relate to, for example, cases where authority is sought to commence legal proceedings for non-compliance with a variety of formal planning notices. They are generally mainly concerned with administrative and legal aspects of planning matters. 'Public Speaking' policy does not apply to this type of report, and legal issues are normally dealt with as confidential items (see 'Confidential / Exempt Business' below).

- Urgent Business

In exceptional circumstances, and at the discretion of the Chairman, certain items may be raised at the meeting which are not on the Agenda. The Agenda is published a week in advance of the meeting and an urgent

matter may require a decision. However, the Chairman must give a reason for accepting any "urgent business". 'Public Speaking' policy would not necessarily apply to this type of report.

- **Confidential / Exempt Business**

Certain items on the Agenda may be marked "confidential" or "exempt"; any papers relating to such items will not be available to the press and public. The Committee has the right to ask the press and public to leave the room while these reports are considered. Brief details of the matters to be discussed will be given, but the Committee has to give specific reasons for excluding the press and public.

Public Speaking

Where members of the public have registered to speak on planning applications, the item will be dealt with in the following order (subject to the discretion of the Chairman):-

- Introduction of item by the Chairman;
- Officer's presentation;
- Representations by objector;
- Representations by applicant (or representative) or supporter;
- Parish Council speaker (if applicable) and / or Ward Councillor;
- Consideration of application by Councillors, including questions to officers.

All public speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

Feedback forms will be available within the Council Chamber for the duration of the meeting in order that members of the public may comment on the facilities for speaking at Planning Committee meetings.

NOTES

Councillors who have not been appointed to the Planning Committee but who wish to attend and to make comments on any application on the attached agenda are required to inform the Chairman and the relevant Committee Services Officer before 12:00 noon on the day of the meeting. They will also be subject to three minute time limit.

Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officer(s) in order to avoid unnecessary debate on such detail at the meeting. Members of the Committee are requested to arrive at least one hour before the start of the meeting to read any additional representations and to ask questions of the Officers who will also make themselves available for at least one hour before the meeting. Members are also requested to give Officers at least forty-eight hours notice of detailed, technical questions in order that information can be

sought to enable answers to be given at the meeting. Councillors should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.

Councillors are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to Committee for determination where the matter cannot be authorised to be determined by the Head of Planning and Regeneration Services.

In certain circumstances, items may be taken out of the order than that shown on the agenda and, therefore, no certain advice can be provided about the time at which any item may be considered. However, it is recommended that any person attending a meeting of the Committee, whether to speak or to just observe proceedings and listen to the debate, be present for the commencement of the meeting at 6.00 p.m.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 -
SECTION 100D

1. All applications for planning permission include, as background papers, the following documents:-
 - a. The application - the forms and any other written documents submitted by the applicant, the applicant's architect or agent, or both, whichever the case may be, together with any submitted plans, drawings or diagrams.
 - b. Letters of objection, observations, comments or other representations received about the proposals.
 - c. Any written notes by officers relating to the application and contained within the file relating to the particular application.
 - d. Invitations to the Council to comment or make observations on matters which are primarily the concern of another Authority, Statutory Body or Government Department.
2. In relation to any matters referred to in the reports, the following are regarded as the standard background papers:-

Policies contained within the County Structure Plan and Local Plan below, and Planning Policy Statements, specifically referred to as follows:-

WCSP	-	Worcester County Structure Plan 2001
BDLP	-	Bromsgrove District Local Plan 2004
DCS2	-	Draft Core Strategy 2
PPG's	-	Planning Policy Guidance Notes
PPS's	-	Planning Policy Statements
SPG	-	Supplementary Policy Guidance (Bromsgrove District)

3. Any other items listed, or referred to, in the report.

Note: For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, "background papers" in accordance with Section 100D will always include the Case Officer's written report and any letters or memoranda of representation received (including correspondence from Parish Councils, the Highway Authority, statutory consultees, other 'statutory undertakers' and all internal District Council Departments).

Further information

If you require any further information on the Planning Committee, or wish to register to speak on any application for planning permission to be considered by the Committee, in the first instance, please contact Jan Smyth, Democratic Services Officer, at jan.smyth@bromsgroveandredditch.gov.uk, or telephone (01527) 64252 Extn. 3266.

ABBREVIATIONS

ADR	Area of Development Restraint
AGLV	Area of Great Landscape Value (Structure Plan)
CA	Conservation Area
DS	Development Site
EMP	Employment
GB	Green Belt
LB	Listed Building
LPA	Landscape Protection Area
OPS	Open Space
PSS	Primary Shopping Street
RES	Residential
RETAIL	Retail
SAM	Scheduled Ancient Monument
SSS	Secondary Shopping Street
SSSI	Site of Special Scientific Interest
SWS	Special Wildlife Site
TCZ	Town Centre Zone
TPO	Tree Preservation Order
VE	Village Envelope
WH	Worcestershire Highways
WCC(CA)	County Archaeology
WCC(EA)	County Education Authority
WCC(PROW)	Public Rights of Way
WCC(SS)	County Council Social Services
WCC(Landscape)	County Landscape Officer
BCO	Building Control Officer
CCO	Climate Change Officer
CLO	Contaminated Land Officer
CO	Conservation Officer
EDO	Economic Development Officer
ENG	Drainage Engineer
LS	Legal Services
SHM	Strategic Housing Manager
SPM	Strategic Planning Manager
TO	Tree Officer
WRS	Worcestershire Regulatory Services
AC	Agricultural Consultant
AMS	Ancient Monuments Society
AWM	Advantage West Midlands
BW	British Waterways
CAA	Civil Aviation Authority
CABE	Commission for Architecture and the Built Environment
CBA	Council for British Archaeology
CE	Centro
CN	Central Networks
CPRE	Campaign for the Protection of Rural England

ABBREVIATIONS (cont'd)

CSO	Community Safety Officer
EA	Environment Agency
EH	English Heritage
FC	Forestry Commission
GHSoc	Garden History Society
GG	Georgian Group
HA	Highways Agency
H&WGT	Hereford and Worcester Garden Trust
HLS	Head of Leisure and Cultural Services
HSE	Health and Safety Executive
ICNIRP	International Commission on Non-Ionizing Radiation Protection
IWA	Inland Waterways Association
JRC	The Joint Radio Company Limited
NE	Natural England
NG	National Grid
NR	Network Rail
NT	National Trust
RA	Ramblers Association
SE	Sport England
SPAB	Society for the Protection of Ancient Buildings
STW	Severn Trent Water
TCo	Transco
TCS	Twentieth Century Society
UD	Urban Designer
VS	Victorian Society
WMC	West Mercia Police
WMP	West Midlands Police
WWT	Worcestershire Wildlife Trust

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

9TH JANUARY 2017 AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P.L. Thomas (Vice-Chairman), S. J. Baxter, M. Glass (Substitute), C.A. Hotham, S. R. Peters, S. P. Shannon, R. D. Smith (Substitute), C. J. Spencer and P. J. Whittaker

Officers: Mr. D. M. Birch, Mr. G. Boyes, Mr. A. Bucklitch, Miss C. Gilbert, Mrs. T. Lovejoy and Mrs. J. Smyth

53/16

APOLOGIES

Apologies were received on behalf of Councillors M.T. Buxton, K.J. May and C. Allen-Jones. Councillors M.A. Glass and R.D. Smith were confirmed as substitutes for Councillor May and Councillor Allen-Smith respectively for the meeting.

54/16

DECLARATIONS OF INTEREST

Councillor S.J. Baxter declared an Other Disclosable Interest in Agenda Item 7 – Planning Application 2016/1163 – Mereside Farm Childrens Nursery, Mereside, Peterbrook Road, Majors Green, B90 1HZ – in that she is Chairman of Wythall Parish Council, who had been consulted on the application. Having advised that she had had no involvement in any Parish Council discussions on the application, Councillor Baxter remained and participated and voted on the matter.

55/16

MINUTES

The minutes of the meeting of the Planning Committee held on 5th December 2016 were received.

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

56/16

TREE PRESERVATION ORDER (NO. 12) 2016 - TREES ON LAND AT CHELWORTH ROAD (AND ADJOINING CLOSES/ROADS), WALKERS HEATH, BIRMINGHAM B38

The Committee considered a report which detailed proposals to confirm, without modification, Tree Preservation Order (No.12) 2016, relating to trees on land at Chelworth Road (and adjoining closes/roads), Walkers Heath, Birmingham B38.

Officers provided clarification on matters raised in regard to the management of trees the subject of Tree Preservation Orders.

RESOLVED that Tree Preservation Order (No.12) 2016 relating to trees on land at Chelworth Road (and adjoining roads / closes), Walkers Heath, Birmingham B38, be confirmed without modification, as detailed in the Provisional Order (Appendix 5) and the Provisional Order Plan (Appendix 6) to the report.

57/16

TREE PRESERVATION ORDER (NO.13) 2016 - TREES ON LAND ADJACENT TO 73 LINTHURST NEWTOWN, BLACKWELL

The Committee considered a report which detailed proposals to confirm, with modification, Tree Preservation Order (No.13) 2016, relating to trees and woodland on land adjacent to 73 Linthurst Newtown, Blackwell.

Officers reported on additional representations that had been received from the two objectors to the Tree Preservation Order and Officer responses, 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.

RESOLVED that Tree Preservation Order (No.13) 2016 relating to trees and woodland on land adjacent to 73 Linthurst Newtown, Blackwell, be confirmed with modifications, as detailed in the Revised Tree Preservation Order (Appendix I) and the Revised Tree Preservation Order Plan (Appendix J) to the report.

58/16

2016/1163 - 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 CHILDRENS NURSERY, MERESIDE, PETERBROOK ROAD, MAJORS GREEN, B90 1HZ - MR A LOWE

Officers reported on comments received from Worcestershire Regulatory Services and Worcestershire Highways Authority, as detailed in the

Agenda Item 4

Planning Committee
9th January 2017

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. 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 all of the information provided in relation to the amended plans, and having noted the late representations from Worcestershire Regulatory Services and the Highways Authority in relation to noise and highway matters, Members, were of the view that, the need for childcare, the introduction of the Childcare Bill and new provisions for providing additional childcare facilities, provided for very special circumstances that outweighed any detriment to the openness of the green belt. Members were also of the view that the proposal would not be detrimental to the amenities of the adjoining residential property in terms of noise disturbance.

The Committee was therefore minded to grant Planning Permission, subject to standard conditions, to include timescale for permission, materials to be used and approved plans.

RESOLVED that planning permission be granted, subject to Conditions relating to:

- 1) Time Limit
- 2) Compliance with approved plans
- 3) External materials

and any other Conditions appropriate to the development by Officers.

The meeting closed at 6.45 p.m.

Chairman

This page is intentionally left blank

Agenda Item 6

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
MR P J WHITTAKER	Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area and remediation and reinstatement works to dovecot Planning Application: 16/1028 Listed Building Consent: 16/1029 Stoney Lane Farm Stoney Lane Broad Green Bromsgrove	GB LB	16/1028 16/1029

16/1028 (Planning Application)

RECOMMENDATION:

(a) That **PLANNING PERMISSION** be **GRANTED**

16/1029 (Listed Building Consent)

RECOMMENDATION:

(a) That **LISTED BUILDING CONSENT** be **GRANTED**

Consultations

Worcestershire Highways

Consulted – final views received 26 January 2017:

- No objection subject to Conditions relating to:
- Visibility splays
- Access, turning and parking details
- Construction Management Plan

Drainage Engineer

Consulted – views received 25 November 2016:

- No objection

Conservation Officer

Consulted – views received 25 November 2016:

Plan reference

- No objection subject to Conditions relating to:
- All materials and joinery details at a scale of 1:5 will need to be approved by the Local Planning Authority prior to the commencement of works on site.
- The restoration and re-use of this group of buildings is welcome and the proposed scheme has come about after extensive pre-application discussion with the applicant and his architect.
- I also note that it is proposed to repair the dovecot despite the fact that it will not be converted, but hopefully its life will be prolonged if it is wind and watertight.

Worcestershire County Archaeologist

Consulted – views received 16 November 2016:

- No objection subject to Conditions relating to:
- Programme of Historic Building recording and Interpretation including a Written Scheme of Investigation

Building Control

Consulted – final views received 12 January 2017:

- No objection

Parks and Green Space Development Officer

Consulted 4 November 2016: views awaited

Tutnall and Cobley Parish Council

Consulted 4 November 2016: views awaited

Publicity

8 letters sent 4 November 2016 (expire 25 November 2016)

Site notices posted 18 November 2016 (expire 9 December 2016)

Press notices published 11 November 2016 (expire 25 November 2016)

No response received from any third party as a result of the publicity process.

The site and its surroundings

Stoney Lane Farm consists of a group of buildings comprising a Grade II listed Georgian farmhouse, connected to a 18th century timber-framed barn, a single storey range of 19th century brick barns and a separate brick dovecote. Gardens associated with the farmhouse extend to the west and south, demarcated by a stone ha-ha on the west; these lead onto agricultural land to the west and south mainly laid to grazing pasture. A courtyard to the east of the house is formed with a timber-framed range on the roadside and brick barns to the south.

The dwelling was substantially increased in size at the end of the 19th Century by a two storey brick service wing on its north-east side. It was at this date that an enclosed brick porch was added encasing the original door case. Later alterations include the construction of a bay window to the south elevation, and a covered link to the adjacent barn/stables.

To the south east of the dwelling linked by a high wall which separates the garden from the courtyard, is a dovecote. It is substantially brick built off a sandstone base and originally had a pyramidal roof with cupola but this is now missing. Nesting boxes built to the brickwork. The original low entrance into the dovecote was on the east side but this has been blocked and new openings formed on the north elevation. Built against the south elevation is a brick privy. The date of the dovecote would appear to pre-date that of the house it is built in a relatively thin handmade brick suggesting a construction dating to the mid-18th century.

The roadside barns incorporate the earliest structure on the site and suggests that the present dwelling replaced an earlier house on the site. Its date is likely to be late 17th century. The core of this range is a two bay timber framed barn of box frame construction, built off a sandstone plinth, now with brick infill panels and with a clay tiled roof. At the east end is a single bay built against the south wall also originally of framed construction, off a stone plinth but now substantially reconstructed in brick. At the end of the 19th century the barn was extended west alongside the road from which point there was a wide cart access. In the first quarter of the 20th century a further two storey brick bay was added at the west end of this range extending south, and subsequently the two rear bays were linked by a lean-to outshut.

The south range of outbuildings were constructed during the second half of the 19th century in two phases. These consist of a cart shed and stores to the east with slightly later coach house, stables and tack room to the west. They are of brick construction beneath a natural slate covered roof.

Stoney Lane Farmhouse is a designated Grade II Listed Building (date of listing: 16 July 1986). The buildings and structures surrounding the farmhouse as detailed above are Grade II curtilage listed.

The site is located in the Green Belt.

Background

Stoney Lane farm is owned by the Whittaker family who have been farming in Tardebigge since 1947 when Richard Henry Whittaker (the applicant's grand-father) bought the farm. The house was lived in by the family including the present owner's mother and father and 3 other siblings. The house was then split into two dwellings in 1956 to provide accommodation for a farm worker, what is currently known as 'The Cottage' (the Victorian range on the north-east side). The farm expanded in 1969 with the purchase of 96 acres of adjacent land. A new dairy unit was built in 1970 and more buildings were subsequently added. The dairy herd expanded to around 160 cows and permission was granted in 1979 for a new dwelling to be constructed (Longlands). Stoney Lane House continued as the main residence for the applicant's parents until 2010, when he purchased the property from his step-mother with the front field and outbuildings. The applicant's daughter and son-in-law lived in the farmhouse briefly but the building has been unoccupied since November 2014.

The outbuildings are generally still used for storage but the roadside barns are now unusable due to their poor condition.

Proposals

The main farmhouse and adjoining barns will be converted and used for holiday let use and the separate rear barns converted to form a single two-bedroom dwelling. It is also proposed to restore the dovecot as part of the programme of works.

The development will be in the form of:

- Unit 1* Seven double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for at least 14 people
 - Unit 2*: Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for at 4 people.
 - Unit 3A: Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.
 - Unit 3B: One double bedroom, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 2 people.
 - Unit 3C: Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.
- Unit 4: Two double bedrooms, living, dining, kitchen and bathroom facilities forming a single dwelling. This will be on one level with access from the courtyard. It will have a private garden on the south and a small private area on the north side, sub-divided from the main courtyard with a 1.5 metre high brick wall. It is intended to restore the original openings on the north wall. A new window opening is proposed on the south side to provide a view onto the garden from the main bedroom and a new opening proposed for the main entrance into the house on the south side. Otherwise existing window openings are proposed to be re-used with new painted timber double-glazed units.

The unit currently has a section on its east end which sits behind the large agricultural unit to the north. It is proposed to extend this section to the north with a single storey extension.

* Unit 1 and 2 are interlinked to provide a larger unit for larger parties

The works include internal reconfiguration works, to include the insertion of new door openings, the blocking and re-opening of existing door openings and the formation of partitions to form en-suite bathrooms. Existing window openings are proposed to be re-used, renewed and blocked openings re-used. A number of new external openings are proposed. The later brick porch on the west elevation of the farmhouse will be removed to reveal the original timber door surround.

The full extent of the internal and external works to the farmhouse and the barns are detailed in Section 6 of the submitted Design and Access Statement.

The dovecote will be restored including the reconstruction of its original pyramidal form roof and will be used as shared storage for Unit 2 and 4.

The scheme also proposes a new vehicular access to the west from the access track leading off Stoney Lane (currently serving 1-3 Stoney Lane Cottages) across a field to an

area that will form a designated parking for eight vehicles (serving Unit 1 and Unit 2). Five parking spaces are proposed within the courtyard to serve Unit 3A, 3B, 3C and Unit 4. The access track and parking area will remain grassed as existing, with grass reinforcement mesh underneath the surface.

A Design and Access Statement, Statement of Significance, Structural Report and Bat Survey have accompanied the application and are available via Public Access should Members wish to view them.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP4 Green Belt

BDP7 Housing Mix and Density

BDP12 Sustainable Communities

BDP13 New Employment Development

BDP15 Rural Renaissance

BDP16 Sustainable Transport

BDP19 High Quality Design

BDP20 Managing the Historic Environment

BDP21 Natural Environment

BDP23 Water Management

BDP 25 Health and Well Being

Others

SPG1

SPG4

NPPF

NPPG

Relevant Planning History

There is extensive planning history related to the agricultural use and associated buildings at Stoney Lane Farm but these are not reported here given this history is not relevant to the applications under consideration.

Notes

Following a Full Council Meeting on 25 January 2017, the Bromsgrove District Plan (BDP) has been adopted. The Bromsgrove District Local Plan (BDLP) has now been deleted and is no longer a material consideration in planning decisions.

The application site lies in the Green Belt. The main issues raised by this proposal are: (i) whether the proposal would be inappropriate development in the Green Belt, taking into account the effect on the openness of the Green Belt and the purposes of including land within it; and, (ii) if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

The National Planning Framework indicates that the re-use of buildings in the Green Belt is not inappropriate development providing it does not have a materially greater impact than the present use on the openness of the Green Belt; strict control is exercised over the extension of re-used buildings and the buildings are permanent and of substantial construction. This advice is reflected in Policy BDP4 of the Bromsgrove District Plan.

Members must also consider the impact of the proposals on the integrity of the designated Listed Building and the associated curtilage Listed buildings.

Other issues for Members to consider are:

- Design
- The impact on the amenity of adjacent occupiers
- Highway implications
- Tree and landscaping
- Drainage issues
- Ecological and biodiversity issues

Green Belt Issues

Members will be aware that National Policy on development in the Green Belt is set out in the National Planning Policy Framework which advises that the essential characteristics of Green Belts are their openness and permanence. There is a general presumption against inappropriate development in the Green Belt unless very special circumstances exist. Most new development should be regarded as inappropriate, but for certain defined exceptions.

Paragraph 89 of the Framework lists exceptions to inappropriate development within the Green Belt and in doing so states that any alteration to a building is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building. Reinstating the dovecote roof and the roof to the roadside barn would not alter the original size of these structures. The single storey extension to Unit Four is proportionate. These aspects of the scheme would therefore meet the exception listed by Paragraph 89.

Policy BDP15.1 (c) states that the Council will support proposals that satisfy the social and economic needs of rural communities by encouraging the conversion of suitably located/constructed buildings. Paragraph 90 of the Framework lists other exceptions; the most relevant to the proposed development being the re-use of buildings, including any associated uses of land, provided that the buildings are of a permanent and substantial construction and subject to the openness of the Green Belt being preserved and the development not conflicting with the purposes of including land within it.

The farmhouse and single storey barn are in good condition and do not require substantial structural remedial repairs. I therefore consider these structures to be of a permanent and substantial construction.

The two-storey barn adjacent to Stoney Lane is not in a good condition and is in a relatively dilapidated state. Whilst I note the central and north-western section of the roof

are intact, it is clearly missing from the south-western end of the building. The failure of the roof has caused significant problems. Whilst the crux frame within the roof can be salvaged as could part of the roof to the left hand side front elevation, the rear and the lean-to structure have deteriorated to such a point that this cannot be used and the roof will require re-building. The submitted Structural Report comments that work is required to the timber framing to provide a tie between the roof elements, particularly to the roadside where the joints show signs of failure. The re-building of brickwork will be necessary in some of the panels. Given these circumstances whilst I am of the view that the two-storey barn is permanent, it clearly fails to be of substantial construction.

Members will note the proposal includes the formation of a new two-bedroom dwelling through the conversion of the south range of barns. Paragraph 55 of the NPPF advises that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 55 goes on to state that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting

I am of the view that the new dwelling complies with these requirements and in principle is acceptable.

The formation of the proposed vehicular access and area for parking to the west would constitute engineering operations. Paragraph 90 of the Framework lists engineering operations as an exception to inappropriate development within the Green Belt, provided that the openness of the Green Belt is preserved and the development does not conflict with the purposes of including land within it.

I raise no issue with the creation of domestic garden to serve Unit Four. This utilises a clearly defined area of land to the south with robust boundaries. Similarly, I raise no issue over the courtyard garden area serving Unit 4 and a proportion of the parking provision serving the scheme given the presence of existing hardstanding and the enclosure of this aspect of this site. Whilst I appreciate that the access track and parking area would be re-turfed following the installation of the membrane grid solution, the use of the track and the associated formal layout of eight parked vehicles would have an obvious physical and visual impact. Inevitably there would be a number of activities and vehicle movements associated with the proposed development, not least in association with the comings and goings of customers and the manoeuvring and delivery of supplies beyond that expected from the domestic use of Stoney Lane Farmhouse. Altogether, the proposed development would intensify the activities on the site which in turn would be harmful to the openness of the Green Belt.

I am therefore of the view that the access and parking arrangements would conflict with one of the purposes of including land within the Green Belt by virtue of not safeguarding the countryside from encroachment. The proposed development would also result in a loss of openness, contrary to paragraph 79 of the Framework which seeks to keep land permanently open. In this respect, I am of the view that the parking and access aspect of

the scheme, together with the associated re-use of buildings (given the condition of the roadside barns) would be inappropriate development in the Green Belt and therefore contrary to the Framework. Paragraph 88 of the Framework states that substantial weight should be given to any harm to the Green Belt. For this reason the proposal would be contrary to the NPPF.

Paragraph 87 of the Framework states that inappropriate development, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances.

In considering such matters, Members will note that the scheme will lead to the re-use of the Grade II Listed farmhouse and the associated Grade II curtilage listed buildings. The Conservation Officer is supportive of the scheme and clearly wishes to see the buildings repaired and back in use. The significance of the buildings as key components in the County's historic environment is also recognised by the Worcestershire Historic Farmstead Characterisation Project.

It is clear that the barns facing Stoney Lane are particularly at risk from further deterioration. The proposal will repair and renovate this nationally and locally important suite of Grade II Listed buildings and secure their future by having a new use. The evolution of the site is significant. The group of buildings have merit collectively and I consider that this cohesiveness is retained and maintained. Policy BDP20.5 states that in considering such applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of heritage assets, with support for the sensitive reuse of redundant historic buildings. The Policy makes specific reference to the encouragement of proposals which provide for a sustainable future for heritage assets, particularly those at risk. These are important factors that weigh in favour of the proposals.

The scheme will also lead to the employment of two people and a more general benefit via tourism and leisure opportunities which would result in capital investment which could in turn benefit and help diversify the local rural economy. Members also need to consider that the sustainability of the site and its proximity to local facilities may be less important for temporary holiday accommodation than for permanent residential use, particularly where visitors wish to experience the rural surroundings as part of a leisure activity. I have previously dealt with the sustainability matters in the consideration of the new dwelling given the parameters of Paragraph 55 of the NPPF.

Paragraph 28 of the NPPF supports economic growth in rural areas in order to create jobs and prosperity. In particular the development and diversification of agricultural businesses is encouraged by this paragraph of the NPPF. The BDP supports economic development in rural areas through policy BDP15 (Rural Renaissance) and specifically references rural diversification schemes and the reuse of historic farmsteads to promote them as assets in the landscape. These are factors pertinent to this application.

In terms of the access and parking arrangements, Members will note that no new surfacing is proposed to serve either the access route or the parking area itself. I accept that whilst the access and parking provision may not seriously impinge on the openness of this part of the Green Belt or adversely affect the rural character or appearance of the locality *per se*, the unrestricted coming and goings of customers using the access and the

use of the designated parking area by different vehicles will have an impact on the openness of the Green Belt. I have carefully considered this aspect of the scheme. It is my view that in the balancing exercise, the access and parking proposals is integral to providing the designated heritage asset with a new use and ultimately a future. An appropriate soft and hard landscaping scheme and external lighting scheme has accompanied the scheme that has been sensitively designed to reduce the impact of this aspect of the scheme.

I am of the view that the substantial weight given to the harm arising from inappropriate development and its effect on the openness of the Green Belt is clearly outweighed by the benefits identified. This amounts to the very special circumstances necessary to justify the proposal.

Design and Listed Building Issues

It is noted that the character of the existing buildings is retained. There is an element of new internal and external openings being proposed but the majority of existing openings are proposed to be used or re-used. The removal of the existing porch to the western elevation of the farmhouse is considered acceptable.

As such the conversion scheme has been sensitively approached and is respectful of the historic origins and character of the buildings. The scheme will fit into the context of the immediate and wider rural landscape and reinstate the grandeur of the farmhouse and the associated barns in this prominent location. This is welcomed.

Subject to clarification on the proposal to externally clad the timber frame barn raised by the Conservation Officer, I consider the scheme has been sensitively approached and will not adversely affect the historic character and integrity of the Listed farmhouse or curtilage listed buildings. I will update Members at your Committee on the cladding issue following the receipt of further information from the applicant.

The new dwelling is compliant with the guidance set out in SPG1.

Impact on the Amenity of Adjacent Occupiers

The new use would not lead to any adverse impact on residential amenity.

Highway Implications

The scheme proposes two elements of parking. The courtyard will accommodate five spaces (including two spaces to serve the residential dwelling) and will be accessed via the existing entrance leading onto Stoney Lane. Eight spaces are proposed to be located to the south of the farmhouse. These will be accessed via a new vehicular access to the west from the access track leading off Stoney Lane (currently serving 1-3 Stoney Lane Cottages). The existing track currently serving Stoney Lane Cottages is proposed to be widened on the east side by approximately 7 metres.

Worcestershire Highways has raised no objection to the scheme on highway safety matters or parking provision, subject to suitable Conditions relating to the securing of

suitable visibility splays, access, turning and parking details and a construction management plan.

Landscaping Issues

The scheme includes hard and soft landscaping, including a new flagstone path to the front of the farmhouse, a more formal courtyard garden to the rear of the farmhouse with structural box hedging planting and a 1.5 metre high boundary wall within the existing courtyard to provide the new dwelling with privacy. A 1.2 metre high estate fence will sit to the south of the access track across the field. A new hedge is proposed on the eastern side of the new access track.

The courtyard is proposed to be laid with blue brick pavers. Further clarification on the external lighting scheme has also been requested by the Conservation Officer and this can be conditioned to ensure any such scheme is appropriate for its setting.

The planting regime to the west will serve to filter views both of and toward the site, to the benefit of future users of the site and the wider rural landscape. The black finish estate fencing to the access track and parking area reinforces the agricultural context of the site.

Drainage Issues

The proposed development is located in Flood Zone 1 (little to no risk of fluvial or tidal flood risk) and it is sequentially appropriate. The proposed development is consistent with the appropriate uses for Flood Zone 1, as outlined in Table 1 of NPPF Technical Guidance Document.

The Drainage Engineer has raised the issue of surface water flooding within the courtyard. The applicant has responded by stating that this is caused by the inability of surface water to escape the confines of the courtyard given this competes with the existing farm drainage arising from the field to the front of the site and beyond. The applicant intends to increase the capacity for surface water drainage by implementing a scheme that will divert surface water from the buildings to an underground tank and onto an existing drainage soakaway. The existing soakaway acts like a balancing pond, with all output entering the underground aquifer.

The stated drainage works will be secured via a subsequent Building Regulation application.

Ecological and Biodiversity Issues

A Bat Survey Report (incorporating bird activity) has accompanied the application. The Report concludes that the outbuildings have low suitability for bat use. No evidence was found during survey visits conducted in January 2015 and May 2016. Given these circumstances no further survey work is warranted and I raise no issue on protected species matters.

Nesting birds have been observed within the main outbuildings. The timing of works will need to comply with the requirement to protect active bird's nests in compliance with legislation.

Conclusions

Members will be aware that the adopted Bromsgrove District Plan now forms the Development Plan for the area, and any decision needs to be made in accordance with these policies unless material considerations indicate otherwise.

Advice within the NPPF and policies within the BDP makes it clear that the impact upon the character of the locality, as well as the relationship of proposed developments to the surrounding area to be legitimate material factors to take into account in the determination of planning proposals. Indeed, the Framework advocates the rejection of poorly designed developments, including those that are clearly incompatible with their surroundings.

In the approach to Green Belt matters, the development represents inappropriate development. I am of the view that the substantial weight given to the harm arising from inappropriate development and its effect on the openness of the Green Belt is clearly outweighed by the benefits identified earlier in this report. The sensitive and positive approach to the conversion of an important group of heritage assets that respects the historic context and surrounding rural landscape, the implementation of new hard and soft landscaping and the benefits of tourism and leisure gain that contribute to rural renaissance are all of local benefit which are factors that weigh in favour of the proposals. Of critical importance, the scheme will re-use listed structures that have been vacant since at least 2014, thereby saving these buildings from further deterioration and ensuring the future protection of a valuable historic and traditional element of Bromsgrove's rural heritage. These considerations amount to the very special circumstances necessary to justify the proposal.

The scheme raises no issues affecting highway safety, residential amenity or flooding and will have no adverse impact on any identified protected species.

I am thus mindful to grant full planning permission and Listed Building Consent.

RECOMMENDATIONS:

16/1028 (Planning Application)

RECOMMENDATION:

(a) That **PLANNING PERMISSION** be **GRANTED**

16/1029 (Listed Building Consent)

RECOMMENDATION:

(a) That **LISTED BUILDING CONSENT** be **GRANTED**

For the reference of Members I intend to impose suitable Conditions on both applications (as applicable according to application type) relating to:

- Time (three year consent)
- Compliance with approved drawings
- Highway matters:
 - Visibility splays
 - Access, turning and parking details
 - Construction Management Plan
- The use of the development hereby permitted relating to Unit 1, Unit 2, Unit 3A, Unit 3B, and Unit 3C shall only be used for holiday accommodation purposes and not for any other residential use falling within Class C3 of the Town and Country Planning Use Classes Order 1987 (as amended) (or any Order revoking or re-enacting that Order with or without modification). **Note:** “any other residential use” would include a person or persons’ main residence, or a permanent residential unit of occupation
- External materials and finish (to include brick/tiles/doors and door frames/windows and window frames/rainwater goods)
- Joinery details (internal and external) at a scale of 1:5
- Full details of the dovecot restoration works
- Location, number and full specification of the external lighting scheme
- Soft landscaping five year retention
- Hard landscaping (to include specific approval of the courtyard pavers)
- Written scheme of archaeological investigation

Informatives

- Mud on highway
- Private apparatus within the highway
- Alteration of highway to provide new or amend vehicle crossover

Case Officer: Dale Birch
Telephone: 01527 881341
Email: d.birch@bromsgroveandredditch.gov.uk

Name of Applicant	Proposal	Plan Ref.
Bromford Housing Group	Demolition of the former Job Centre Plus and Masonic Hall and the erection of 14 "MyPlace" supported apartments (Use Class C2) and 5 houses (Use Class C3) Masonic Hall And Former Job Centre, Churchfields, Bromsgrove, Worcestershire, B61 8DX	16/1056

RECOMMENDATION: That planning permission be Refused

Consultations

Strategic Planning- Consulted 11.11.2016
No Comments Received To Date

Highways Department- Worcestershire County Council Consulted 09.11.2016
Recommends that the permission be Deferred for the following reasons:-

The parking spaces for Plot 18 will be difficult to access in that excessive manoeuvres will be required leading to the likelihood of on-street parking. However, this matter is not of such a concern to warrant an objection.

Both Churchfields and Recreation Road are subject to high pedestrian flows and it is essential all individual and shared accesses are provided with 2m x 2m pedestrian visibility splays at the back of the footway.

The applicant should note the construction of the multi-vehicular accesses and relocation and/or replacement of street lighting and other street furniture will require extensive works to be provided under a S278 agreement.

No objection subject to conditions and S106 contributions for the processing of a Traffic Regulation Order to remove the existing on-street parking bays and other road markings fronting the site on Churchfields and Recreation Road.

Worcester Regulatory Services- Contaminated Land Consulted 09.11.2016
No Comments Received To Date

Landscape & Tree Officer Consulted 09.11.2016
No objection subject to conditions

Strategic Housing Consulted 09.11.2016
I have had a look at the above application to provide a block of 14 units and 5 houses. The applicant has advised that the 14 'Myplace' units are C2 units and therefore not to be

Plan reference

considered for the calculation of affordable housing but also below then states these 14 units are 'best described as affordable'. Firstly I do not consider the 14 'Myplace' units should be classed as C2. These are self-contained individual flats not a residential institution.

I do not consider that they should be classed as affordable housing either. NPPF provides the definition of affordable housing as: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. I can see nothing in the application that provides for the 'Myplace' accommodation to meet this definition by providing it as social rented, intermediate or affordable rented or to ensure it goes to eligible households.

This site should provide for 40% affordable housing being 7 units with 5 units social rented and 2 units intermediate in accordance with our policy.

Conservation Officer Consulted 09.11.2016
No objection

Waste Management Consulted 09.11.2016
A financial contribution towards the provision of bins is required.

Leisure Services Consulted 09.11.2016
A financial contribution towards open space improvements at the recreation ground is required.

Parks & Green Space Development Officer Martin Lewis Consulted 09.11.2016
No Comments Received To Date

Urban Design Consultant Peter Dawson Consulted 09.11.2016
From a design perspective the proposals suggested an overdevelopment of the site resulting in poor parking, amenity and privacy. The architectural response to the character of the area is a poor lacking the design, massing and positive visual relationship with the locally distinct forms and details. The apartment block fails to relate to the area, being too weak in its sympathy, too large in its mass and too prominent in the street scene.

North Worcestershire Economic Development And Regeneration Consulted 09.11.2016
No objection

Aisling Nash County Archaeological Officer Consulted 09.11.2016
No Comments Received To Date

NHS England Primary Care Arden, Herefordshire & Worcestershi Consulted 09.11.2016
No Comments Received To Date

Plan reference

Worcester Regulatory Services- Noise, Dust, Odour & Burning Consulted 09.11.2016
No objection

Worcester Regulatory Services- Air Quality Consulted 09.11.2016
No objection subject to conditions

West Mercia Constabulary Consulted 09.11.2016
No objection

Drainage Engineers Internal Planning Consultation Consulted 15.11.2016
No objection subject to conditions.

Publicity:

43 letters sent on the 9th November 2016 (expired 30th November 2016)
1 site notice posted on the 10th November 2016 (expired 1st December 2016)
Press Advert published in the Bromsgrove Standard on the 18th November (expired 2nd December)

Neighbour Responses

2 responses have been submitted. These responses object to the development on the following grounds:

- Inadequate parking for the apartments;
- On-street parking is already a major concern and spaces would be lost;
- Inappropriate location for "My Place" apartments due to busy nature of the area; and
- Construction traffic will be a hazard and block roads

Relevant Policies

NPPF National Planning Policy Framework

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP16 Sustainable Transport
BDP17 Town Centre Regeneration
BDP19 High Quality Design
BDP21 Natural Environment

Others:

SPG1 Residential Design Guide

Relevant Planning History

14/0982	Demolition of Job centre and Erection of 7 dwellings	Approved
16/0830	Prior notification of proposed demolition	Approved

Assessment of Proposal

The Site and its Surroundings

The application site is located within Bromsgrove Town within the defined Town Centre Zone. The site consisted of the Job Centre and Masonic Hall however both of these buildings have now been demolished. The site is located on the corner of Churchfields and Recreation Road and there are currently accesses onto both roads. An extra care development is currently under construction and this is located adjacent to the north and east boundaries. Traditional residential properties are located to the east with the recreation ground positioned to the south of the site. A children's day nursery is also adjacent to the eastern boundary of the site.

The Proposed Development

This application seeks to erect the following:

- o 14 "My Place" supported apartments for adults with learning difficulties ; and
- o 3 terraced dwellings; and
- o A pair of semi detached properties

Planning Considerations

The application will be considered under the following headings:

- i) The principle of the proposed development;
- ii) Street Scene & Character Impact;
- iii) Residential Amenity;
- iv) Access, Highways & Parking;
- v) Ecology; and
- vi) Planning Contributions

- i) The Principle of the Proposed Development

Following a Full Council Meeting on the 25th January 2017 the Bromsgrove District Plan (BDP) has been adopted. The Former Bromsgrove District Local Plan (BDLP) has now been deleted and will no longer be a material consideration in planning decisions.

The Policies Map associated with the BDP highlights that the site is located within the Town Centre Zone. In accordance with the NPPF a wide range of uses are considered acceptable in principle including retail, residential, community and commercial uses. However, the site forms part of a specifically designated area within the BDP under Policy BDP17 (Town Centre Regeneration). Allocation TC2 (Recreation Road) highlights that the site would be ideal for a mix of C2 and C3 uses. The proposal, taken at face value, therefore fully accords with this policy. However, the Strategic Housing Manager is of the view that the 'My Place' apartments do not constitute a C2 use as the proposal constitutes self-contained individual flats not a residential institution. Secondly he is of the view that there is nothing within the application to confirm that the apartments meet

the NPPF definition for affordable housing. If the whole of the scheme is considered to be market housing then an affordable housing contribution would be required.

In response the applicant has set out that the occupation of the units is only open to adults with particular long term conditions, and not to the general public. Bromford Housing Association confirms that the occupants are selected by themselves, in conjunction with a steering group, of which the Council's care commissioners are usually party to. A community hub is provided in order to provide support to residents, together with specialist housing support for up to 18 hours a week. Care is also provided by a number of care providers and this is coordinated by a member of Bromford's staff, based in the proposed ancillary resource centre.

In the view of the applicant, the 'MyPlace' model has been accepted as a Class C2 use by other local councils and has stated that case law and appeal decision are available confirming that the model is a Class C2 use. Although these details have not yet been provided by the applicant it is considered on balance that the use is more akin to a C2 use. Therefore the scheme as a whole does not attract an affordable housing contribution as there are only 5 market dwellings.

ii) Street Scene & Character Impact

Policy BD19 of the BDP and the guidance within SPG1 requires such proposals to have a density appropriate for the site and a form and layout appropriate to the area.

The site is bound on 2 sides by the high density extra care development that consists mainly of substantial 3 storey buildings. The development also relates closely to the residential properties on Recreation Road that are opposite the application site. These are generally traditional 2 storey properties with chimneys and bay windows that were built in the early twentieth century and front onto the highway. The whole of the proposed scheme is a 2 storey development that reflects both the adjacent day nursery and the residential development on Churchfields.

There are 2 distinct elements to the scheme. Firstly on the southern part of the site there is a 2 storey apartment building which has frontages on to both Churchfields and Recreation Road. The northern part of the site contains 5 dwellings. A terrace of 3 properties front onto Churchfields with the pair of semi-detached dwellings located to the rear. The pair of semi-detached properties are accessed via a private drive creating a backland layout that is at odds with the traditional pattern of development on Churchfields.

The dwellings have gable end roofs reflecting the existing properties on Churchfields. However, the proposed dwellings lack features such as chimneys and bay windows which are common on nearby properties. It is clear that the addition of simple details would help integrate the development into the locality.

The proposed apartment building retains just 2.1m from both Churchfields and Recreation Road meaning the building would appear dominant in the street when compared to the previous buildings on the site and the day nursery that retain a greater set back from the public highway. The apartment building has a shallow pitch and

generally lacks detail. The apartment appears as a rather generic building and fails to take reflect the detailing of adjacent properties.

The development has substantial areas of hardstanding, modest private gardens and generally lacks soft landscaping areas. When taking into account the siting of plots 19 and 20 in a backland location and the close proximity of the apartment building to the highway verge it indicates that too much development is being squeezed onto the site, creating a cramped and unsympathetic layout that detracts from the character and appearance of the area contrary to Policy BDP19 of the BDP and the guidance within SPG1.

iii) Residential Amenity

The nearest residential properties are located on the opposite side of Recreation Road (no's 25-35) and the 3 storey apartment building adjacent to the northern boundary of the site which is not yet occupied. A minimum distance of 20m is retained between the dwellings on Churchfields and the front elevation of the proposed development. This is considered sufficient to maintain privacy for the occupiers of the existing properties.

The side elevation of plot 19 is 12m from the side elevation of the recently erected apartment building. This is considered sufficient to ensure that the proposed dwelling does not appear unduly overbearing. There are also no habitable windows on the side elevation of plots 18 or 19 ensuring that they do not overlook the adjacent apartment building.

It is considered that the proposal will not unduly impact upon the amenity levels experienced by the occupiers of adjacent residential properties. However, it is also important to consider the amenity levels that would be experienced by the occupiers of the proposed development. Concerns are raised over the positioning of the semi-detached dwellings (plots 19 and 20) in the north-east corner of the site behind the terraced dwellings. The positioning of plots 19 and 20 raises amenity issues in 2 regards. Firstly the quality of the private amenity space for plots 19 and 20 is compromised by overlooking from the new development to the north. A separation distance of just 7.5m is retained from the windows on the southern elevation of apartment building to the garden of plot 19. SPG1 sets out that a separation distance of 5m per storey is required to prevent overlooking of private gardens. With development located to the north and east of plot 19 and directly south of plot 20 it is considered that the gardens would receive only limited sunlight whilst also creating an overbearing environment with poor outlook.

The rear gardens of plots 17 and 18 would also be overlooked by the first floor windows of plots 19 and 20. A distance of only 7m is retained between these windows and the rear garden gardens of plots 17 and 18. In addition, a distance of just 18m is retained between the rear windows on plots 17 and 18 and the front windows on plots 19 and 20. This falls short of the guidance within SPG1 which seeks to achieve 21m to retain levels of privacy.

SPG1 sets out that residential gardens should be a minimum of 70sqm in size and be 10.5m in length. None of the private residential gardens achieve the floor area standard with garden sizes varying between 47 and 77sqm. When taking into account the overlooking and lack of sun light previously identified it is considered the amount and

quality of private amenity space creates an unacceptable living environment for the occupiers of the proposed dwellings contrary to Policy BDP19 of the BDP.

iv) Access, Highways & Parking

The site proposes a vehicular access off Recreation Road to serve the "My Place" apartments with a car park consisting of 8 spaces provided for the 14 units. Two of the three terraced properties have individual vehicular accesses onto Churchfields with the remaining 3 dwellings accessed via a private driveway. Each dwelling has been provided with 2 parking spaces. In this highly sustainable location the Council's Highways Engineer the raises no objection to the level of parking provision.

It has been noted that the spaces provided for plot 18 are not easily accessible and require a number of manoeuvres. However this matter is not so severe to warrant refusal on highway safety grounds.

The Highways Engineer raises no objection to the scheme subject to conditions. The proposal therefore accords with Policy BDP16 of the BDLP, the adopted Local Transport Plan and paragraphs 32 and 35 of the NPPF.

v) Planning Contributions

In accordance with paragraph 204 of the NPPF and section 122 of the CIL planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved. The obligations would cover open space improvements to the recreation ground, the provision of bin storage and highways improvements. No Heads of Terms has been submitted by the applicant and there is no indication that the applicant would enter into a Section 106 agreement. On this basis the proposal would have a severe adverse impact on infrastructure in the local area.

Conclusion

Whilst the development is in a sustainable location that could deliver benefits to the Town Centre it is considered that the development represents poor design, creates an unacceptable living environment and adversely impacts on local infrastructure.

RECOMMENDATION: That planning permission be Refused

Reasons for Refusal

- 1) The siting, design, layout and density of the scheme represents poor urban design that amounts to an over-development of the site that detracts from the character and traditional pattern of the development in the locality contrary to Policy BDP19 of the BDP paragraph 64 of the NPPF.
- 2) The size and siting of the private residential gardens have created unacceptably small and heavily overlooked areas that in the cases of plots 19 and 20 would

Plan reference

receive insufficient levels of natural sun light creating an unacceptable living environment for the occupiers of the proposed dwellings contrary to policy BDP1 of the BDP and the guidance within SPG1.

- 3) This major application would have a severe adverse impact on infrastructure in the local area. Contrary to paragraph 204 of the NPPF the applicant has failed to enter into a S106 agreement to mitigate these impacts.

Case Officer: Mr Andrew Fulford Tel: 01527 881323
Email: a.fulford@bromsgrove.gov.uk

Name of Applicant	Proposal	Plan Ref.
--------------------------	-----------------	------------------

Bromsgrove District Council / Redditch Borough Council	Erection of 4 No. Car Parking Signs St John Car Park, St John Street, Bromsgrove, Worcestershire	17/0035
--	--	---------

RECOMMENDATION: That **Advertisement Consent** be **Granted**

Consultations

Conservation Officer

No Objection

Worcestershire Highways

No Objection

No publicity required

Relevant Policies

Bromsgrove District Plan 2011-2030

BDP17 Town Centre Regeneration

Others:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

15/0994	Erection of a food store (Use Class A1) with associated parking and landscaping works (Phase 1).	Approved	16.05.2016
---------	--	----------	------------

Assessment of Proposal

The site lies in the centre of Bromsgrove adjacent to the Bromsgrove Town Conservation Area. The proposal is for four non illuminated board signs which will be mounted on galvanised steel posts and located within the car parking area, adjacent to ticket machines. They are proposed to be 1.8 metres high and 1.2 metres wide.

Consideration has to be given to visual amenity and highway safety when assessing advertisement applications.

No objection has been raised by Worcestershire Highways or the Conservation Officer. It is considered that the signs will not have an adverse effect on visual amenity or the

setting of the adjacent Conservation Area and Listed Buildings. There will be no detrimental impact on highway safety.

RECOMMENDATION: That **Advertisement Consent** be **Granted**

Conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission

Reason: In accordance with the requirements of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. No advertisement shall be sited or displayed so as to;

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: In accordance with the requirements of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: In accordance with the requirements of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In accordance with the requirements of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: In accordance with the requirements of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Case Officer: Nina Chana Tel: 01527 548241 Ext 3207
Email: nina.chana@bromsgroveandredditch.gov.uk