

**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

**3<sup>RD</sup> APRIL 2017 AT 6.00 P.M.**

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

Officers: Mr. D. M. Birch, Mr. S. Hawley (Worcestershire Highways Authority), Mrs. T. Lovejoy, Mrs L. Russ, Mrs. J. Smyth and Mrs. S. Willetts

71/16 **APOLOGIES**

Apologies for absence were received on behalf of Councillors C.J. Spencer and P.L. Thomas.

72/16 **DECLARATIONS OF INTEREST**

Councillor C.A. Hotham declared an Other Disclosable Interest in Agenda Item 8 (Planning Applications 2017/0077, 2017/2078 and 2017/0079 – Land to the south of Stonehouse Lane, Hopwood) in that he had a predetermined view on the matter and would be withdrawing into the public gallery to speak to the item as Ward Councillor under the Council's public speaking rules. Following the conclusion of public speaking, Councillor Hotham withdrew from the meeting for the duration of the Committee's debate and took no part in the Committee's consideration nor voting on the matter.

Councillor C. Allen-Jones declared an interest in Agenda Item 9 (2017/0111 – Clifford Cottage, Top Road, Wildmoor, Bromsgrove, in that the Application site was in his Ward.

73/16 **MINUTES**

The minutes of the meeting of the Planning Committee held on 6<sup>th</sup> March 2017 were received.

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

74/16

**2016/1085 - HYBRID APPLICATION: OUTLINE PLANNING PERMISSION FOR UP TO 150 DWELLINGS WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) AND FULL PLANNING PERMISSION FOR A COMMUNITY FACILITY, INCLUDING DETAILS OF ACCESS AND ASSOCIATED CAR PARKING, LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED INFRASTRUCTURE - LONGBRIDGE EAST AND RIVER ARROW DEVELOPMENT SITE, GROVELEY LANE, COFTON HACKETT, WORCESTERSHIRE - C/O PLANNING PROSPECTS LIMITED**

Officers provided updates on various matters relating to an amendment to the description of the proposed development; representations received from the County Highways Authority in regard to financial contributions towards highway improvements in the area; and proposed revised recommendations/conditions, as detailed in the published Update Report, copies of which were provided to the Committee and public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Miss. Claire Fryer, resident, addressed the Committee objecting to the Application. Mr. Jason Tait, on behalf of the Applicant, also addressed the Committee.

The Committee then considered the Application which Officers had recommended for approval. Concerns were expressed by Members on various matters relating to: the current relevance of the Longbridge Area Action Plan (LAAP); a lack of Section 106 contributions to directly benefit the local area specifically and Bromsgrove generally in terms of amenities, education and health provision; the wider impact of the development on the local highway infrastructure; and the shortfall of housing provision agreed in the LAAP and the associated loss of affordable housing provision.

**RESOLVED** that the matter be deferred for Officers to address and provide clarification on various matters raised during the Committee's consideration of the application.

75/16

**2016/1087 - ERECTION OF 185 DWELLINGS, INCLUDING DETAILS OF ACCESS, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED INFRASTRUCTURE - LONGBRIDGE EAST AND RIVER ARROW DEVELOPMENT SITE, GROVELEY LANE, COFTON HACKETT, WORCESTERSHIRE - C/O PLANNING PROSPECTS LTD**

In conjunction with Agenda Item 5 (Application 2016/1085 – Longbridge East and River Arrow Development Site, Groveley Lane, Cofton Hackett), Officers reported on representations received from the County Highways Authority in regard to financial contributions towards highway improvements in the area; and proposals for amended and additional conditions, 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, Miss. Claire Fryer, resident, addressed the Committee objecting to the Application. Mr. Jason Tait, on behalf of the Applicant, also addressed the Committee.

The Committee then considered the Application, which Officers had recommended for approval, in conjunction with discussions on the previous Agenda item. Members expressed similar concerns again in relation to: the current relevance of the Longbridge Area Action Plan (LAAP); a lack of Section 106 contributions to directly benefit the local area specifically and Bromsgrove generally in terms of amenities, education and health provision; the wider impact of the development on the local highway infrastructure; and the shortfall of housing provision agreed in the LAAP and the associated loss of affordable housing provision.

**RESOLVED** that, a decision on the application be deferred for Officers to similarly address the various matters raised during consideration of the application and the previous, related application (Minute 74 refers).

76/16

**2016/1143 - DEMOLITION OF EXISTING GARAGE. NEW GARAGE ATTACHED TO EXISTING DWELLING HOUSE AND NEW PORCH - 27 LINTHURST ROAD, BARNT GREEN, B45 8JL - MR AND MRS PALMER**

**RESOLVED** that

- 1) authority be delegated to the Head of Planning and Regeneration Services to determine the Planning Application following the agreement by all parties to a suitable and satisfactory legal mechanism covering the following matters:
  - i) that in the event that Consent 2016/1143 is implemented, the detached garage approved under 2009/0684 is rescinded;
  - ii) that in the event that Consent 2016/1143 is implemented, no development described in the provisions of Classes A, D and E of Schedule 2 of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) is carried out;
  - iii) that in the event that permitted development is carried out and / or the detached garage approved under 2009/0684 is implemented, the new Planning Permission will not be implemented and Consent 2016/1143 will be treated as effectively revoked;

and

- 2) subject to the Conditions and Informatives as detailed on pages 34 to 35 of the main agenda report.

77/16

**APPLICATIONS 2017/0077, 2017/0078 AND 2017/0079 - LAND TO THE SOUTH OF STONEHOUSE LANE, HOPWOOD, B48 7BA - MR A HART**

Officers reported on further representations received in support of the Applications, 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.

Mr. R. Bremner, a local resident, addressed the Committee objecting to the applications. Councillor C. A. Hotham, in whose Ward the development Site was located, also addressed the Committee.

**Planning Application 2017/0077**

**RESOLVED** that retrospective Planning Permission be refused for the reason set out on pages 49 to 50 of the main agenda report.

**Planning Application 2017/0078**

**RESOLVED** that retrospective Planning Permission be refused for the reasons set out on pages 50 to 51 of the main agenda report.

**Planning Application 2017/0079**

**RESOLVED** that retrospective planning permission be refused for the reasons set out on page 51 of the main agenda report.

78/16

**2017/0111 - PROPOSED DOUBLE GARAGE IN LIEU OF GARAGE BUILDING PREVIOUSLY APPROVED UNDER 2015/0364 AND ASSOCIATED HARDSTANDING - CLIFFORD COTTAGE, TOP ROAD, WILDMOOR, B61 ORB - MR AND MRS A PRICE**

**RESOLVED** that authority be delegated to the Head of Planning and Regeneration Services to determine the Planning Application, following receipt of a suitable and satisfactory legal mechanism in relation to controlling the erection of only one garage on the site, and subject to the Conditions and Informatives as detailed on pages 55 to 56 of the main agenda report.

The meeting closed at 7.25 p.m.

Chairman