

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

5TH JUNE 2017, AT 6.00 P.M.

PRESENT: 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 and P. J. Whittaker

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

1/17 **ELECTION OF CHAIRMAN FOR THE ENSUING MUNICIPAL YEAR**

RESOLVED that Councillor R.J. Deeming be elected Chairman of the Committee for the ensuing Municipal Year.

2/17 **ELECTION OF VICE-CHAIRMAN FOR THE ENSUING MUNICIPAL YEAR**

RESOLVED that Councillor P.L.Thomas be elected Vice-Chairman of the Committee for the ensuing Municipal Year.

3/17 **APOLOGIES**

An apology for absence was received on behalf of Councillor C.J. Spencer.

4/17 **DECLARATIONS OF INTEREST**

Councillor R.J. Deeming (Chairman), declared an Other Disclosable Interest in Agenda Items 7 and 8 (Planning Applications 2016/1085 and 2016/1087 – Longbridge East and River Arrow Development Site, Groveley Lane, Cofton Hackett) in that he was a patient at Barnt Green Surgery.

Councillor C. Allen-Jones declared an Other Disclosable Interest in Agenda Items 7 and 8 (Planning Applications 2016/1085 and 2016/1087 – Longbridge East and River Arrow Development Site, Groveley Lane, Cofton Hackett) in that he was a patient at Barnt Green Surgery.

Councillor C.A. Hotham declared an Other Disclosable Interest in Agenda Item 10 (Planning Application 2017/0243 – 17 Orchard Croft, Barnt Green, Birmingham, B45 8NH) in that as he had had extensive

conversations with both the Applicant and objectors, he did not feel that he could make a decision on the matter and would therefore withdraw from the meeting during its consideration. Councillor Hotham withdrew from the meeting for the duration of the debate on the matter and took no part in the Committee's consideration and voting on the matter.

5/17

MINUTES

The minutes of the meeting of the Planning Committee held on 8th May 2017 were received.

The meeting was adjourned for 10 minutes during consideration of this matter for Officers to confer with the Chairman on a Member request for an amendment to Minutes 83/16 and 84/16 to include additional wording regarding the status of the Longbridge Area Action Plan (LAAP) that they considered relevant for the record.

RESOLVED that, the minutes of the meeting, as published, be approved as a correct record as there was no agreement on the additional wording.

(The Chairman and Member concerned came to an agreement that Officers could provide clarification as to the status of the Action Plan during consideration of Agenda Items 7 and 8 on the Agenda for this meeting.)

6/17

2016/1085 - HYBRID APPLICATION : OUTLINE PLANNING PERMISSION FOR UP TO 150 DWELLINGS WITH SOME MATTERS RESERVED FOR FUTURE CONSIDERATION (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

Members gave further consideration to this Application, and associated Planning Application 2016/1087, following the Committee's decision to defer the matter at the previous meeting of the Committee held on 8th May 2017 for Officers to undertake additional consultation and provide further information in relation to the Section 106 Contributions for both developments.

Officers provided further clarification on a number of matters in regard to: amended Section 106 contributions towards the extension of General Practice surgeries and the NHS formula for calculating required contributions; Section 106 contributions for enhancements at Lickey Hills, open space / informal recreation facilities at Cofton Park, and

enhancements in Cofton Hackett. Members were informed that, in conjunction with the Section 106 Agreement, a separate legal agreement would be drafted and agreed between Bromsgrove District Council and Birmingham City Council in respect of the Lickey Hills and Cofton Park works, to ensure Birmingham City Council would be reimbursed once the proposed works had taken place. Clarification was also provided in regard to the provision of the Community Centre in relation to Proposal H2 of the Longbridge Area Action Plan (LAAP), and the overall shortfall of housing provision on the East Works site set against the anticipated housing target set for the Longbridge site overall.

The Committee then considered the Application, which Officers had recommended for approval. The relevance of the LAAP was raised again in relation to the application. The Council's Strategic Planning Manager confirmed that the LAAP was still relevant in terms of development of the site and featured in the Council's adopted District Plan in relation to the Longbridge area. The Committee was also informed that both the LAAP and the District Plan had flexibility through various Clauses to allow for change with Members being advised that, it was considered no longer possible to deliver all of the original proposals in the LAAP agreed in 2006/7. In response to further comments on the housing shortfall on the development site, the Head of Planning and Regeneration Services provided additional clarification on the provision of housing on the Longbridge site overall, with Members being advised that the 95 dwellings referred to in relation to the East Works development site had not been included in the District Council's newly adopted Local Plan

In relation to the Section 106 agreement in respect of outdoor facilities and enhancements at Cofton Park, Officers were requested to ensure that should there be any shortfall in contributions towards the proposed works, Bromsgrove District Council would not be expected to bear the costs. Officers referred to the separate legal agreement proposed between the District Council and Birmingham City Council and advised that Legal officers would be asked to take Members' request on this issue on board in respect of the agreement.

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

- 1) the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:
 - i) A contribution towards the provision of wheelie bins for the scheme based on £61.40 per unit;
 - ii) £40,297 as a contribution towards enhancing existing amenity assets at Lickey Hills - refurbishment of the telescope (Folly) and car park at Beacon Hill;

- iii) £53,730 as a contribution towards the provision of an outdoor fitness facility and/or youth play equipment at Cofton Park;
 - iv) £44,775 as a contribution towards enhancing existing sport pitches, cricket pitch, as well as access to Cofton Park in general;
 - v) £37,800 as a contribution towards enhancing the local area Cofton Hackett in respect to general access improvements and refurbishment works to the existing allotment gardens and refurbishment of the local play area off Chestnut Drive, improvements to the car park at Lickey Road, and incidental enhancements including benches and planters in and around Cofton Hackett;
 - vi) £32,554 for the extension of New Road Surgery, New Road, Rubery, and/or Cornhill Surgery, New Road, Rubery;
 - vii) The provision of affordable housing (35%) to be provided on site and maintained as such in perpetuity;
 - viii) Community centre to be provided on site and transferred to an appropriate body /Trust to maintain; and
- 2) the Conditions and Informatives set out on pages 13 to 19 of the main agenda report.

7/17

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 LIMITED

With the agreement of the Chairman, this Planning Application was considered in conjunction with Agenda Item 7 (Application 2016/1085 – Longbridge East Works and River Arrow Development Site, Groveley Lane, Cofton Hackett).

Members gave further consideration to this Application, and associated Planning Application 2016/1085, following the Committee's decision to defer the matter at the previous meeting of the Committee held on 8th May 2017 for Officers to undertake additional consultation and provide further information in relation to the Section 106 Contributions for both developments.

Officers provided further clarification on a number of matters in regard to: amended Section 106 contributions towards the extension of General Practice surgeries and the NHS formula for calculating required

contributions; Section 106 contributions for enhancements at Lickey Hills, open space / informal recreation facilities at Cofton Park, and enhancements in Cofton Hackett. Members were informed that, in conjunction with the Section 106 Agreement, a separate legal agreement would be drafted and agreed between Bromsgrove District Council and Birmingham City Council in respect of the Lickey Hills and Cofton Park works, to ensure Birmingham City Council would be reimbursed once the proposed works had taken place. Clarification was also provided in regard to the provision of the Community Centre in relation to Proposal H2 of the Longbridge Area Action Plan (LAAP), and the overall shortfall of housing provision on the East Works site set against the anticipated housing target set for the Longbridge site overall.

The Committee then considered the Application, which Officers had recommended for approval. The relevance of the LAAP was raised again in relation to the application. The Council's Strategic Planning Manager confirmed that the LAAP was still relevant in terms of development of the site and featured in the Council's adopted District Plan in relation to the Longbridge area. The Committee was also informed that both the LAAP and the District Plan had flexibility through various Clauses to allow for change with Members being advised that, it was considered no longer possible to deliver all of the original proposals in the LAAP agreed in 2006/7. In response to further comments on the housing shortfall on the development site, the Head of Planning and Regeneration Services provided additional clarification on the provision of housing on the Longbridge site overall, with Members being advised that the 95 dwellings referred to in relation to the East Works development site had not been included in the District Council's newly adopted Local Plan

In relation to the Section 106 agreement in respect of outdoor facilities and enhancements at Cofton Park, Officers were requested to ensure that should there be any shortfall in contributions towards the proposed works, Bromsgrove District Council would not be expected to bear the costs. Officers referred to the separate legal agreement proposed between the District Council and Birmingham City Council and advised that Legal officers would be asked to take Members' request on this issue on board in respect of the agreement.

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

- 1) receipt of a suitable and satisfactory legal mechanism in relation to the following matters:
 - i) £11,359.00 as a contribution towards the provision of wheelie bins for the scheme;
 - ii) £49,700 as a contribution towards enhancing existing amenity assets at Lickey Hills - refurbishment of the telescope (Folly) and car park at Beacon Hill;

- iii) £66,267 as a contribution towards the provision of an outdoor fitness facility and/or youth play equipment at Cofton Park;
 - iv) £55,222 as a contribution towards enhancing existing sport pitches, cricket pitch, as well as access to Cofton Park in general;
 - v) £47,200 as a contribution towards enhancing the local area Cofton Hackett in respect to general access improvements and refurbishment works to the existing allotment gardens and refurbishment of the local play area off Chestnut Drive, improvements to the car park at Lickey Road, and incidental enhancements including benches and planters in and around Cofton Hackett;
 - v) £40,149 for the extension of New Road Surgery, New Road, Rubery, and/or Cornhill Surgery, New Road, Rubery, and/or Barnt Green Surgery, Hewell Road, Barnt Green;
 - vii) The on-site provision of affordable housing to be maintained as such in perpetuity;
 - viii) The proposed open space provision (informal recreation) included within the application to be provided /implemented on site and managed as such in perpetuity; and
2. the Conditions and Informatives set out on pages 42 to 47 of the main agenda report.

8/17

2017/0220 - REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF ON OUTBUILDING, EXTENSION TO FRONT TO CREATE CORRIDOR AND CONVERSION OF OUTBUILDING FROM GARAGE AND STORE TO ANCILLARY RESIDENTIAL ACCOMMODATION - LITTLE PADDOCKS, WARBAGE LANE, DODFORD, BROMSGROVE B61 9BH - MR GARY BATHURST

At the invitation of the Chairman, Mr G. Bathurst, the Applicant, addressed the Committee.

RESOLVED that planning Permission be granted, subject to the Conditions and Informatives set out on pages 68 to 69 of the main agenda report.

9/17

2017/0243 - TWO STOREY SIDE EXTENSION - 17 ORCHARD CROFT, BARNT GREEN, BIRMINGHAM B45 8NH - MR AND MRS MAHONY

At the invitation of the Chairman, Mr Paul Spires and Mr Robert Cholmondeley addressed the Committee, objecting to the Application.

Mr Andrew Boughton, the Applicants' Agent, also addressed the Committee.

RESOLVED that, Planning Permission be granted, subject to the Conditions set out on page 73 of the main agenda report.

The meeting closed at 7.15 p.m.

Chairman