

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

8TH JANUARY 2018, AT 6.00 P.M.

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

Officers: Mrs. T. Lovejoy, Mr. D. M. Birch, Mrs. S. Hazlewood, Mr. D. Kelly, Miss. C Wood and Mrs. P. Ross

55/17

APOLOGIES

Apologies for absence were received on behalf of Councillors M. T. Buxton and P. L. Whittaker.

56/17

DECLARATIONS OF INTEREST

Councillor M. A. Sherrey declared an Other Disclosable Interest in Agenda Item 8 (Application 2017/01153/FUL – Clent Vets. 5 Kidderminster Road, Bromsgrove, Worcestershire, B61 7JJ) in that she was a customer at the Clent Hills Veterinary Group, Hagley branch.

Councillor P. L. Thomas declared an Other Disclosable Interest in Agenda Item 8 (Application 2017/01153/FUL – Clent Vets. 5 Kidderminster Road, Bromsgrove, Worcestershire, B61 7JJ) in that he was a customer at the veterinary practice.

Councillor C. Allen-Jones advised that, in respect of Agenda Item 6 (Application 2017/00482/OUT – 9 Bromsgrove Road, Romsley, Halesowen, Worcestershire, B62 0ET), he would be withdrawing to the public gallery and would be speaking on the matter in his capacity as Ward Councillor, under the Council's public speaking rules.

Councillor Allen-Jones withdrew from the Committee into the public gallery prior to the consideration of the item and addressed the Committee as Ward Councillor under the public speaking rules and took no part in the discussion or voting on the matter.

57/17

MINUTES

The minutes of the Planning Committee meeting held on 4th December 2017 were received.

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

58/17

2015/0548 - RELOCATION OF DAYROOM APPROVED AT APPEAL (REF: APP/P1805/A/09/2106041) OF APPLICATION (REF: 08/0727) - SHELWOOD GRANGE, SHELWOOD LANE, TARDEBIGGE, WORCESTERSHIRE, B60 3EY - MR A. BRIDGES

The Committee considered the Application, which was being recommended for approval by Officers. Having considered the Officer's presentation and clarification on the site plan as to the relocation of the dayroom, Members were minded to approve the application.

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services to grant full Planning Permission, subject to the Conditions, as detailed on page 10 of the main agenda report; and a Unilateral Undertaking to ensure that only one dayroom is constructed at the site.

59/17

2017/00482/OUT - OUTLINE PERMISSION FOR THE DEMOLITION OF EXISTING WORKSHOPS, OFFICES AND OTHER RELATED BUILDINGS. ERECTION OF NEW SINGLE DWELLING HOUSE AND GARAGE - 9 BROMSGROVE ROAD, ROMSLEY, HALESOWEN, WORCESTERSHIRE, B62 0ET - MR M. BUCKLEY

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor C. Allen-Jones, Ward Member.

Officers reported that Romsley Parish Council had no objections to the Application and that information had been brought to their attention by the Applicant, namely the case of Braintree District Council v Secretary of State for Communities and Local Government decided in November 2017 and the Officer's proposed amended second refusal reason, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to the commencement of the meeting.

At the invitation of the Chairman Mr. P. Watson, the Applicant's Planning Consultant and Councillor C. Allen-Jones, in whose Ward the Site was located, addressed the Committee.

The Committee then considered the Application, which had been recommended for refusal by Officers. Members expressed some concern with regard to the significant increase in terms of footprint, maximum height and floor space, as detailed on page 13 of the main agenda report. Officers responded to questions from Members with regard to the retention of the existing trees and hedges.

Officers clarified why the second refusal reason, as detailed in the committee report, had been amended, as detailed in the Update Report.

Members raised the issue of the campervan business operating on the site and Officers confirmed there were no planning records that indicated this use was lawful.

After considering the Application and all of the information, including the public speaking representations; Members were of the opinion that there were no Very Special Circumstances that would outweigh the identified harm and that the proposal was inappropriate and would have a detrimental impact on the openness of the Green Belt.

RESOLVED that Planning Permission be refused for refusal Reason 1 as set out on page 15 of the main agenda report and amended refusal Reason 2 as set out in the Update Report.

60/17

2017/00872/FUL - ERECTION OF AGRICULTURAL BUILDING; LAYING OF HARDSTANDING FOR EXTERNAL STORAGE OF FARM MACHINERY AND EQUIPMENT - LAND REAR OF UNITS, HEATH FARM, ALCESTER ROAD, WYTHALL, WORCESTERSHIRE, B47 6AJ - A BECKETT AND SONS

This matter had been withdrawn from the Agenda at the request of the Applicant and was not discussed.

61/17

2017/01153/FUL - SINGLE STOREY EXTENSION TO FORM NEW ENTRANCE AND WAITING AREA TO THE FRONT, SINGLE STOREY EXTENSION TO THE SIDE, FIRST FLOOR EXTENSION INCORPORATING ATTIC SPACE OF NEW EXTENSION TO PROVIDE ADDITIONAL OFFICES - CLENT VETS, 5 KIDDERMINSTER ROAD, BROMSGROVE, WORCESTERSHIRE, B61 7JJ - REBEKKA FIORANI

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor M. T. Buxton, Ward Member.

Officers reported on a further objection received from the owners of 7 Kidderminster Road, Bromsgrove, objecting to the application, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to the commencement of the meeting.

At the invitation of the Chairman, Mrs. M. Heaselgrave addressed the Committee objecting to the Application. Ms. R. Fiorani, the Applicant also addressed the Committee.

The Committee then considered the Application, which had been recommended for refusal by Officers. Members expressed their concerns as to the close proximity of nearby dwellings and the impact the first floor extension would have on 7 Kidderminster Road, which had been evident during the Site Visit.

Having considered the Application and all of the information provided, including the public speaking representations; Members were of the view that the proposed first floor extension would have a detrimental impact to the conservation area and would be overbearing for nearby properties, as listed on page 25 of the main agenda report; with a loss of privacy and amenity on 7 Kidderminster Road.

RESOLVED that Planning Permission be refused for the reasons as detailed on page 25 of the main agenda report.

62/17

2017/01237/FUL - DEMOLITION OF ALL STRUCTURES AND HARD STANDINGS AND ERECTION OF SIX DETACHED RESIDENTIAL DWELLINGS TOGETHER WITH ASSOCIATED ACCESS AND LANDSCAPING - THE MOUNT SCHOOL, 277 BIRMINGHAM ROAD, BROMSGROVE, WORCESTERSHIRE, B61 0EP - PARKGATE (BROMSGROVE) LIMITED

This matter had been withdrawn from the Agenda at the request of the Applicant and was not discussed.

63/17

2017/01302/FUL - REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF EXTENSION TO REAR OF PROPERTY - BANKSIDE, KIDDERMINSTER ROAD, WOODCOTE GREEN, DODFORD, BROMSGROVE, WORCESTERSHIRE, B61 9DX - MRS H. ROBBINS

For clarity Officers referred to the Update Report, copies of which were provided to Members and the public gallery prior to the commencement of the meeting.

The Update Report highlighted that the proposed extension was a side extension, and not a rear extension as described in the published committee report, due to the original orientation of the property.

At the invitation of the Chairman, Mr. J. Burrows, on behalf of the Applicant, addressed the Committee.

The Committee then considered the Application, which Officers had recommended for approval. Having considered all of the information provided and Officer responses to the queries raised, Members were of the view that, Very Special Circumstances existed that would outweigh the harm arising through inappropriateness and were therefore minded to approve the application.

RESOLVED that

- 1) authority be delegated to the Head of Planning and Regeneration Services to determine the Planning Application following:
 - i) the expiry of the publicity period on 8th January 2018 and in the event that further representatives are received, that delegated powers be granted to the Head of Planning and Regeneration

Services, in consultation with the Chairman of the Planning Committee, to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly and;

- ii) the applicant entering into a suitable unilateral agreement to ensure that the approved prior notification scheme cannot be implemented;

and

- 2) subject to the Conditions as detailed on pages 36 and 37 of the main agenda report.

The meeting closed at 7.07 p.m.

Chairman