

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 5TH MARCH 2018, AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P.L. Thomas (Vice-Chairman), C. Allen-Jones (during Minute No. 73/17), 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

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

69/17 **APOLOGIES**

No apologies for absence were received.

70/17 **DECLARATIONS OF INTEREST**

Councillor S. J. Baxter declared an Other Disclosable Interest in Agenda Item 6 – Planning Application 18/00101/FUL – 5 Chapel Drive, Wythall, Worcestershire, B47 6JP - in that she is the Chairman of Wythall Parish Council, who had been consulted with on the Application. Having advised that she had not been involved or commented on the Application at Parish Council meetings owing to her role on the Council's Planning Committee, Councillor Baxter participated and voted on the matter.

71/17 **MINUTES**

The minutes of the meeting of the Planning Committee held on 5th February 2018 were received.

RESOLVED that the minutes of the meeting held on 5th February 2018 be approved as a correct record.

72/17 **17/01429/FUL - CHANGE OF USE OF MAINTENANCE / CHAPEL BUILDING APPROVED UNDER PLANNING PERMISSION 12/0448 TO ALLOW FOR CREMATIONS TO TAKE PLACE, REDUCTION IN SCALE OF BUILDING AND HARD STANDING AND REDUCED OPERATING TIMES - LAND ADJACENT, NEW INNS LANE, RUBERY, BIRMINGHAM, WORCESTERSHIRE - H2LAND**

Officers reported on additional information received in relation to the Application from Worcestershire Regulatory Services (Air Quality),

additional representations received in objection to the Application from Councillors A. Cartwright and C. Griffiths, Birmingham City Council, from a neighbour and Mr. R. Burden MP, Birmingham Northfield. With additional information regarding the need for the proposal from the applicant; which had been previously sent in full to all Members of the Planning Committee; as detailed in the published Update Report, copies of which were provided to the Committee and public gallery prior to commencement of the meeting.

It was also noted that the Chairman had, exceptionally, agreed to extend the objector's, applicant's representatives / supporters and Ward Member public speaking time to a maximum of 15 minutes due to the public interest in this matter.

At the invitation of the Chairman, Councillor A. Cartwright, Mr. A. Robson, Mrs. S. Smith, Ms. E. Gray, Mr. W. Murray, Mr. J. Ash, Mr. R. Singh and Mr. R. Goode addressed the Committee in objection to the Application. Councillor P. M. McDonald, in whose Ward the Application site was located, also addressed the Committee.

Mr. R. Clarke addressed the Committee in support of the Application and Mr. N. Pearce and Mr. P. Mitchell, the Applicant's representatives, also addressed the Committee.

It was noted that the Applicant had submitted an Ecological Appraisal and a Biodiversity Mitigation and Enhancement Strategy, as detailed at paragraph 4.311 in the main agenda pack.

The Committee then considered the Application, which had been recommended for approval by Officers. Having considered all of the information, all of the public speaking representations; the details of the proposed scheme, as detailed at paragraphs 4.221 to 4.224, in the main agenda pack. Members were of the view that the changes to the proposed scheme were subtle changes and therefore it remained inappropriate development in the Green Belt. There would be an adverse impact on the Green Belt due to the additional demand for cremations compared to that of burials and the impact on highway safety due to the type of traffic (slow moving hearses). Very special circumstances had not been demonstrated in terms of need.

On putting the matter to the vote, the Committee were of the view that the Application be refused, for the reasons as stated in the resolution below:

RESOLVED that Planning Permission be refused for the reasons below:

- 1) Inappropriate development in the Green Belt.
- 2) Adverse impact on the Green Belt with additional car parking and increased traffic movements.

- 3) Very special circumstances had not been demonstrated in terms of need.
- 4) Increased use of the site due to the crematorium services.

73/17

18/00101/FUL - SINGLE STOREY AND TWO STOREY SIDE EXTENSIONS - 5 CHAPEL DRIVE, WYTHALL, BIRMINGHAM, WORCESTERSHIRE, B47 6JP - MR. P. PATEL

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor G. N. Denaro, Ward Member, due to public concern over the Application.

Officers reported on an additional objection received and the amended plans received on 5th March 2018, deleting the first floor side window to the west elevation to serve bedroom two (facing 3 Chapel Drive), and that in light of that revision, Conditions 3 and 4 had been amended; 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, Mr. P. Phillips and Mr. S. Brown, near neighbours addressed the Committee, objecting to the Application.

Officers provided an explanation with regard to the Applicant's fall back position in terms of permitted development rights.

Members then considered the Application, which had been recommended for approval by Officers. Having considered the Officers report, the Update report, the objector's representations; and having had regard to the Applicant's permitted development rights. Members were of the view that the proposal would result in a cramped overall appearance and that there would be limited amenity space resulting from the proposed development. There would be an unacceptable overbearing impact on the amenity of the neighbours opposite and the occupiers at the property 10 Church Close; with potential impact on the free flow of traffic using the adjoining highway and were therefore minded to refuse the Application.

RESOLVED that Planning Permission be refused for the following reasons:

- 1) Number 5 Chapel Drive is a large detached property set within a broad, but shallow plot with its private amenity space to the east side. The proposed two storey extension to the east elevation and additions to the principal elevation would result in overdevelopment of this plot by reason of a significant reduction in amenity space. This is contrary to the Policy BDP19 of the Bromsgrove District Local Plan adopted January 2017.

- 2) The two storey extension to the east elevation and heightened ridgeline of the garage wing to the west, would result in a significant increase in massing of the existing dwelling. These additions would have a dominant and overbearing impact upon the outlook enjoyed by the residential occupiers of the properties on the south side of Chapel Drive and number 10 Church Close respectively. This is contrary to Policy BDP1 of the Bromsgrove District Local Plan adopted January 2017 and the extant Residential Design Guidance document SPG1.
- 3) The level of accommodation proposed would give rise to demand for parking provision in excess of that provided for in the proposal, and consequently lead to on street parking in an area where off road parking is limited which would form an impediment to the free flow of traffic and reduction in highway safety. This is contrary to Policy BDP1 of the Bromsgrove District Local Plan adopted January 2017.

The meeting closed at 7.43 p.m.

Chairman