

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

4TH JUNE 2018, AT 6.00 P.M.

PRESENT: Councillors P.L. Thomas (Vice-Chairman, in the Chair), C. Allen-Jones, S. J. Baxter, M. T. Buxton, M. Glass, 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, Ms J. Chambers, Miss. E. Farmer and Miss. C Wood

1/18 **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.

2/18 **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.

3/18 **TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were received from Councillor R. J. Deeming, with Councillor M. Glass present as substitute.

4/18 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

Councillor P. L. Thomas advised Members that although he had called in items 8 and 9 on the main agenda pack, he had not pre-determined the outcome of these applications.

5/18 **MINUTES**

The minutes of the meeting of the Planning committee held on 9th April 2018 were received.

RESOLVED that the minutes of the meeting held on 9th April 2018 be approved as a correct record.

6/18 **UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING (TO BE CIRCULATED PRIOR TO THE START OF THE MEETING)**

The Chairman confirmed with Members that they had received and read the updates which had been published and circulated.

7/18 **16/1090 - PROPOSED TWO STOREY EXTENSION TO THE NORTHERN ELEVATION - COACH HOUSE, PRIORY ROAD, DODFORD, BROMSGROVE, WORCESTERSHIRE, B61 9DB - MR STEWART HADLEY**

Officers clarified that the Application had been brought before the Planning Committee due to the requirement for a legal agreement. Background information was provided together with details of the proposed extension.

Following a brief discussion Members

RESOLVED:

- a) that Planning Permission be approved; and
- b) that Delegated Powers be granted to the Head of Planning and Regeneration Services to determine the planning application following:
 - i) the applicant entering into a suitable unilateral agreement to ensure that no further extensions can be carried out under Part 1, Class A of the General Permitted Development (England) Order 2015.

8/18 **18/00346/FUL - CHANGE OF USE FROM B1/B2 TO D2 USAGE FOR A GYMNASTICS CLUB - UNIT 75, BASEPOINT BUSINESS CENTRE, ISIDORE ROAD, BROMSGROVE ENTERPRISE PARK, BROMSGROVE - MS MARIE CARRIGAN**

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor P. L. Thomas, Ward Member.

At the invitation of the Chairman Ms. M. Carrigan, the Applicant addressed the Committee in support of the Application.

The committee then considered the Application which had been recommended for refusal by Officers. Members voted on an alternative recommendation for the grant of temporary planning permission for 12 months. Members acknowledged that the Basepoint Business Centre units were for B1/B2 use; however Members took the view that the gym was a fledgling business. It should be allowed a period to seek alternative accommodation.

Officers confirmed to Members that the permission would be attached to the unit.

RESOLVED that temporary Planning Permission be granted for a 12 month period to give the business owners the opportunity to relocate to alternative premises.

9/18

18/00366/FUL - PROPOSED SINGLE STOREY EXTENSION - NEW ROAD DENTAL SURGERY, 68 NEW ROAD, BROMSGROVE, WORCESTERSHIRE, B60 2LA - MR SOLANKI

Officers clarified that the Application had been brought to the Planning committee for consideration at the request of Councillor P. L. Thomas, Ward Member. The Officers recommendation was for planning permission to be granted for this application.

At the invitation of the Chairman, Mr. P. Kay, on behalf of a number of residents, addressed the Committee in objection to the Application. Councillor R. Dent also spoke in objection to the Application.

Members went on to debate a number of issues in more detail, including the number of extensions which had been made to this property over recent years, and the impact on the street scene. It was noted that originally this building had been a resident bungalow. Concerns were also raised in respect of the close vicinity of some type of air conditioning unit, to nearby properties and the impact of noise from it, although officers confirmed that there was no noise objection from the relevant consultee. Members were also concerned with any impact on highways from use of the premises. Officers highlighted that the application clearly stipulated that the extension would not generate additional clients to the site. Members discussed concerns raised by objectors, whilst it had been stated in the past that additional clients would not be generated, by various applications, this had not appeared to be the case as various rooms had been used for treatments. Members considered the treatment rooms currently available and the fact that conditions appeared to have been complied with.

The Chairman invited the Worcestershire Highways Officer to comment and he reiterated the areas which he had highlighted within the report before Members, and that he had no objections to the proposed development as no additional treatment rooms were proposed.

RESOLVED that Planning Permission be refused on the grounds of over development and the impact on the Street Scene.

10/18

18/00412/FUL - CHANGE OF USE OF AGRICULTURAL BUILDING AND ASSOCIATED OUTDOOR SPACE TO DOG DAY CARE FACILITY - BENTLEY HOUSE FARM, COPYHOLT LANE, REDDITCH, BROMSGROVE, WORCESTERSHIRE, B60 3BE - MR AND MRS M MORGAN

Officers clarified that the Application had been brought to the Planning committee for consideration at the request of Councillor P J. Whittaker, Ward Member.

At the invitation of the Chairman Ms. S Moore, the Applicant's Agent, addressed the Committee in support of the Application.

The Committee then considered the Application, which had been recommended for refusal by Officers and the reasons for this were highlighted. Members discussed a number of areas in more detail, including the work which would need to be carried out on the proposed building, whether the use of a minibus was sustainable and whether it was possible to restrict users to only accessing the service by this method. The comments from the Worcestershire County Council Highways Officer were noted and Members were mindful to go against the recommendation from the Officers in respect of refusing permission, as they believed that adequate provision had been made to ensure that the collection service would be sufficient to reduce mitigate the suggested intensification of the vehicular access and track. Should this not be the case, then Members were of the view that any issues would be addressed locally without the need for enforcement action.

RESOLVED that Planning Permission be granted without a condition requiring the use of the minibus.

The meeting closed at 7.48 p.m.

Chairman