



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 10TH SEPTEMBER 2018
AT 6.00 P.M.

PARKSIDE SUITE, PARKSIDE, MARKET STREET, BROMSGROVE,
WORCESTERSHIRE, B61 8DA

PLEASE NOTE THAT AFTER 5PM, ACCESS TO THE PARKSIDE SUITE IS VIA THE MAIN ENTRANCE DOOR ON THE STOURBRIDGE ROAD. PLEASE ALSO NOTE THAT THERE IS NO PUBLIC PARKING AVAILABLE FOR THE NEW PREMISES. THE NEAREST PARKING IS THE PARKSIDE (MARKET STREET) PAY AND DISPLAY CAR PARK.

MEMBERS: 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, C. J. Spencer and P. J. Whittaker

Updates to the Reports of the Head of Planning and Regeneration Services will be available in the Council Chamber one hour prior to Meeting. You are advised to arrive in advance of the start of the Meeting to allow yourself sufficient time to read the updates.

Members of the Committee are requested to arrive at least fifteen minutes before the start of the meeting to read any additional representations and to ask questions of the Officers who will also make themselves available for at least one hour before the meeting. Members are also requested to give Officers at least forty-eight hours notice of detailed, technical questions in order that information can be sought to enable answers to be given at the meeting.

AGENDA

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 6th August 2018 (Pages 1 - 8)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 18/00119/OUT - Residential development comprising 14 units providing a mixture of 2-4 bed homes - Brine Pump Cottage, Weston Hall Road, Stoke Prior, Bromsgrove, Worcestershire, B60 4AL - Mr. M. Fletcher (Pages 9 - 14)
6. 18/00691/LBC - Additional access controls on internal ground floor doors and installation of audio visual equipment to facilitate the conversion of the first floor Members Room to public meeting room: Listed Building Consent - Parkside, Market Street, Bromsgrove, Worcestershire, B61 8DA - Mr. M. Hartles (Pages 15 - 18)
7. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

29th August 2018

BROMSGROVE DISTRICT COUNCIL

PLANNING COMMITTEE

Information for Members of the Public

The Planning Committee comprises 11 Councillors. Meetings are held once a month on Mondays **at 6.00 p.m.** in the Parkside Suite, Parkside, Market Street, Bromsgrove, B61 8DA - access to the Parkside Suite after 5pm is via the main entrance door on the Stourbridge Road. The nearest available public parking for the new premises is Parkside (Market Street) Pay and Display. .

The Chairman of the Committee, who is responsible for the conduct of the meeting, sits at the head of the table. The other Councillors sit around the inner-tables in their party groupings. To the immediate right of the Chairman are the Planning Officers. To the left of the Chairman is the Solicitor who provides legal advice, and the Democratic Services Officer who takes the Minutes of the Meeting. The Officers are paid employees of the Council who attend the Meeting to advise the Committee. They can make recommendations, and give advice (both in terms of procedures which must be followed by the Committee, and on planning legislation / policy / guidance), but they are not permitted to take part in the decision making.

All items on the Agenda are (usually) for discussion in public. You have the right to request to inspect copies of previous Minutes, reports on this agenda, together with the background documents used in the preparation of these reports. Any Update Reports for the items on the Agenda are published on the Council's Website at least one hour before the start of the meeting, and extra copies of the Agenda and Reports, together with the Update Report, are available in the public gallery. The Chairman will normally take each item of the Agenda in turn although, in particular circumstances, these may be taken out of sequence.

The Agenda is divided into the following sections:-

- **Procedural Items**

Procedural matters usually take just a few minutes and include: apologies for absence, approval of the Minutes of the previous meeting(s) and, where necessary, election of a Chairman and / or Vice-Chairman. In addition, Councillors are asked to declare whether they have any disclosable pecuniary and / or other disclosable interests in any items to be discussed. If a Councillor declares a disclosable pecuniary interest, he/she will withdraw from the meeting during the discussion and voting on that item. However, it is up to the individual Councillor concerned to decide whether or not to declare any interest.

- **Reports of the Head of Planning and Regeneration**

(i) **Plans and Applications to Develop, or Change of Use** - Reports on all applications will include a summary of the responses received from

consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the District Council's website www.bromsgrove.gov.uk. Recent consultee and third party responses will be reported at the meeting within the Update Report.

Each application will be considered in turn. When the Chairman considers that there has been sufficient discussion, a decision will be called for. Councillors may decide that, in order to make a fully informed decision, they need to visit the site. If this is the case, then a decision on the application will be deferred until the next meeting of the Committee. Alternatively, a decision may be deferred in order that more information can be presented / reported. If the Councillors consider that they can proceed to making a decision, they can either accept the recommendation(s) made in the report (suggesting any additional conditions and / or reasons for their decision), or they can propose an amendment, whereby Councillors may make their own recommendation. A decision will then be taken, usually by way of a show of hands, and the Chairman will announce the result of the vote. Officers are not permitted to vote on applications.

Note: **Delegation** - All items are presumed to be matters which the Planning Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply, an appropriate indication will be given at the meeting.

Any members of the public wishing to make late additional representations should do so in writing, or by contacting their Ward Councillor(s) well in advance of the Meeting. You can find out who your Ward Councillor(s) is/are at www.writetothem.com.

Members of the public should note that any application can be determined in any manner, notwithstanding any (or no) recommendation being made to the Planning Committee.

- (ii) **Development Control (Planning Enforcement) / Building Control** - These matters include such items as to whether or not enforcement action should be taken, applications to carry out work on trees that are the subject of a Tree Preservation Order, etc.. 'Public Speaking' policy does not apply to this type of report, and enforcement matters are normally dealt with as confidential items (see 'Confidential / Exempt Business' below).

- Reports of the Head of Legal and Democratic Services

These reports relate to, for example, cases where authority is sought to commence legal proceedings for non-compliance with a variety of formal planning notices. They are generally mainly concerned with administrative and legal aspects of planning matters. 'Public Speaking' policy does not apply to this type of report, and legal issues are normally dealt with as confidential items (see 'Confidential / Exempt Business' below).

- Urgent Business

In exceptional circumstances, and at the discretion of the Chairman, certain items may be raised at the meeting which are not on the Agenda. The Agenda is published a week in advance of the meeting and an urgent matter may require a decision. However, the Chairman must give a reason for accepting any "urgent business". 'Public Speaking' policy would not necessarily apply to this type of report.

- **Confidential / Exempt Business**

Certain items on the Agenda may be marked "confidential" or "exempt"; any papers relating to such items will not be available to the press and public. The Committee has the right to ask the press and public to leave the room while these reports are considered. Brief details of the matters to be discussed will be given, but the Committee has to give specific reasons for excluding the press and public.

Public Speaking

Where members of the public have registered to speak on planning applications, the item will be dealt with in the following order (subject to the discretion of the Chairman):-

- Introduction of item by the Chairman;
- Officer's presentation;
- Representations by objector;
- Representations by applicant (or representative) or supporter;
- Parish Council speaker (if applicable) and / or Ward Councillor;
- Consideration of application by Councillors, including questions to officers.

All public speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

Feedback forms will be available within the Council Chamber for the duration of the meeting in order that members of the public may comment on the facilities for speaking at Planning Committee meetings.

NOTES

Councillors who have not been appointed to the Planning Committee but who wish to attend and to make comments on any application on the attached agenda are required to inform the Chairman and the relevant Committee Services Officer before 12:00 noon on the day of the meeting. They will also be subject to three minute time limit.

Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officer(s) in order to avoid unnecessary debate on such detail at the meeting. Members of the Committee are requested to arrive at least one hour before the start of the meeting to read any additional representations and to ask questions of the

Officers who will also make themselves available for at least one hour before the meeting. Members are also requested to give Officers at least forty-eight hours notice of detailed, technical questions in order that information can be sought to enable answers to be given at the meeting. Councillors should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.

Councillors are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to Committee for determination where the matter cannot be authorised to be determined by the Head of Planning and Regeneration Services.

In certain circumstances, items may be taken out of the order than that shown on the agenda and, therefore, no certain advice can be provided about the time at which any item may be considered. However, it is recommended that any person attending a meeting of the Committee, whether to speak or to just observe proceedings and listen to the debate, be present for the commencement of the meeting at 6.00 p.m.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - SECTION 100D

1. All applications for planning permission include, as background papers, the following documents:-
 - a. The application - the forms and any other written documents submitted by the applicant, the applicant's architect or agent, or both, whichever the case may be, together with any submitted plans, drawings or diagrams.
 - b. Letters of objection, observations, comments or other representations received about the proposals.
 - c. Any written notes by officers relating to the application and contained within the file relating to the particular application.
 - d. Invitations to the Council to comment or make observations on matters which are primarily the concern of another Authority, Statutory Body or Government Department.
2. In relation to any matters referred to in the reports, the following are regarded as the standard background papers:-

Policies contained within the Local Plan below, and Planning Policy Statements, specifically referred to as follows:-

BDP	-	Bromsgrove District Plan 2011-2030
SPG	-	Supplementary Policy Guidance
NPPF	-	National Planning Policy Framework
NPPG	-	National Planning Practice Guidance
3. Any other items listed, or referred to, in the report.

Note: For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, "background papers" in accordance with Section 100D will always include the Case Officer's written report and any letters or memoranda of representation received (including correspondence from Parish Councils, the Highway Authority, statutory consultees, other 'statutory undertakers' and all internal District Council Departments).

Further information

If you require any further information on the Planning Committee, or wish to register to speak on any application for planning permission to be considered by the Committee, in the first instance, please contact Pauline Ross, Democratic Services Officer, at p.ross@bromsgroveandredditch.gov.uk, or telephone (01527) 881406

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 6TH AUGUST 2018, AT 6.00 P.M.

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

Officers: Mrs. T. Lovejoy, Mr. D. M. Birch, Miss C. Gilbert, Mr. P. Lester, Miss. C Wood and Mrs. P. Ross

20/18 **APOLOGIES**

Apologies for absence were received from Councillor S.J. Baxter, with Councillor L. Turner present as substitute for Councillor S. J. Baxter.

21/18 **DECLARATIONS OF INTEREST**

Councillor M. J. Sherrey declared in relation to Agenda Item 7(Applications 18/00185/FUL and 18/00186/LBC – Land Rear of 37 Nash Lane, Nash Lane, Belbroughton, Worcestershire), that she had a predetermined view on the matter and would be withdrawing to the public gallery to speak on this item as Ward Councillor under the Council's public speaking rules. Following the conclusion of public speaking, Councillor Sherrey remained in the public gallery for the duration of the Committee's debate and took no part in the Committee's consideration nor voting on the matter.

Councillor P. L. Thomas declared an Other Disclosable Interest (details conferred in confidence to the Council's Legal Officer), in relation to Agenda Item 7 (Applications 18/00185/FUL and 18/00186/LBC – Land Rear of 37 Nash Lane, Nash Lane, Belbroughton, Worcestershire, and that he would be withdrawing from the meeting room during the Committee's consideration of this item.

22/18 **MINUTES**

The minutes of the meeting of the Planning Committee held on 2nd July 2018 were received.

RESOLVED that the minutes of the meeting held on 2nd July 2018 be approved as a correct record.

23/18

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 prior to the commencement of the meeting.

24/18

18/00041/FUL - ERECTION OF NEW INDUSTRIAL UNITS FOR B2 (GENERAL INDUSTRIAL) AND B8 (STORAGE AND DISTRIBUTION) USES - LAND ADJACENT CORBETT BUSINESS PARK, SHAW LANE, WORCESTERSHIRE

Officers drew Members' attention to the fact that the Application had been brought to the Planning Committee for consideration because it was a major application for which officers did not have delegated powers to determine.

RESOLVED that Planning Permission be granted, subject to the Conditions and Informatives, as set out on pages 18 to 23 of the main agenda pack.

25/18

18/00119/OUT - RESIDENTIAL DEVELOPMENT COMPRISING 14 UNITS PROVIDING A MIXTURE OF 2 - 4 BED HOMES - BRINE PUMP COTTAGE, WESTON HALL ROAD, BROMSGROVE

Officers reported on additional comments that had been received from North Worcestershire Economic Development and Regeneration and Leisure Services; Officers also drew Members' attention to the updated Recommendation, 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.

Officers further reported that the Conservation Officer had objected to the proposal. A Tree and Arboricultural Impact Assessment had been submitted in support of the application together with a tree protection plan. The tree officer had recommended that two trees, namely T3 and T14 be retained, as detailed in the tree survey. On this basis, no objection was raised in terms of the impact on trees.

The Committee then considered the Application, which had been recommended for approval by Officers. Members expressed concerns in regard to: the site being designated employment land, the provision of the agreed 30% affordable homes element of the whole development site, which they considered to be low and what efforts the landowner had made in order to use the site as employment land.

Officers clarified that as stated in the report, the site had been allocated for employment use for at least 14 years and that despite this length of time employment use for the site had not been delivered. BDP14.5, advised that, planning policies should avoid the long term protection of

sites allocated for employment use where there was no reasonable prospect of a site being used for the allocated employment use.

Members were informed that the Brine Pumps had been capped.

Officers further clarified that Members were being asked to determine the application, which was an outline planning application for the development of the site for 14 dwellings; with all matters reserved for future consideration.

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services to grant Outline Planning Permission, subject to:

- 1) the receipt of a suitable and satisfactory legal mechanism in relation to:
 - i) the provision of 5 affordable housing units;
 - ii) the provision of a financial contribution £40,000 towards the play area and open space to the west of the development at Shaw Lane;
 - iii) a contribution of £50.98 per dwelling for the provision of wheelie bins;
- and
- 2) subject to the Conditions, as set out on pages 36 to 41 of the main agenda pack.

26/18

18/00185/FUL & 18/100186/LBC - CONVERSION OF EXISTING OUTBUILDINGS TO FORM NO.1 BEDROOM DWELLINGS AND A HOME OFFICE FOR ONE OF THE PROPOSED DWELLINGS - LAND REAR OF 37 NASH LANE, BELBROUGHTON

Officers clarified that the Applications had been brought to the Planning Committee for consideration at the request of Councillor M. A. Sherrey, Ward Member.

In order to facilitate Officer's presentations and public speaking representations, the two Applications were discussed together. It was reported, however, that for purposes of clarity the Committee's decisions on the two Applications would be recorded separately in the formal minutes of the meeting.

Officers reported that the Applications were for planning permission and listed building consent. In considering whether to grant listed building consent Members should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possessed. Officers drew Members' attention to the full comments received from Councillor M. A. Sherrey, Ward Member and the reasons for Councillor M. A. Sherrey requesting that the Applications be called into Planning Committee, and

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Planning Committee
6th August 2018

representations received from some of the owners of the site regarding the certificate of ownership process of the Applications.

Officers clarified that although the site had been described as to the rear of 37 Nash Close, the site and the outbuildings within it did until recently relate to the outbuildings to 3 High Street. 3 High Street, Belbroughton, was a Grade II listed building. The outbuildings were used as ancillary accommodation to the butchers and 3 High Street for a long period of time.

In respect of the conversion works to the outbuildings, Green Belt policy supported the re-use of buildings provided that the buildings were of permanent and substantial construction.

The proposed conversion would result in new windows being inserted into some of the existing openings within the buildings that were proposed to be converted, as detailed on page 49 of the main agenda pack.

Members were further informed that the Conservation Officer had no conservation objection. However, a large number of objections had been received, 71 objections to the Full Planning Application and 69 with regard to the listed building consent application.

At the invitation of the Chairman, Ms. S. Horne (on behalf of Mrs. J. Brown) and Mr. B. Robinson addressed the Committee in objection to the Applications. Mr. N. Brown, the Applicant's Agent, addressed the Committee on behalf of the Applicant. Councillor M. A. Sherrey, Ward Member, also addressed the Committee.

The Committee then considered both Applications, which officers, had recommended for approval. Having considered the Officer's report and all of the public speakers' representations, Members were of the view that with regard to Planning Application 18/00185/FUL, the size of the dwellings would be insufficient in surface area and therefore too small for one bedroom dwellings.

During the discussion Members commented that the recent Committee site visit, undertaken in respect of both Applications had proved very useful. The site had some interesting pretty buildings which needed to be preserved. However, the buildings were too small to be converted into one bedroom dwellings.

Members also considered that the design and layout of the site would result in an insufficient provision of external amenity space for the future occupiers of the proposed dwellings.

Members were therefore minded to refuse the Planning Application.

Further discussion followed on the Listed Building Consent (LBC) Application.

Following some misunderstanding and with the agreement of the Chairman, Officers clarified that in considering whether to grant LBC, Members should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possessed.

Following on from this, Members were minded to approve the Listed Building Consent Application.

RESOLVED that

1) Planning Permission be refused for the reasons detailed below:

- (1) The proposal, by reason of the size of the internal living space within Building 1, would result in a cramped development which would fail to provide sufficient functional living space for the future occupiers of building 1, contrary to policy BDP19.M of the Bromsgrove District Plan adopted January 2017 and the NPPF (2018);
- (2) The proposal, by reason of the design and layout of the site, would result in an insufficient provision of external amenity space for the future occupiers of the proposed dwellings, contrary to policy BDP19.M of the Bromsgrove District Plan adopted January 2017, SPG1 – Residential Design Guide adopted January 2004 and the NPPF (2018).

and

- 2) Listed Building Consent be granted, subject to the Conditions and Informatives as detailed on pages 56 to 59 of the main agenda pack.

27/18

18/00423/FUL - TWO STOREY SIDE EXTENSION TO FORM NEW BEDROOM SUITE, GROUND FLOOR CLOAKROOM AND NEW RECEPTION ROOM - CHADWICH HEIGHTS, SANDY LANE, BROMSGROVE

Officers clarified that the Application had been brought to the Planning Committee for consideration due to the requirement for a legal agreement.

RESOLVED that

- 1) authority be delegated 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;

and

- 2) subject to the Conditions as detailed on pages 63 and 64 of the main agenda pack.

28/18

18/00458/FUL - RETENTION AND REBUILDING OF ANCILLARY BUILDING - 36 FAIRFIELD ROAD, BOURNHEATH, BROMSGROVE

Officers clarified that Policy BDP4.4 of the Bromsgrove District Plan (BDP) (2017) stated that development of new buildings in the Green Belt was considered to be inappropriate unless specific circumstances applied. Criterion (c) allowed extensions to existing residential dwellings up to a maximum of 40% increase of the original dwelling or increases up to a maximum total floor space of 140m² (original dwelling plus extensions) provided that the scale of development had no adverse impact on the openness of the Green Belt.

With the agreement of the Chairman, the Council's Legal Officer clarified that the outbuilding could be retained as it was now a lawful building, Officers had no powers to enforce against it being retained.

Having had regard to all of the information presented, the Committee were 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 applicant entering into a suitable unilateral agreement to revoke the single garage approved under planning application 2002/1252;
- and
- 2) subject to the Conditions and Informative as detailed on pages 69 and 70 of the main agenda pack.

29/18

18/00463/FUL - CONSTRUCTION OF 2 NO. 2 BEDROOM 4 PERSON AND 3 NO.1 BEDROOM 2 PERSON AFFORDABLE HOUSES TOGETHER WITH EXTERNAL WORKS, CAR PARKING AND LANDSCAPING - LAND TO THE REAR OF NO. 15 YORK AVENUE, BROMSGROVE

At the invitation of the Chairman, Mr. E. Thompson, New Business Manager, Bromsgrove District Housing Trust (BDHT), the Applicant, addressed the Committee in support of the application.

RESOLVED that Planning Permission be granted, subject to the Conditions, as set out on pages 76 to 79 of the main agenda pack.

30/18

18/00569/FUL - CONSTRUCTION OF 4 NO. 1 BEDROOM AFFORDABLE FLATS TOGETHER WITH EXTERNAL WORKS, CAR PARKING AND LANDSCAPING - LAND OFF LINGFIELD WALK, CATSHILL, BROMSGROVE

At the invitation of the Chairman, Mr. E. Thompson, New Business Manager, Bromsgrove District Housing Trust (BDHT), the Applicant, addressed the Committee in support of the application.

RESOLVED that Planning Permission be granted, subject to the Conditions and Informatives, as set out on pages 83 and 84 of the main agenda pack.

The meeting closed at 7.42 p.m.

Chairman

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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr MICHAEL FLETCHER	Residential development comprising 14 units providing a mixture of 2-4 bed homes Brine Pump Cottage, Weston Hall Road, Stoke Prior, Bromsgrove, Worcestershire B60 4AL	19.06.2018	18/00119/OUT

RECOMMENDATION:

That DELEGATED POWERS be granted to the Head of Planning and Regeneration to add the following obligation to resolution:

- (i) An education contribution of £1,769 per open market 2 or 3 bed dwelling and £2,654 per open market 4 bed dwelling.

Background

At the meeting of Bromsgrove Planning Committee on 6th August 2018 Members will recall that a resolution was made that:

DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to:

- (i) The provision of 5 affordable housing units
- (ii) The provision of a financial contribution towards the play area and Open Space to the west of the development at Shaw Lane
- (iii) A contribution of £50.98 per dwelling for the provision of wheelie bins

Due to a change of planning officer during the application process, an oversight occurred and the education authority's Education Planning Obligations Assessment dated 27th March 2018 which requested an s106 contribution was omitted from the committee report. As the decision has not been issued this oversight can be rectified and the education contribution included within the legal mechanism.

Education Contribution

Within the Education Planning Obligations Assessment (Appendix 1), it is concluded that while the proposal is considered small, due to the extent of housing development already approved within the locality, it is considered that this development site will be considered as an exceptional circumstance due to the additional pressure on primary school places.

It is expected that most families' resident on the proposed development will seek places at Stoke Prior First School. A S106 contribution is therefore sought to fund an appropriate project at Stoke Prior First School. The contribution will be used to support improvements which may include additional or extended toilet accommodation, additional or extended classrooms, new or improved educational sports playing fields and/or infrastructure.

The Assessment has undertaken a CIL compliance test, after reviewing this assessment it is considered that it meets the tests set out in regulation 122 of the Community Infrastructure Levy regulations in that it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

RECOMMENDATION:

That DELEGATED POWERS be granted to the Head of Planning and Regeneration to add the following obligation to resolution:

- (i) An education contribution of £1,769 per open market 2 or 3 bed dwelling and £2,654 per open market 4 or more bed dwelling.

Case Officer: Mr Paul Lester Tel: 01527 881323
Email: paul.lester@bromsgroveandredditch.gov.uk

Education Planning Obligations Assessment

Reference Planning Application: B/18/00119/FUL

Worcestershire Children's Services have assessed the impact of this proposed development on local schools and wish to seek a planning obligation for education infrastructure.

The schools which have been identified as related to the development are listed below. We have considered a number of criteria by which the impact of the development and the ability of schools at each phase of education to manage it can be assessed.

About the development

Location: Brine Pump Cottage Weston Hall Road Stoke Prior Bromsgrove Worcestershire B60 4AL

Details: Residential development comprising 14 units providing a mixture of 2-4 bed homes

Estimated additional pupils per year group: 1

Related Schools

The development site sits in the catchment area of Stoke Prior First School, Aston Fields Middle School, St Johns CE Middle School and South Bromsgrove High School. No other schools are considered to be directly related to this development site.

Stoke Prior First School

Number on Roll by Year Group (October 2017 school census)

Reception	Year 1	Year 2	Year 3	Year 4	Total
30	30	29	30	27	146

Other relevant information

School capacity (May 2017)	150
Published Admission Number (Sept 2017)	30
Number of spare places in largest year group	0
Number of year groups	5
Average spare spaces per year group	Less than 1

Forecast Information

Year of admission to Reception			
Sept 2018	Sept 2019	Sept 2020	Sept 2021

Aston Fields Middle School

Number on Roll by Year Group (October 2017 school census)

Year 5	Year 6	Year 7	Year 8	Total
153	150	147	141	591

Other relevant information

School capacity (May 2017)	600
Published Admission Number (Sept 2017)	150
Number of spare places in largest year group	0
Number of year groups	4
Average spare spaces per year group	2

Forecast Information

Year of admission to Year 5			
Sept 2018	Sept 2019	Sept 2020	Sept 2021
150	157	151	164

St John's CE Academy Middle School

Number on Roll by Year Group (October 2017 school census)

Year 5	Year 6	Year 7	Year 8	Total
179	162	144	163	648

Other relevant information

School capacity (May 2017)	600
Published Admission Number (Sept 2017)	150
Number of spare places in largest year group	0
Number of year groups	4
Average spare spaces per year group	0

Forecast Information

Year of admission to Year 5			
Sept 2018	Sept 2019	Sept 2020	Sept 2021
158	185	170	193

South Bromsgrove High School

Number on Roll by Year Group (October 2017 school census)

Year 9	Year 10	Year 11	Total
335	327	319 ¹	327

Other relevant information

School capacity excluding 6 th form (May 2017)	990
Published Admission Number (Sept 2017)	335
Number of spare places in largest year group	0
Number of year groups excluding 6 th form	3
Average spare spaces per year group	6

Forecast Information

Year of admission to Year 9			
Sept 2018	Sept 2019	Sept 2020	Sept 2021
366	354	361	380

Conclusion

In consideration, the proposal is considered to be a small development however, due to the extent of housing development already approved within the locality, particularly 216 dwellings on the adjoining former Polymer Latex site, it is considered that this development site will be considered as an exceptional circumstance due to the additional pressure on primary school places.

Stoke Prior First School is a small rural primary school that is currently full in 3 of the 5 year groups. Forecast numbers show intakes within the locality will meet the Published Admission Number (PAN) for the foreseeable future. It is expected that most families' resident on the proposed development will seek places at Stoke Prior First School. A S106 contribution is therefore sought to fund an appropriate project at Stoke Prior First School.

The designated middle schools are Aston Fields Middle School and St John's CE Middle School and the designated high school is South Bromsgrove High School. All three schools are popular schools that are consistently oversubscribed however, as previously mentioned this is a small development which will not add significantly to the middle and high school phases of education. Additionally, the local authority is mindful of pooling restrictions; these phases of education cover a wider geographical area and encompass developments of a more significant impact.

Planning Obligations Sought

In response to the Outline application an education contribution for the primary phase would be sought of:

£1,769 per open market 2 or 3 bed dwelling

¹ The Published Admission Number for this year group was 330

£2,654 per open market 4 or more bed dwelling

£ 708 per open market 2 or more bed flat

The contribution will be used to support improvements which may include additional or extended toilet accommodation, additional or extended classrooms, new or improved educational sports playing fields and/or infrastructure at Stoke Prior First School.

No contribution will be sought for the middle or secondary phases of education.

The contribution rate is applicable as at April 2017 and may be subject to change to reflect the scale of charges in operation at the time the Legal Agreement/Unilateral Undertaking is entered into.

Contribution to be paid on or before occupation of one third of dwellings. Payment in instalments will be considered but first payment must be received before occupation of one third of the dwellings and full payment must be received before occupation of the final dwelling.

CIL test compliance

Necessary to make the development acceptable in planning terms

All types of housing development will create additional households in the community in which they are situated. Except for developments aimed at specific sub-sections of the population, such as retirement apartments, these new households are likely to include children at some stage in the lifespan of the property.

This increase in the child population will create additional demands on schools in the local area. Data from the 2011 census shows that in Worcestershire there is an average of 0.028 children per dwelling per year group. The information set out above demonstrates that Stoke Prior First School does not have sufficient capacity to absorb the additional children likely to be generated and that the development cannot be considered acceptable unless appropriate mitigation is put in place.

Directly related to the development

The County Council has identified the schools directly related to this development where they operate a catchment area as part of their admission criteria which covers the area in which the development is situated. Where schools are in close proximity to the development but do not operate a catchment area they may still be considered as related schools if they also meet the capacity criteria and can demonstrate a likely demand from families moving on to the development.

Fairly and reasonably related in scale and kind to the development

Education planning obligations will either be in the form of a financial contribution or as an in-kind payment by way of provision of land and/or school buildings. The level of contribution sought is determined by reference to a cost per dwelling, depending on the size and type of dwellings proposed. One bedroom dwellings and specialist accommodation are exempted in recognition of their low pupil yield. Affordable housing is also exempted to avoid double charging developers and in recognition of the higher recirculation rate in this type of housing.

Pooling Restrictions

Consultation will take place with the school to name a suitable basic need project at Stoke Prior First School. The project will not have previously been nominated in any Section 106 agreement and complies with the CIL Regulations.

Contact Information

For further information please contact Alison Barnes Provision Planning Analyst.

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Prepared on 27th March 2018

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Matthew Hartles	Additional access controls on internal ground floor doors and installation of audio visual equipment to facilitate the conversion of the first floor Members Room to public meeting room: Listed Building Consent. Parkside, Market Street, Bromsgrove, Worcestershire B61 8DA	13.09.2018	18/00691/LBC

RECOMMENDATION: That subject to the satisfactory views of the Conservation Officer Listed Building Consent be Granted.

Consultations

Conservation Officer Consulted 07.06.2018

No objection in principle subject to confirmation of where the cabling for the projector is proposed.

Publicity

One site notice was placed on site on 12th June 2018 and expired 6th July 2018.

An advertisement was placed in the Bromsgrove Standard on 15th June 2018 and expired 2nd July 2018.

No public comments have been received as a result of this consultation.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP20 Managing the Historic Environment

Others

NPPF National Planning Policy Framework (2018)

Relevant Planning History

13/0464	Change of use of building to form "one stop shop" office accommodation. Demolition works, alterations and extensions to include ground floor library wing with first floor office accommodation to southern boundary. Re-siting of wc pavilion to northern boundary to form new sub station building. Creation of associated works and parking provision (full application)	Granted 18.12.2013
13/0465	Change of use of building to form "one stop shop" office accommodation. Demolition works, alterations and extensions to include ground floor library wing with first	Granted 20.12.2013

floor office accommodation to southern boundary. Re-siting of wc pavilion to northern boundary to form new sub station building. Creation of associated works and parking provision (Listed Building Consent)

Assessment of Proposal

Parkside was originally constructed as a school in 1912 and has had various sympathetic extensions in the early 20th century. After the school became redundant in 2008, it was converted to offices and is used by Bromsgrove District Council and Worcestershire County Council. The Building is Grade II Listed. Due to some changes in respect of users of the building, some internal modifications are required to various entry points which will require the installation of door card release mechanisms to several doors. In addition, new audio visual equipment is to be installed in the existing Members Room, to allow it to be used as a public meeting room.

Where possible the cables are to use the existing trunking and additional surface mounted trunking will be minimal. The use of the existing trunking will ensure that the visual intrusiveness of the works are reduced and do not impact on the historic significance of the building.

In the Members Room it is proposed to install a laser projector onto the ceiling mount and three speakers. The speakers and the projector will require a conduit to receive power and audio signals through a single tube. The 25mm conduit will be primed and painted to match the wall and will be fixed with saddles at regular 2m intervals. This will be from below, inline with device and run vertically up the wall from the skirting level. It is considered the proposed works would not alter the appearance of the building.

The Conservation Officer has requested information in respect of where the cabling to the projector is to run. The applicant has confirmed that the conduit to the projector will run up the side wall, along the ceiling and against the downstand into the rear of the projector. The Conservation Officer has not been able to comment on this to date. I will update Members on this matter at your meeting.

BDP 20.2 of the Bromsgrove District Plan states that the Local Authority will 'support development proposals which sustain and enhance the significance of Heritage Assets including their setting.' Similarly BDP20.3 states 'Development affecting Heritage Assets, including alterations or additions as well as development within the setting of Heritage Assets, should not have a detrimental impact on the character, appearance or significance of the Heritage Asset or Heritage Assets'. Subject to the satisfactory view of the Conservation Officer the proposal is considered to preserve the character of the listed building and therefore accords with the conservation principles contained within section 16 of the NPPF (2018), the Listed Buildings and Conservation Area Act 1990 and policy BDP20 of the BDP.

RECOMMENDATION: That subject to the satisfactory views of the Conservation Officer Listed Building Consent be Granted.

Conditions:

- 1) The works to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

P2232/37/5A Layout and Site Location Plan
Schematic Layout July 2018
Schematic Layout Parkside Suite July 2018
P2232/37/3A Proposed Elevations
P2232/37/4C Projector and Sound Apparatus

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this Listed Building Consent through negotiation and amendment.

Case Officer: Emily Farmer Tel: 01527 881657
Email: emily.farmer@bromsgroveandredditch.gov.uk

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