



## **BROMSGROVE DISTRICT COUNCIL**

### **VIRTUAL MEETING OF THE PLANNING COMMITTEE**

**MONDAY 30TH NOVEMBER 2020**  
**AT 6.00 P.M.**

**MEMBERS:** Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), S. J. Baxter, A. J. B. Beaumont, S. P. Douglas, A. B. L. English, M. Glass, S. G. Hession, J. E. King, P. M. McDonald and P.L. Thomas

### **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. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
4. 19/00713/FUL - Extend existing dropped kerb by 3m along the front of property in order to allow wider driveway access - 385 Stourbridge Road, Catshill, Bromsgrove, Worcestershire, B61 9LG - Mr. A. Dane (Pages 1 - 12)
5. 20/00361/FUL - Erection of 2 no. 3 bedroom dwellings - Site adj The Gables, Ash Lane, Hopwood, Worcestershire, B48 7TT - Oricon Homes (Pages 13 - 38)
6. 20/00638/FUL - Erection of stable building, ménage, access improvement, construction of driveway and laying of hardstanding - Land SW of Saltbay

Farm, Yarnold Lane, Dodford, Bromsgrove, Worcestershire, B61 9TG - Mr. N. Nunn (Pages 39 - 52)

7. 20/01227/FUL - Proposed single storey side/rear extension - 14 Greenhill, Burcot, Bromsgrove, Worcestershire, B60 1BJ - Mr. G. Williams (Pages 53 - 68)
8. 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

19th November 2020

**If you have any queries on this Agenda please contact**

**Pauline Ross**

**Parkside, Market Street, Bromsgrove, Worcestershire, B61 8DA**

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## **BROMSGROVE DISTRICT COUNCIL**

### **PLANNING COMMITTEE**

# **GUIDANCE ON VIRTUAL MEETINGS** **AND PUBLIC SPEAKING**

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Due to the current Covid-19 pandemic Bromsgrove District Council will be holding this meeting in accordance with the relevant legislative arrangements for remote meetings of a local authority. For more information please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police Crime Panels meetings) (England and Wales) Regulations 2020.

The meeting is open to the public except for any exempt/confidential items. Where a meeting is held remotely, “open” means available for live viewing. Members of the public will be able to see and hear the meetings via a live stream on the Council’s YouTube channel, which can be accessed using the link below:

[Live Streaming of Planning Committee](#)

Members of the Committee, officers and public speakers will participate in the meeting using Skype, and details of any access codes/passwords will be made available separately.

If you have any questions regarding the agenda or attached papers please do not hesitate to contact the officer named below.

#### **PUBLIC SPEAKING**

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments for the smooth running of virtual meetings. For further details a copy of the amended Planning Committee Procedure Rules can be found on the Council’s website at [Planning Committee Procedure Rules](#).

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair), as summarised below:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report
- 3) Public Speaking - in the following order:-
  - a. objector (or agent/ spokesperson on behalf of objectors);
  - b. applicant, or their agent (or supporter);

- c. Parish Council representative (if applicable);
- d. Ward Councillor

Each party will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to unmute their microphone and address the committee via Skype.

- 4) Members' questions to the Officers and formal debate / determination.

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**Notes:**

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 881406 or by email at [p.ross@bromsgroveandredditch.gov.uk](mailto:p.ross@bromsgroveandredditch.gov.uk) before 12 noon on Thursday 26<sup>th</sup> November 2020.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate via a Skype invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Skype, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Thursday 26<sup>th</sup> November 2020.
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation 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 Council's website [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.

- 5) **Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded and for any such items the live stream will be suspended and that part of the meeting will not be recorded.**

# Agenda Item 4

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Andy Dane	Extend existing dropped kerb by 3m along the front of property in order to allow wider driveway access  385 Stourbridge Road, Catshill, Bromsgrove, Worcestershire, B61 9LG	27.07.2019	19/00713/FUL

**RECOMMENDATION:** That planning permission be **Granted**

## Consultations

### **Highways - Bromsgrove**

The Highway Authority has no objection to this (revised) application.

The dwelling is located in a residential location off a classified road. The site benefits from an existing vehicular access with good visibility in both directions. Stourbridge Road benefits from footpaths on both sides with a grass verge located opposite the front garden of the dwelling. Street lighting is also provided on both sides of the road, no parking restrictions are in force in the vicinity.

I have not requested a speed survey for the new vehicular access in this instance since the width of the footpath fronting the property is approx. 5.5m which includes a 2m grass verge. Due to the location of the proposed vehicular access I have also not requested a pedestrian visibility splay, since pedestrian visibility would not be impeded in this instance.

The Highway Authority has undertaken a robust assessment of the planning application and based on the information contained on Drawing SJD-253-002 I have concluded that there would not be a unacceptable highways impact and therefore there are no justifiable grounds on which an objection could be maintained.

### **Catshill and North Marlbrook Parish Council**

The Parish Council support the application

### **Councillor Shirley Webb**

Supports the application and considers the proposals to be acceptable in planning terms

### **Publicity**

4 letters posted in notification. No response received

## Relevant Policies

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP16 Sustainable Transport

## **Others**

NPPF National Planning Policy Framework (2019)

## **Relevant Planning History**

None

## **Background**

This application was reported to the Bromsgrove Planning Committee on 5<sup>th</sup> August 2019. The application was called in by the ward member, Cllr Webb and the recommendation at that time was one of refusal for the following reason:

1) *Insufficient details and justification have been advanced to demonstrate that this application is acceptable in highway safety terms. Further, in the absence of adequate turning facilities within the application site, vehicles reversing from or onto the Stourbridge Road (the B4091) would prejudice the safety and free flow of moving traffic on the highway and the safety of pedestrians using the adjoining footpath. The application is therefore contrary to Policy BDP16 of the Bromsgrove District Plan, the Worcestershire County Council Streetscape Design Guide and Chapter 9 of the NPPF*

At the meeting of 5<sup>th</sup> August 2019, the Planning Committee determined to defer the application in order for County Highways to provide additional clarification to the applicant in terms of what might be required in order to overcome their concerns. The resolution, as set out in the published minutes requires the application to be returned to the Planning Committee for determination in due course.

## **Assessment of Proposal**

Schedule 2, Part 2, Class B (means of access to a highway) of the General Permitted Development Order allows for the formation, laying out and construction of a new or widened means of access to a highway which is not a trunk road or classified road, where that access is required in connection with development permitted by any Class within Schedule 2 (other than by Part 2, Class A - erection of gates, fences and walls). Such permitted development would include (for example) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse, under Schedule 2, Part 1, Class F.

In this case however, the applicant proposes to create a means of access onto the Stourbridge Road which is a 'B' Class, classified road (B4091), triggering the need for a planning application to be submitted.

Policy BDP16 (16.1) of the Bromsgrove District Plan comments that development should comply with the Worcestershire County Council's Transport policies, design guide and car parking standards (currently set out within the WCC Streetscape Design Guide) and shall incorporate safe and convenient access and be well related to the wider transport network.

Paragraph 108 of the National Planning Policy Framework comments that: in assessing applications for development, it should be ensured that (b) safe and suitable access to the site can be achieved for all users.

Worcestershire County Council (WCC) Highways had previously commented that insufficient details had been advanced to demonstrate that the application was acceptable in highway safety terms stating that the absence of adequate turning facilities within the application site would not enable vehicles to enter and exit the site in a forward gear. This in turn would leave the applicant with no option but to reverse from or onto the B4091, which was considered to have an adverse impact on highway safety.

Detailed additional plans have now been submitted which now clearly show that vehicles can enter and exit the site in a forward gear. Members will note that WCC Highways are raising no objection to this (revised) application for an extension to an existing dropped kerb to the front of the property subject to compliance with details as shown on submitted drawing SJD-253-002.

Having regard to the development plan and to all other material planning considerations and in the absence of any objections to the application, it is recommended that planning permission be granted.

**RECOMMENDATION:** That planning permission be **GRANTED**

**Conditions:**

- 1) The development to which this permission 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 91(1) of the Town and Country Planning 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:

Drawing SJD-253-002 - amended 9th November 2020

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

- 3) The Development hereby approved shall not be brought into use until the access, parking and turning facilities have been provided as shown on drawing SJD-253 - 002.

Reason: To ensure conformity with submitted details.

**Case Officer:** Steven Edden Tel: 01527 548474  
Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk)

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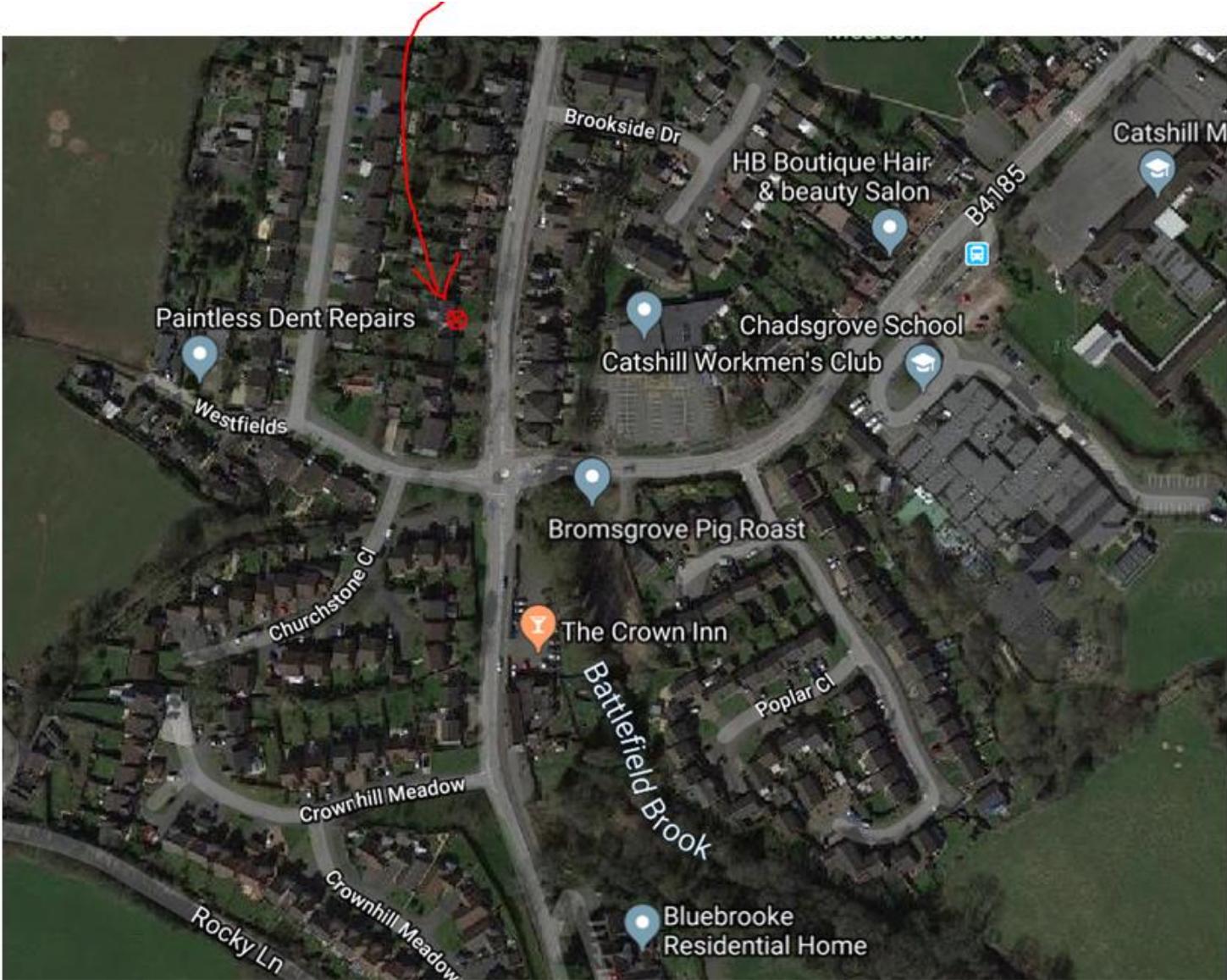
# 19/00713/FUL

Extend existing dropped kerb by 3m along the front of property in order to allow wider driveway access

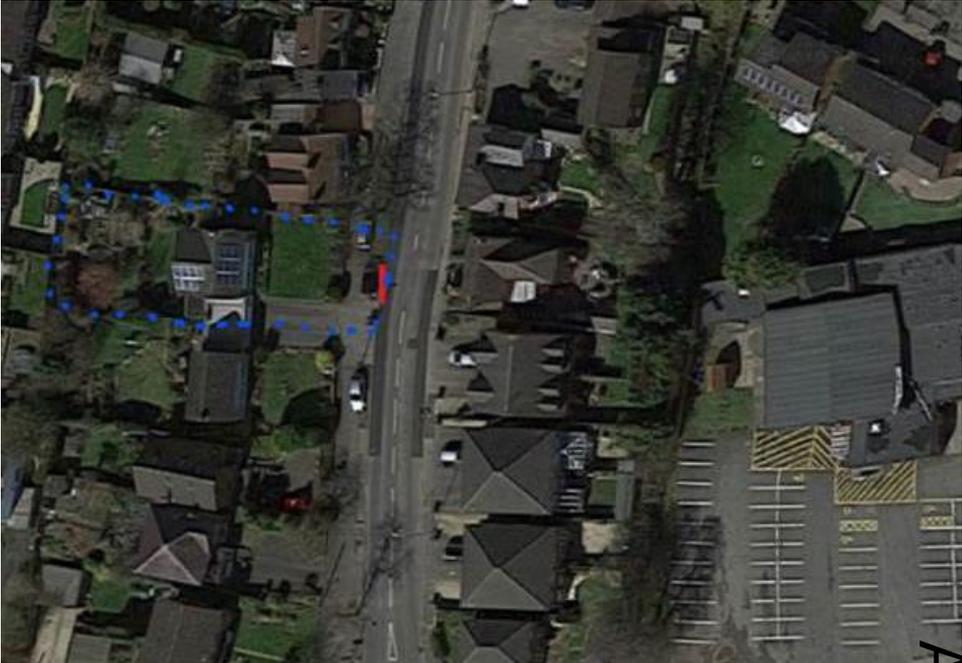
385 Stourbridge Road, Catshill

Recommendation: grant with conditions

# Site Location

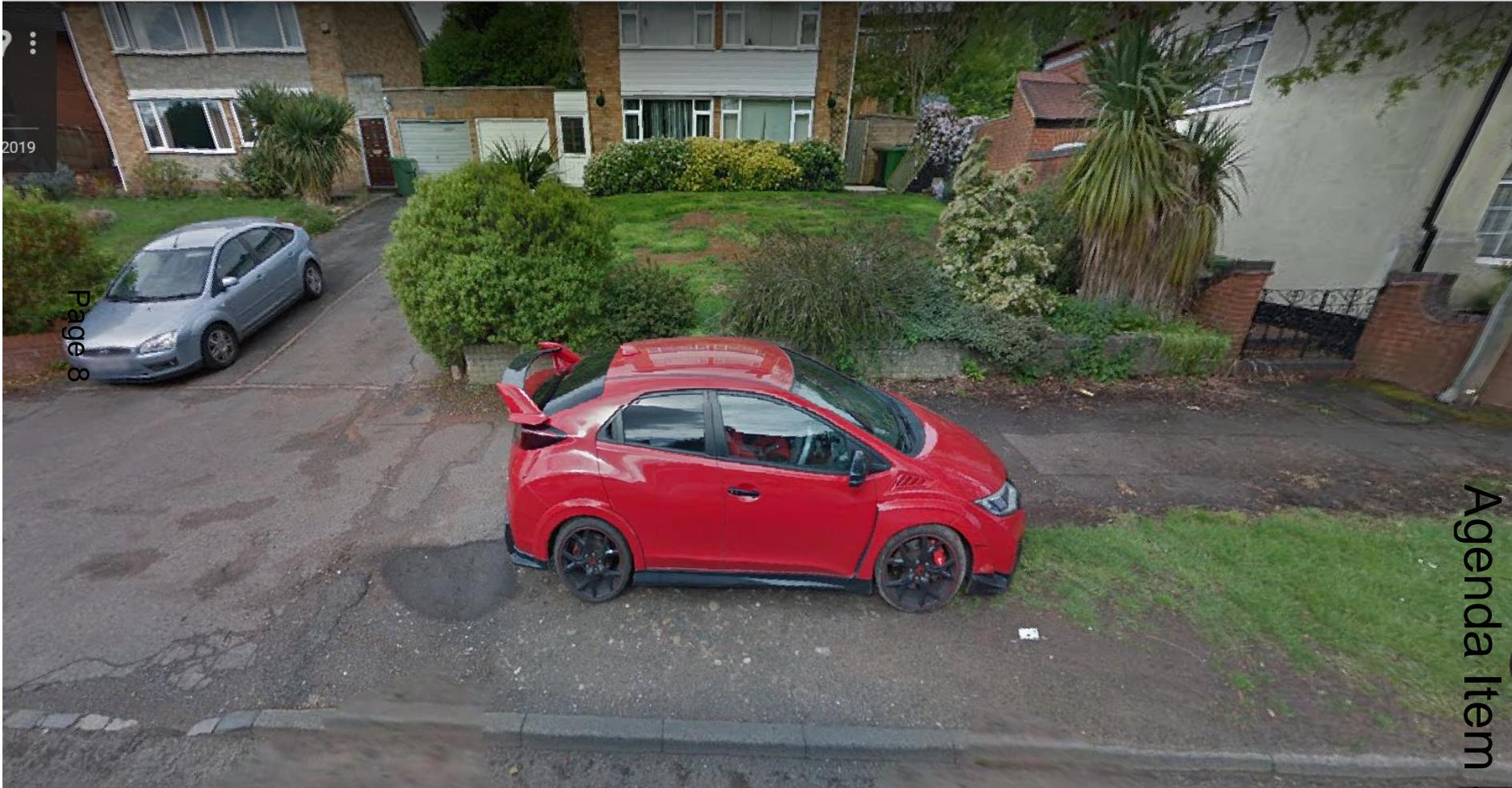


# Location



Existing Site Location Plan

# Streetscene 1



2019

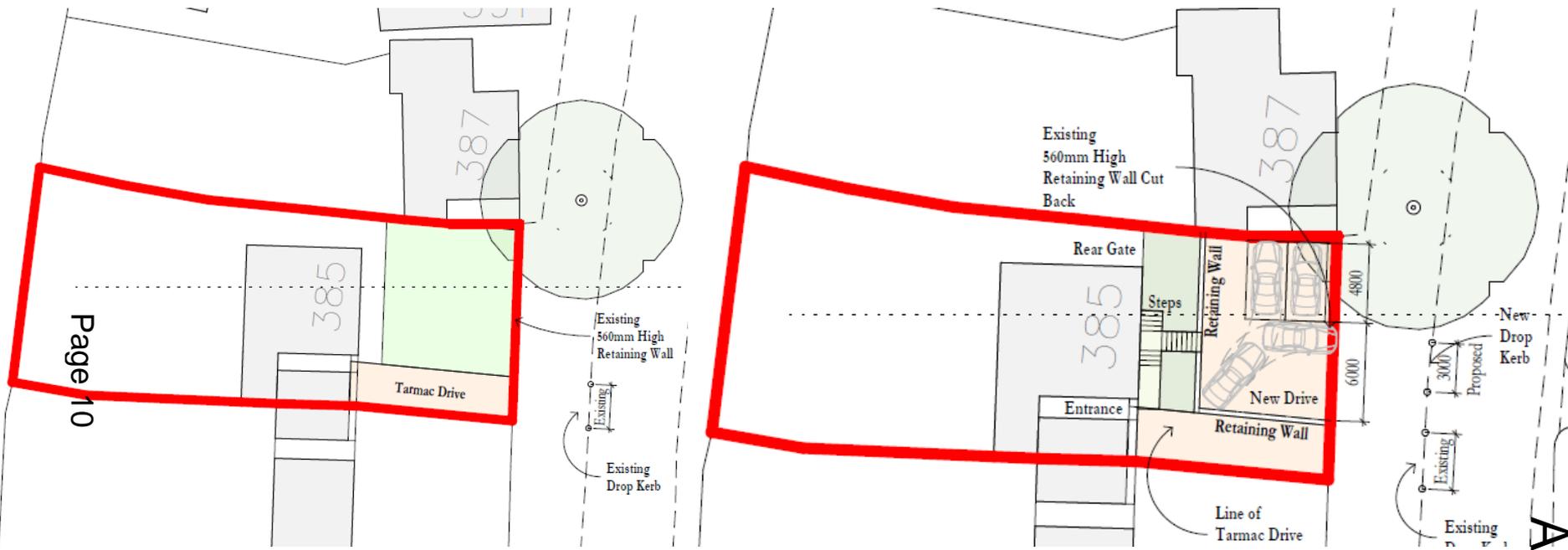
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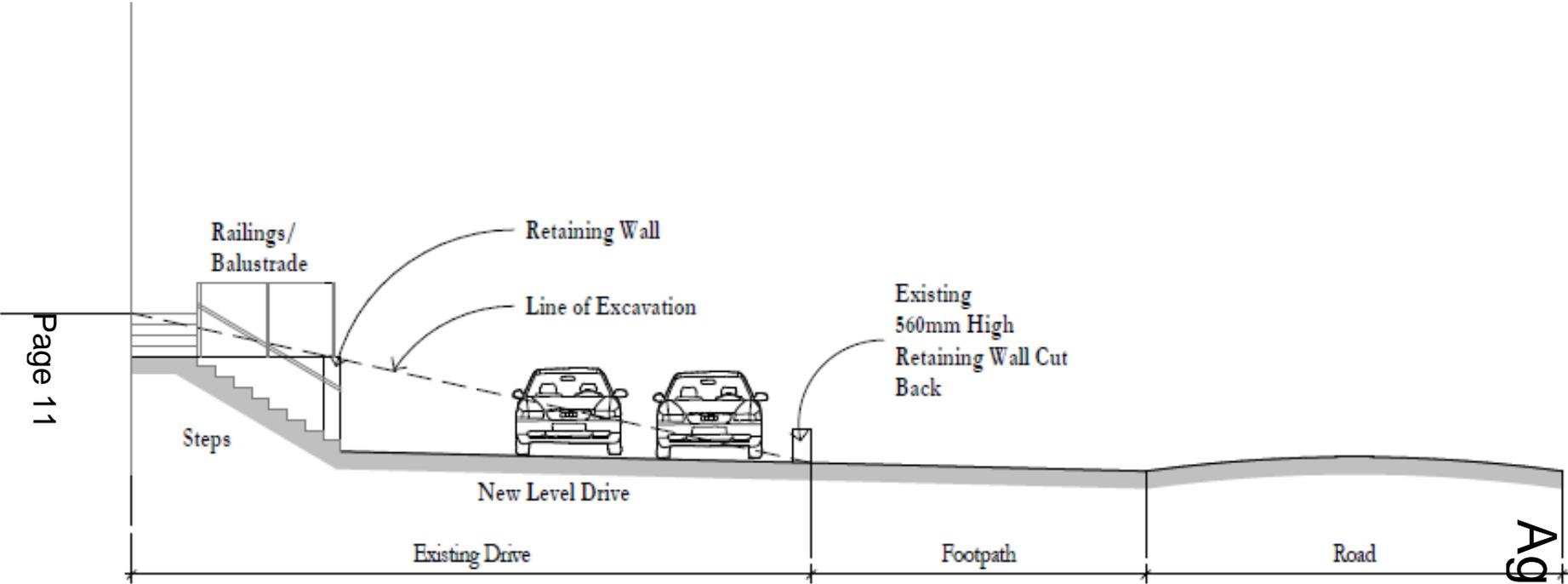
# Streetscene 2



# Existing (left) and proposed (right) site plans



# Proposed section



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Proposed Section

1 : 100

Agenda Item 4

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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Oricon Homes	Erection of 2 no. 3 bedroom dwellings		20/00361/FUL
	Site Adj. The Gables, Ash Lane, Hopwood, Worcestershire B48 7TT		

Councillor Hotham has requested this application be considered by Planning Committee rather than being determined under delegated powers.

**RECOMMENDATION:** That planning permission be Granted

## Consultations

### **Alvechurch Parish Council**

Although the Parish Council recognises that there have been some improvements to this Scheme, it still wishes to object on similar grounds to its original objection of 4th May 2020:

1. It has not been adequately demonstrated that this site has been previously developed.
2. The Proposal is contrary to the Alvechurch Parish Neighbourhood Plan (APNP), as it is not located within the designated Hopwood Settlement boundary; therefore, the site is considered to be located in the Green Belt.
3. The Proposal remains contrary to the APNP Policy H3: Affordable Housing on rural exception sites in the Green Belt as it does not provide at least one small home with two or fewer bedrooms for every one large dwelling with three or more bedrooms. In addition, there are no exceptional circumstances to support this being brought forward.
4. The APNP asks for schemes with a mix of properties, however these houses are larger semi-detached dwellings with identical features.
5. The sustainability mitigation report provided by WCC Highways is reduced in part due to the fact that the 146 Bus route is no longer in operation. APC also queries this report as the report notes no accidents in the last three years, however there was a fatal pedestrian accident on the A441 on 5th December 2017.
6. The visibility splays do not appear to have been added to the revised plans and it has not been demonstrated that these can be achieved without the use of third-party land.
7. The communal frontage of the properties will require a considerable area of hardstanding with a minimal area of soft landscaping. The Parish Council does not consider this quality design, as the appearance of over-development would not maintain the continuity of existing frontages on Ash Lane and would result in an incongruous street scene. Therefore, APC considers that the Proposal is contrary to the APNP Policy H2: Housing for Hopwood and Rowney Green.
8. The Elevation plans show sizeable chimneys, however there does not appear to be allowance for the chimneys on the Floor plans. Are these a cosmetic addition?

### **Red Kite Network Nat Healy (Ecology)**

No objection subject to all precautionary measures outlined in sections 4 and 5 of the Phase 1 report are implemented in the form of a planning condition

## **North Worcestershire Water Management**

No objection subject to a condition.

## **WRS - Contaminated Land**

Worcestershire Regulatory Services have no adverse comments to make in relation to contaminated land.

## **Highways - Bromsgrove**

No objections subject to conditions.

1. Vehicular access
2. Electric vehicle charging point
3. Cycle parking
4. Conformity with Submitted Details
5. Vehicular visibility splays approved plan

## **Arboricultural Officer**

No objection subject to conditions:

1. Retention of trees,
2. Tree protection measures
3. Suitable boundary treatment

## **Publicity**

11 letters were sent to the surrounding properties on 30<sup>th</sup> March and expired on 24<sup>th</sup> April. A subsequent 17 day amendment notifications were sent on 8<sup>th</sup> July. The amendments related to a reduced in the number of bedrooms proposed and further supporting information being submitted.

13 letters of objection have been received because of these consultations. The comments received have been summarised as follows;

- Land is within the Green Belt, contrary to policy.
- Land is outside the village envelope
- Contrary to Policy H2 of the Alvechurch Neighbourhood Plan
- Land is not previously developed land
- Applicant has already cleared the land and removed trees
- Ash Lane cannot cope with further development and extra traffic
- Poor vehicular access
- Not in keeping or character of the area, as a dormer development has not been proposed
- Loss of biodiversity and trees
- Overlooking, loss of amenity
- No local consultation prior to the application from the developer
- Previous application on Ash Lane have been refused
- Lack of facilities and public transport
- Local flooding

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP4 Green Belt  
BDP7 Housing Mix and Density  
BDP16 Sustainable Transport  
BDP19 High Quality Design  
BDP21 Natural Environment

### **Others**

ALVNP Alvechurch Neighbourhood Plan  
NPPF National Planning Policy Framework (2019)  
NPPG National Planning Practice Guidance  
High Quality Design SPD

## **Relevant Planning History**

B/2003/0550	Detached bungalow - outline consent	Refused	20.06.2003
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## **Assessment of Proposal**

### **Application Site and Proposal**

This site is a vacant plot of land which is located on the southern side of Ash Lane in Hopwood. The site forms part of a parcel of land that is located between a row of dwellings. The applicant has erected hoarding to prevent access for fly tippers. The land is not within the village envelope of Hopwood and is in Green Belt.

This proposal seeks full planning permission for the construction of 2 three-bedroom semidetached dwellings.

The main issues for consideration are:

- Whether the proposed scheme would constitute 'inappropriate development' in terms of the relevant Green Belt policies;
- whether the scheme would accord with Policy H2 of the Alvechurch Parish Neighbourhood Plan, relating to housing development at Hopwood;
- The effect of the proposal on the character and appearance of the area;
- The effect of the proposal on the living conditions of the occupiers of neighbouring properties and future occupiers;
- The effect of the proposal on highway safety and the free flow of the road network;

Other Material Considerations

- Landscaping/Trees
- Ecology
- Drainage
- Other Matters

The Council cannot currently demonstrate a 5 year supply of housing land. Paragraph 11(d) of the NPPF states that where policies that are most important for determining the application are out-of-date, planning permission for new housing should be granted unless: (i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development. (ii) Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The Council therefore falls short of a 5 Year Supply of Land for Housing and paragraph 11(d) as set out above is engaged. The consideration of the proposal under this element of the NPPF is drawn together in the Conclusions section below.

## **Green Belt**

The development of new buildings in the Green Belt is considered inappropriate, except for a closed list of exceptions outlined in BDP4 of the Bromsgrove District Plan and the National Planning Policy Framework (2019). BDP4 allows for limited infilling in Green Belt settlements. This policy is compliant with the NPPF which allows for limited infilling in villages under Paragraph 145(e). Hopwood is a small settlement as defined in BDP2 of the District Plan. Furthermore, Hopwood is one of the settlements within the District where a village envelope has been defined and therefore represents a village in respect of the definition within the NPPF.

The term 'limited infilling' is not defined, however it normally comprises of the development of a modest sized gap in an otherwise built-up frontage which is broadly linear in formation. There is no requirement within either the Local Development Plan or the NPPF for the site to be wholly within a defined village envelope. In this instance, the existing site is a break within a ribbon of development along this side of Ash Lane and it is opposite other dwellings. The linear form of development will create 2 dwellings which will bridge this gap in the street scene and the layout follows the overall scale and density of the surrounding built form.

The significance of the defined village boundary has been considered in several appeal and court decisions. The court decision of *Wood v the Secretary of State for Communities and Local Government*, 2014, established that it is necessary to consider whether, as a matter of fact on the ground, a site appears to be 'within' a village. The judgment also made clear that lying beyond an identified settlement boundary is not a determinative factor as to whether the development is appropriate infill development having regard to the NPPF.

In terms of its relationship to the wider village context, the application site is physically connected to the village of Hopwood and this part of Ash Lane forms a linear extension that is part of the overall settlement. It is considered that there is no clear sense that the site is within an area divorced from the village. Furthermore, the scale of 2 dwellings when taking into the size of the village of Hopwood is limited infilling.

It is also worthwhile to note that the Local Planning Authority have accepted a limited infilling in villages argument at 7 Ash Lane under planning permission 16/0102. The original application on this site was refused under 14/0983 for being inappropriate development and the decision was subsequent appealed. The Inspector disagreed with the LPA and found that the appeal scheme would represent 'limited infilling in villages'

and would thus, not represent inappropriate development in the Green Belt. This was for the reason that the NPPF does not restrict 'limited infilling' to certain specified settlements and although the application site is situated to the east of the defined village envelope, "the appeal site is surrounded by existing built development to the north, east and west and is therefore both physically and functionally linked to the settlement and is thus located in a village" (paragraph 15 of appeal ref 3035669).

Therefore, it is considered the current proposal would comprise 'limited infilling within a settlement' and would not be inappropriate development in the Green Belt.

## **Alvechurch Neighbourhood Plan**

Policy H2: Housing for Hopwood and Rowney Green of the Alvechurch Parish Neighbourhood Plan (APNP) is relevant in the consideration of this application, Policy H2 supports housing developments, subject to several detailed criteria as to their location. This policy states the following:

*New housing developments that are well designed will be supported if they show consideration for the Alvechurch Parish Design Statement, meet the other requirements set out in the APNP and the Bromsgrove DP and where development:*

- a) Is limited to small residential infill development and maintains the continuity of existing frontage buildings, or is on brownfield land within the built up area of the village where the site is closely surrounded by existing buildings*
- b) Is not considered to be back garden development*
- c) Is consistent with the character of the locality as outlined in the Alvechurch Parish Design Statement on its pages 29-32*
- d) Provides at least one small home with two or fewer bedrooms for every one large dwelling with three or more bedrooms*
- e) Is in suitable locations, on small infill plots giving opportunities for some well-designed self-build homes*
- f) Is within the built up area and does not involve the outward extension of the village envelope as shown on the adopted Bromsgrove District Plan policies map.*

Having regard to criterion d), while the developed has been amended to propose three bed dwellings it does not provide any development of a small home of two or fewer bedrooms. With regard to criterion f, the village envelope as defined in the BDP excludes the application site. The appeal site therefore fails criterion (f). Overall the proposed development conflicts with this relevant APNP policy.

The applicant contends that the proposed development complies with all elements of this policy. In relation to criterion d), it is argued that the proposed development strikes the correct balance between making the most efficient use of the site while maintaining local character and distinctiveness. The insertion of two-family homes is consistent with the pattern of development within the area which is characterised by good size semi-detached and detached family dwellings. The development should make efficient use of land while protecting the spacious character of the area. The insertion of two good size family homes achieves this objective. The provision of one good size home and a small home would fail to make optimum use of the site. The proposed scheme is therefore acceptable under the provisions of Policy BDP 7 of the District Plan.

In terms of criterion f) the applicant acknowledges that the site sits just outside of the village development boundary they refer to the appeal and planning permission at 7 Ash Lane (14/0983 and 16/0102). They argue that the material considerations of the application site are the same. The ethos and intentions of local and national planning policy are unchanged. The site is part of the village when the findings of the appeal at 7 Ash Lane are taken into consideration. The site functions as part of the village. It is not isolated. It is located between existing buildings. It does not therefore involve the outward extension of the village envelope or undermine the Council's ability to resist inappropriate development in the Green Belt.

It is important to note that planning permission was granted at 7 Ash Lane in 2016 and the Neighbourhood Plan was not adopted at that time and therefore the consideration of the new dwelling at 7 Ash Lane is not considered relevant in relation to the compliance with Criterion F.

It should be acknowledged that the locational requirements arising under Policy H2 are separate from, and additional to, the green belt policies considered earlier in this report. Although the two sets of policies are both directed at controlling development outside settlements, they serve different and complementary purposes, in protecting openness in one case and village character in the other. Therefore, it is not considered there is any inconsistency in finding accordance with one of these policies and conflict with the other.

## **Design**

Policy BD19 of the BDP and the guidance within requires such proposals to have a density appropriate for the site and a form and layout appropriate to the area. The plot is of a similar length and width to nearby semi detached properties on Ash Lane and therefore two dwellings are considered to fit comfortably onto the site.

The area consists of a mix of detached and semi-detached dwellings which vary in design and style which vary with pitched and hipped roof types. The proposed dwellings have been designed to reflect the character and density of the locality. The proposal is a similar height to nearby semi detached dwellings. Its appearance is acceptable subject to a condition regarding materials.

BDP7 requires that the density of new housing makes the most efficient use of land whilst maintaining character and local distinctiveness. The original proposal was for two 4 bedroom dwellings, this has been amended to reflect Policy BDP7 and now proposed 3 bedroom dwellings.

The proposed dwelling is a detached property. It is considered that the proposal maintains the character and appearance of the area in accordance with the guidance within Policy BDP7 and BDP19 of the BDP, Neighbourhood Plan and the High Quality Design SPD.

## **The effect of the proposal on the living conditions of the occupiers of neighbouring properties**

Policy BDP1(e) of the District Plan states that regard should be had to residential amenity and paragraph 127(f) of the NPPF states that planning decisions should seek a good

standard of amenity for existing and future occupants of land and buildings. Further to this, the Council's High Quality Design SPD outlines a number of standards for new development.

The closest existing dwellings to the proposed development would be The Gables and Ley Bungalow. The side elevation of the proposed dwellings facing towards these properties would only include one first floor window, which would serve a bathroom and has been indicated to be fitted with obscure glazing. In view of this it is not considered that any privacy issues would arise because of this development.

With regards to the impact on other aspects relating to The Gables and Ley Bungalow. Whilst the dwellings will be visible in views from these properties and their amenity areas, given the generous curtilages of these properties it is not considered that any significant adverse impacts would occur. Overall, there will be an increase in the amount of overlooking of these properties' gardens. However, spacing between the properties is enough to ensure that the overlooking from the proposal will not be directly into windows of these neighbouring properties and will be to an acceptable degree. Neither is it close enough to have an overbearing impact upon the occupants of neighbouring properties, nor will it cause significant overshadowing and loss of light.

It is also necessary to consider the amenity of the future occupiers of the proposed dwellings. The Council's High Quality Design SPD states that a minimum garden area of 70 square metres, and a minimum garden length of 10.5 metres should be provided for new dwellings. In the case of the proposal, the garden areas would exceed the standard set out within the SPD.

In summary, there will be no significant detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, being overshadowed or the new dwellings being overbearing, because of this proposal. In line with Policy BDP1 and the High Quality Design SPD.

## **Highways & Accessibility**

The application site is in a semi rural residential location and the site does not currently benefit from a vehicular access. In the immediate vicinity, Ash Lane does not benefit from footpaths or street lighting and no parking restrictions are in force. However, just after Woodpecker Close / Ash Lane junction 50m west of the site a footpath / verge is located on one side of the carriageway for a short distance. The site is located within walking distance of amenities, bus route and bus stops.

Third parties have raised several concerns in relation to highway safety and the location of the proposed development. Initially concern was also raised by WCC Highways. However, following a speed survey, submission of Highway Technical Note by the applicant and amendments to the plans, the proposal has been thoroughly assessed by WCC Highways who have concluded that there would not be an unacceptable impact arising from the development, subject to a number of conditions.

The layout provides 2 car parking spaces for each dwelling which is acceptable and in accordance with the adopted Streetscape Design Guide. There is space for the vehicles

to turn and leave the site in forward gear. The provision of the off street car parking spaces will help to ensure that vehicles do not need to park along Ash Lane.

Conditions are required to ensure that the recommend vehicular visibility splays are retained to ensure highway safety. In summary, the proposal therefore does not have a severe impact on the highway network and accords with Policy BDP16 of the BDP and the NPPF.

## **Drainage**

North Worcs Water Management (NWWM) have commented that the site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. As indicated on the EA's flood mapping (indicated above) there is some surface water risk indicated around the site. Correctly designed drainage will mitigate any flood risk from surface water on the site.

There are existing surface water drainage issues which affect those properties adjacent to the application site including the Gables itself. Surface water from land to the north crosses Ash Lane resulting in flooding problems. It is therefore required that details of the proposed surface water drainage for the application site is provided to and approved by the LPA which as far as reasonably possible mitigate possible impact on the new properties.

Therefore, NWWM have recommended a condition to be attached to any planning approval regarding surface water drainage.

## **Ecology**

The application as originally submitted did not include any supporting ecological information. A Phase 1 Preliminary Ecological Appraisal was subsequently submitted and reviewed by Red Kite Ecology. They conclude that the Phase 1 report has been prepared in accordance with relevant best practice and is appropriate given the proposed development. The Phase 1 report concludes that the proposed development area is of low ecological value and no further surveys for protected species have been recommended. Red Kite recommend that the precautionary measures outlined in sections 4 and 5 of the Phase 1 report are implemented in the form of a planning condition.

## **Trees**

The applicant has undertaken further work and amendments regarding trees following an initial objection by the arboricultural officer. This includes amending the proposal and the submission of a tree survey, which has been assessed by the officer. The officer now has no objection to the proposal subject to conditions relating to the retention of trees, tree protection and a suitable boundary treatment to mitigate the loss of existing screening on the eastern side of the site.

## Other Matters

A number of objections have been received from neighbouring properties. These raise a wide range of issues on the impact on the Green Belt, design, highways, amenity, privacy and drainage. These have been addressed in this report.

One of the other issues raised by objectors regards previously developed land. It is one of the arguments the applicant has presented to justify the proposal. Previously developed land is defined within NPPF Annex 2 as follows:

*Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

The applicant has provided photographs of bricks and other materials found during site clearance work arguing that a building of permanent and solid construction previously stood on the site.

The Planning Officer has researched the site, including the planning committee report for the previous application on this site (2003/0550), the sales particulars for the site, examining the google earth aerial photographs and considered the numerous comments received from local residents. As a result, it is not considered that the site can be considered as previously developed land and does not comply with the definition outlined above. However, it should be noted that this does not ultimately alter the consideration of the planning application.

On a proposal of this size there is no requirement to undertake pre application discussion with neighbour properties and the wider community.

Whether other applications have been refused locally or whether the proposal would set a precedent locally do not justify refusal of this application. Each application is considered on its individual merits and therefore would need to be assessed against the current local and national policies at the point of submission to the Local Planning Authority.

## Conclusion

The proposal for two dwellings is considered to constitute limited infill and therefore accords with one of the exceptions to inappropriate development in the Green Belt listed at Paragraph 145 of the NPPF and BDP4. The proposal would have an acceptable impact upon residential amenity, highway implications, trees and ecology, subject to the imposition of relevant planning conditions. Furthermore, the scheme has been designed to reflect the local character of the area in respect of layout, density and design. No objections have been received from consultees. But nevertheless, the development

would conflict with Policy H2 of the APNP, by virtue of its location outside the village envelope and lack of a small dwelling.

Given the shortfall in the 5 year housing supply it is considered that the weight that is afforded to Policy H2 in this application should be reduced, because in this case the operation of that policy clearly conflicts with the need to make adequate housing provision therefore it is finely balanced decision. The proposal while outside of village boundary is within the built up area of Hopwood and the proposal will provide 2 three bedrooms dwellings which is in line with Policy BDP7 of the District Plan. Therefore, the conflict with H2 is not considered sufficient to warrant the refusal of this planning application. On that basis it is recommended for approval.

**RECOMMENDATION:** That planning permission be granted.

**Conditions:**

- 1) The development to which this permission 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 91(1) of the Town and Country Planning 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:

Revised Scheme 5714/01J  
General Arrangement 210389-01

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

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details. Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) Prior to occupation of the proposed dwellings, a scheme of landscaping and planting shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall include the following:

- a) full details of all proposed fencing, screen walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.
- b) Details of ecological enhancements such as bat boxes and additional planting

The approved scheme shall be implemented within 12 months from the date when (any of the building(s) hereby permitted are first occupied.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: In order to protect the trees which form an important part of the amenity of the site in accordance with policies BDP19 and BDP21.

- 5) All proposed works shall be carried out in accordance with the recommendations as set out in Section 4.0 and 5.0 in the Phase 1 Preliminary Ecological Appraisal by Dr. Stefan Bodnar dated June 2020.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard to BDP21 of the Bromsgrove District Plan and Paragraph 170 of the NPPF.

- 6) Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown retained on the approved plans both on and adjacent to the application site shall be protected with fencing around their Root Protection Areas. This fencing shall be constructed as detailed in Figure 2 and positioned in accordance with Section 4.6 of British Standard BS5837:2012 and shall be maintained as erected until all development has been completed.

Reason: In order to protect the trees, hedges & landscape features which form an important part of the amenity of the site and adjacent properties.

- 7) Any section of the parking and driveway access that falls within the BS5837:2012 recommended Root Protection of trees to be retained of trees with any adjoining property are installed over the existing ground levels and by use of a suitable grade of No Dig construction. Prior to the commencement of that work a plan showing the area of use for No Dig construction, a specification and methodology for the installation shall be submitted and approved.

Reason: In order to protect the trees, hedges & landscape features which form an important part of the amenity of the site and adjacent properties.

- 8) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 9) The development hereby permitted shall not be first occupied until each of the proposed dwellings have been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 10) The development hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided. Thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 11) The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 5714/01J and 210389-01.

Reason: To ensure conformity with summited details.

- 12) The development hereby approved shall not commence until the visibility splays shown on drawing 210389-01 have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

- 13) Prior to any works above foundation level commencing on site a scheme for surface water drainage will be submitted to, and approved in writing by the Local Planning Authority. This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

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

20/00361/FUL

Site Adj. The Gables, Ash Lane, Hopwood,,  
Worcestershire, B48 7TT

Erection of 2 no. 3 bedroom dwellings

Recommendation: Grant subject to conditions

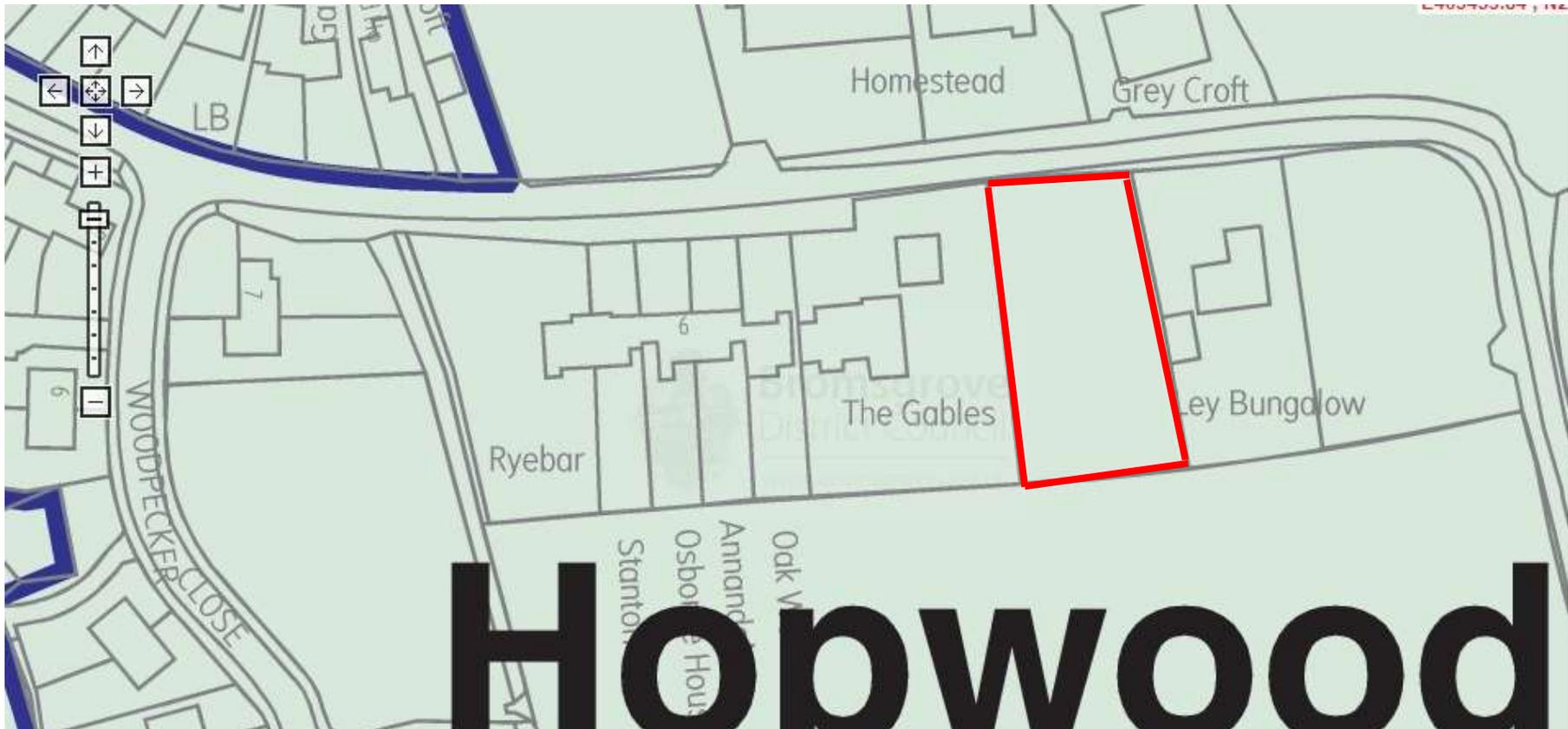
# Site Location Plan



# Satellite View



# District Plan Allocation



- Key
-  Village Envelopes **BDP4**
  -  Green Belt **BDP4**

# Images of Application Site



Image – Google Street view May 2019



Image – Current view of site



Image – View along Ash Lane away from village

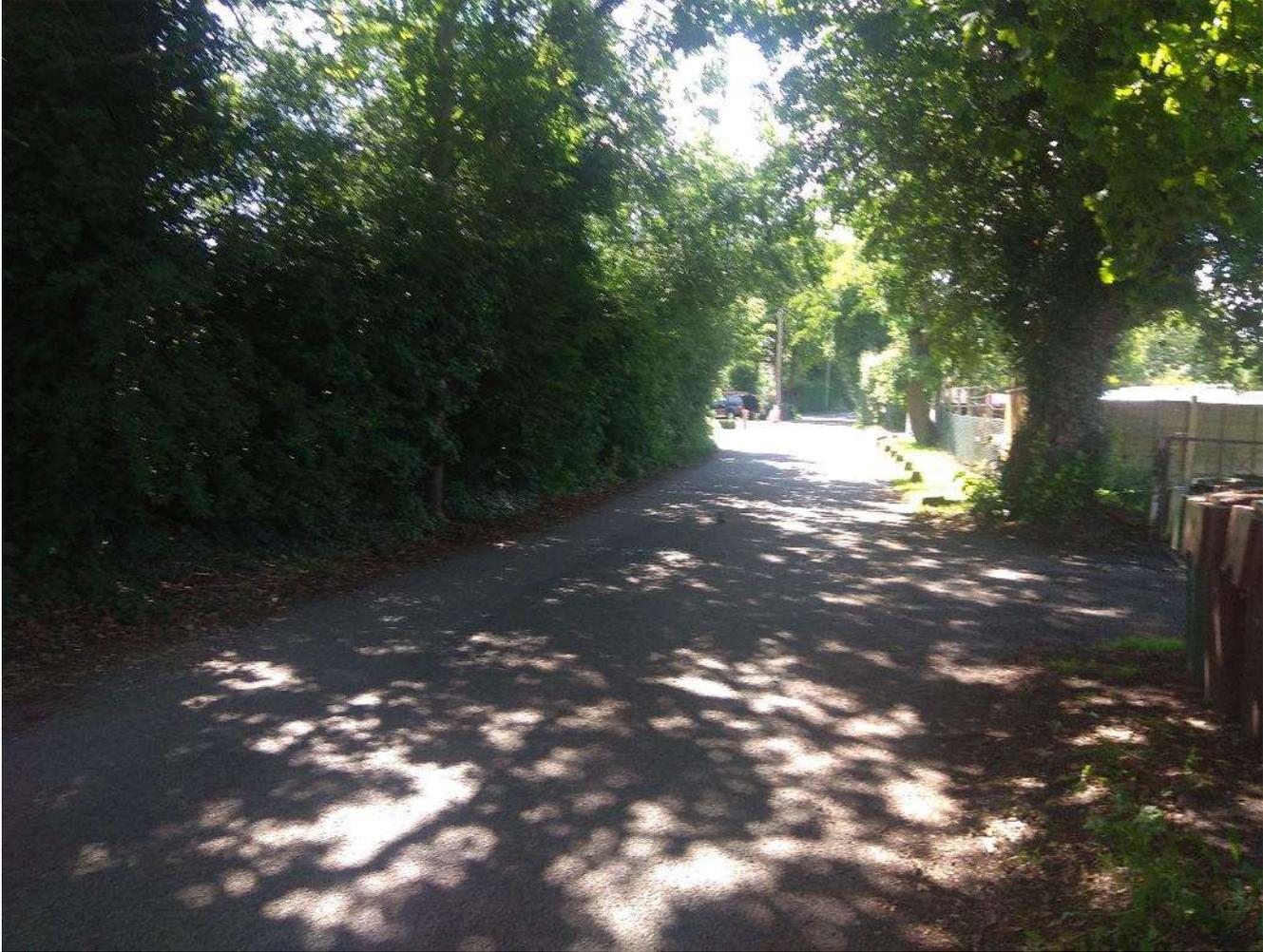
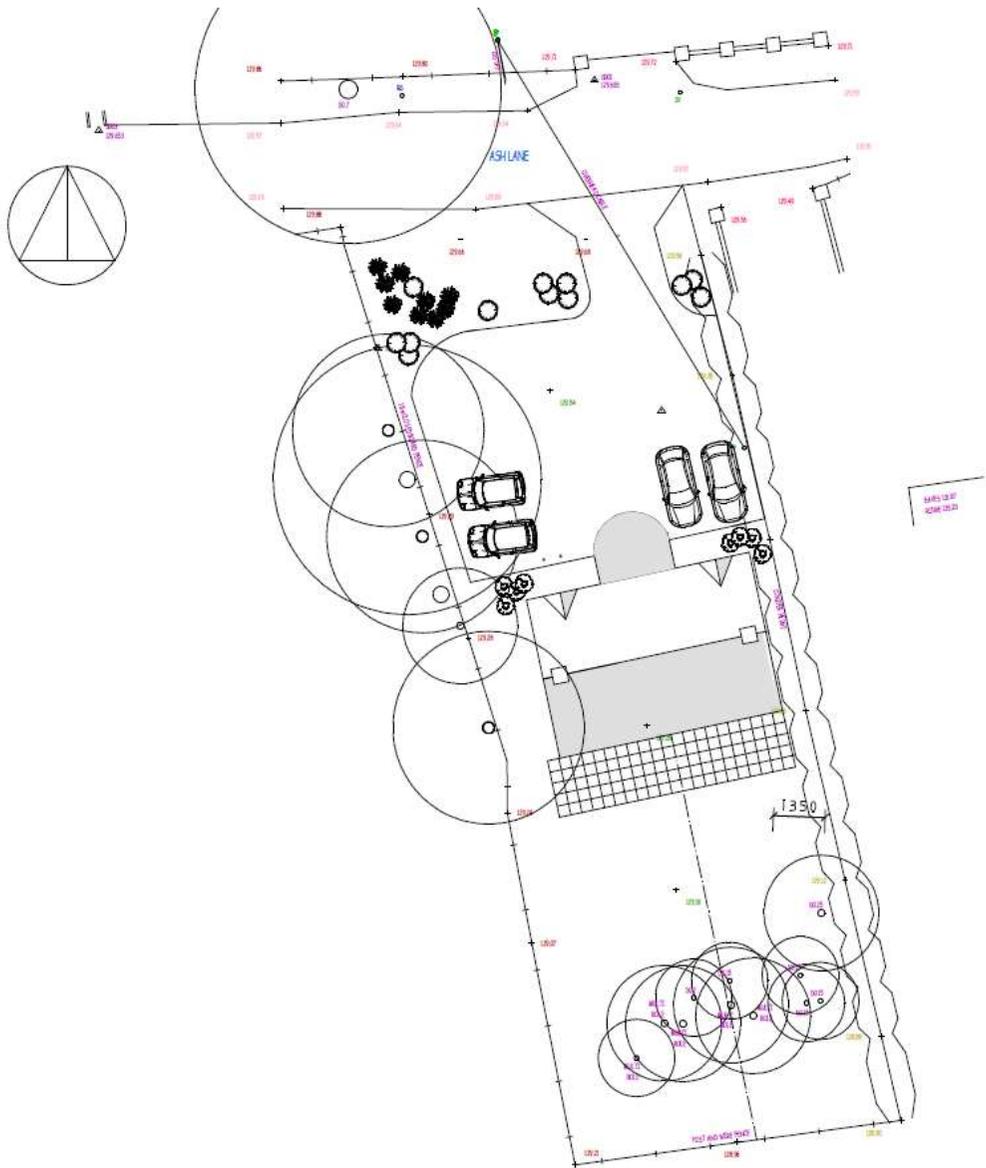
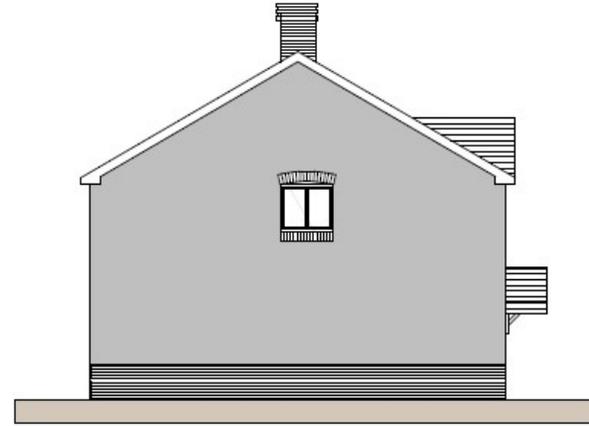


Image – View along Ash Lane towards  
Hopwood Garden Centre

# Proposed Site Layout



# Elevations

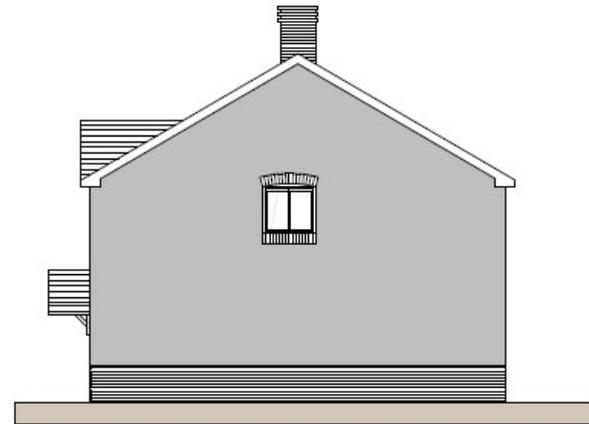


REAR ELEVATION SOUTH



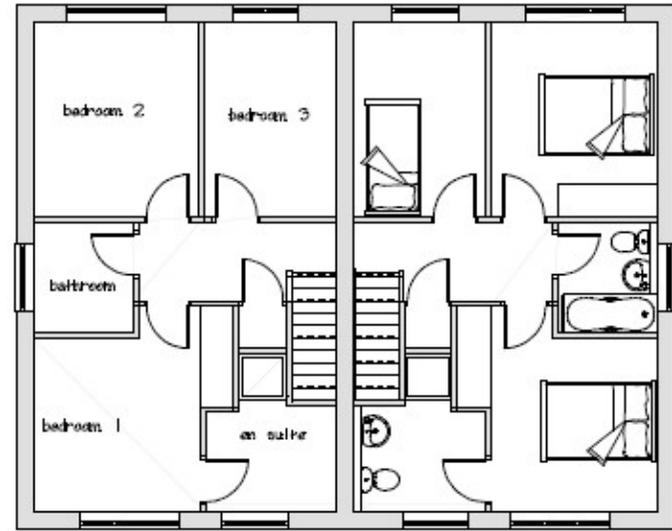
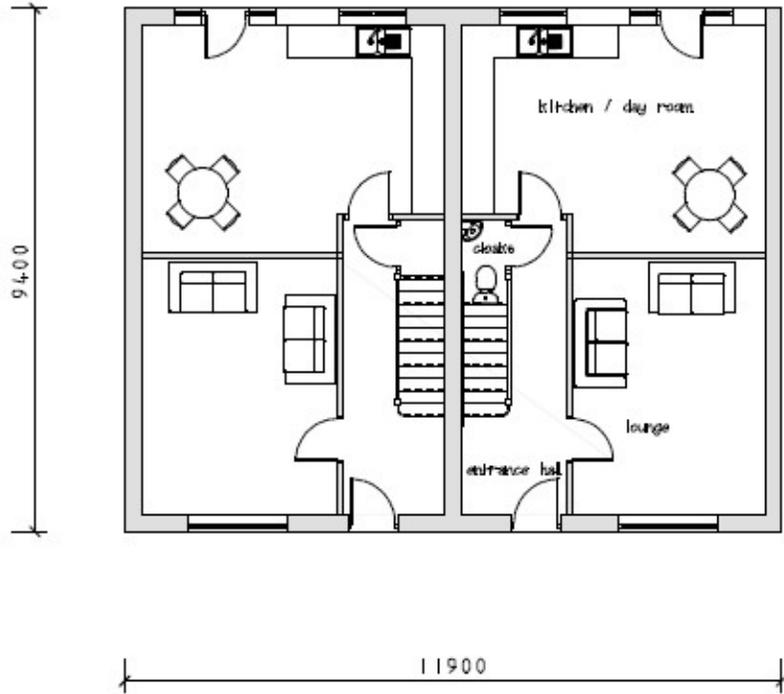
FRONT ELEVATION NORTH

SIDE GABLE EAST



SIDE ELEVATION WEST

# Internal Layout



# Visibility Splay





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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Nathan Nunn	Erection of stable building, ménage, access improvement, construction of driveway and laying of hardstanding.  Land SW Of, Saltbay Farm, Yarnold Lane, Dodford, Bromsgrove Worcestershire	03.08.2020	20/00638/FUL

**Councillor Beaumont has requested this application be considered by Planning Committee rather than being determined under delegated powers.**

**RECOMMENDATION:** That planning permission be **Granted**

### **Consultations**

#### **Dodford With Grafton Parish Council**

The Parish Council were surprised to be considering this application in the state that it is, as the information contained within is contradictory and in most part lacks detail. The Parish Council object to the application as they feel the new plans are contrary to and incompatible with the Bromsgrove District Council's SPD 6.4 Equestrian Developments, where it states that a stable block should be "sited near highway but screened by hedge" (fig 15 on page 33). The proposed siting is not by the road, nor screened by the hedge. There is also no detail on the plans presented to show how the stable is constructed with regard the amount of brick and wood as per SPD 6.4.4 "be constructed of timber with no more than a single course of brickwork for the stables to sit on". The plan does not give any detail on how much hedge on the highway side is still to be removed, (please note the land owner has already removed some hedge and created a vehicular access that previously wasn't there, before the granting of planning permission) and the Parish Council are concerned that any further hedge removal will urbanise the lane. Should Bromsgrove District Council be minded to approve this application, then the Parish Council would request a condition ensuring the unsightly remains of the existing outbuilding on the land is removed. The Parish Council agree totally with the points already submitted to the Planning Officer by District Cllr Drew Beaumont. Finally, the Parish Council feel this application is still harmful, in both spatial and visual terms to the openness of the Green Belt.

#### **Highways - Bromsgrove**

No objection subject to condition.

#### **Arboricultural Officer**

No objection subject to condition.

#### **North Worcestershire Water Management**

The ménage cross section shows that the proposed materials will be permeable, and I understand the soils in this area are relatively free draining. In addition to this NWWM hold no records of any flooding in the area. It is therefore not reasonable to request any drainage information in this instance.

## **Worcestershire County Council Countryside Service**

No objection.

## **Belbroughton And Fairfield Parish Council**

The Parish Council, albeit the site is on the boundary of our parish area, continues to object to the overdevelopment of this site and the design of the building and feel it is not acceptable for this area.

## **Bournheath Parish Council**

Bournheath Parish Council object to the overdevelopment of this site and considers this to be inappropriate development within the Green Belt. The area is already overdevelopment and the road dangerous. Encouraging more large vehicles (such as horse boxes) to use the road is unsuitable and would impact negatively on the residents.

## **Publicity**

One site notice was placed onsite on 7<sup>th</sup> July 2020 and expired 31<sup>st</sup> July 2020. A Press Notice was placed in the Bromsgrove Standard on 10<sup>th</sup> July 2020 and expired on 27<sup>th</sup> July 2020.

7 neighbour letters were sent on 1<sup>st</sup> July 2020 and expired on 25<sup>th</sup> July 2020. An amendment letter was sent in 27<sup>th</sup> October 2020 and expired 13<sup>th</sup> November 2020.

## **Representations**

6 letters of objection have been received; the comments have been summarised as follows;

- Impact on Green Belt openness
- Detracts from rural character of area
- Height exceeds SPD (This has been reduced and contributors reconsulted)
- Saltbay Farm – divided and sold and now has many buildings on the farm as a whole
- Application Form does not reference the ménage
- Black corrugated metal roof not suitable for horses
- Spoils views
- Highways
- Existing access constructed in 2019

## **Cllr Beaumont**

1. The Cross Section of the Ménage. There is no mention of drainage. Over this goes the first membrane. Over this membrane goes the 300mm hardcore. Over this goes a second membrane and over this the rubber/sand mix. This field may not be in a flood plain but drainage is critical as this ground gets wet and boggy very quickly as it does not drain. The membranes are also critical to the construction. Without these safeguards the ménage would become an unsightly mess, fall out of use and become an eyesore.

2. Agent's Statement. There is a contradiction in Mr Brown's statement. Paragraph 3 reads 'The building would accommodate 2 loose boxes, together with a tack room/feed store'. Paragraph 8 reads 'the stable would accommodate a single loose box'.

3. The Ménage. In the 'Application for Planning Permission Town and Country Planning Act 1990' paragraph 3 there is no mention of the ménage. It is not even mentioned in the agent's statement. The ménage is a major part of this application and yet these two documents do not refer to it.

I would like this application to be considered by the Planning Committee.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP4 Green Belt

BDP15 Rural Renaissance

BDP19 High Quality Design

### **Others**

NPPF National Planning Policy Framework (2019)

Bromsgrove High Quality Design SPD

## **Relevant Planning History**

19/01023/FUL	Erection of stable building and ménage, including improvement of access, construction of driveway and laying of hardstanding.	Refused	04.03.2020
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## **Assessment of Proposal**

### **Proposal**

This application follows a previous application onsite reference 19/01023/FUL which was refused by Members at the meeting of Planning Committee held on 2<sup>nd</sup> March 2020. The application was refused by reason of its impact on the openness of the Green Belt and the proposed stable was considered to exceed what are appropriate facilities for an equestrian use on the site, due to the proposed height of the building and number of horses proposed on the small plot.

In an attempt to overcome the refusal reasons the scheme has been reduced. The stable building has been reduced from 4.5m in height to 3.3m and the footprint has been reduced from two loose boxes and a tack room to one loose box and a tack room.

The application comprises of the erection of a stable building, a ménage and the laying of stone and grasscrete to create a turning area. The proposed stable consists of one loose box and a tack room with dimensions 7.75m by 4.15m with a height of 3.3m. The stable would be constructed of timber, with a single brick course at the base and a metal sheet roof. The scheme also includes a ménage of dimensions 4m by 4m, located behind the stable building. The ménage will be surfaced in a rubber and sand mix. The ménage will

be enclosed by a post and rail fence with wire mesh. There is an existing stable to the rear of the site which is to be demolished as part of the proposal. This existing stable is in a poor state and has not been used for some time.

## Green Belt

The site is located within the Green Belt and Policy BDP4 of the District Plan and Paragraphs 145 and 146 of the NPPF lists the forms of development which are not inappropriate in the Green Belt. This includes appropriate facilities for outdoor sport and recreation and engineering operations which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The proposed stables are considered to be appropriate as they are in a suitable position on site and will replace an existing structure of a similar scale. Comments have been received from a local resident suggesting that the building will be visible from the Public Right of Way (PROW). It is accepted that there will be public views of the stable from this PROW however given this path runs the entire length of the site consideration has been made to ensure the visible impact of the building is kept to a minimum. The building will sit with the backdrop of the buildings to the north and is sited close to the road to ensure much of the site to the west is left undeveloped. It should also be noted that the Public Rights of Way Officer has not objected. It is therefore considered that the building will not harm the openness of the Green Belt.

The proposed ménage would result in a change of surfacing which would be considered acceptable and not cause any detrimental visual impacts on the landscape. The ménage would be enclosed by low boundary treatment and as such would not have a detrimental impact on the openness of the Green Belt. The track is an engineering operation which is not inappropriate development under paragraph 146 of the NPPF. The track would be a required turning area and cover a short distance, mostly finished in grasscrete and therefore would not unduly harm the openness of the Green Belt.

## Design and layout

Policy BDP15 of the District Plan states that the Council will support proposals that satisfy the social and economic needs of rural communities by encouraging certain forms of development including new buildings for equine development where they are kept to the minimum necessary and consist only of essential facilities. These buildings must preserve the openness of the Green Belt and should be sited in close proximity to existing rural buildings. Section 6.4 of The Councils High Quality Design SPD provides further guidance on equestrian development including size specifications for the stables. The guidance in the SPD requires buildings for equestrian uses be no greater than 3.3m in height; be constructed of timber with no more than a single course of brickwork, be sited as to reduce the amount of hardstanding or track required and have doors a width of 1.25m. The building complies with these size and material requirements and has been sited to the east of the site to ensure only a limited track is required. The proposed building is considered to comply with this guidance.

Dodford and Grafton Parish Council have outlined in their objection that the building is not close enough to the road or screened by a hedge. They have also advised that the plans do not provide detail to confirm the extent of timber and brick plinth. The building has been sited as close to the road as possible whilst facilitating a suitable turning circle. The

entire site is enclosed by mature hedgerow however it is noted that this hedgerow is not protected and as such should not be relied upon to screen development. Finally, the elevations show a section at the base of the building as the brick plinth and a distinctly different finish on the timber section. The materials are further clarified in question 9 of the application form.

The public representations have also queried the use of a metal roof suggesting that this could cause issues with condensation. Metal roofs are not an uncommon material for agricultural or equestrian buildings and there is no evidence before me that this material would be unsuitable. Metal roofing can have benefits as it is much more fire-resistant and can offer a degree of insulation to control the temperature inside the building in the summer and winter months. Having regards to all the above, the scale and position of the proposed building is considered acceptable. Although a short stretch of new track is proposed to link the stable to the existing access this would only consist of a small section of stone around the base of the building. Furthermore the applicant has opted for the use of grasscrete for the turning area to further reduce the visibility and visual impact of the hardstanding.

## Highways

Comments have been received outlining that the existing access was constructed on site in 2019. The existing site vehicular access does not require planning permission given it is on an unclassified road and therefore is considered existing for the purposes of this assessment. The proposal is to use the existing access rather than remove further hedgerow to create a new access point. The Highways engineer has made an assessment on the proposed highway implications of the development and has raised no objections. The officer is satisfied that sufficient visibility splays can be maintained and the road, although narrow, is suitable for such a use.

## Drainage

Members will note the views of the Ward Member in relation to drainage matters, North Worcestershire Water Management (NWWM) has confirmed the site falls within flood zone 1 (low risk of flooding from rivers) and is not shown to be susceptible to surface water flooding. In addition they hold no reports of flooding in the vicinity. The applicant has confirmed that the storm water is to be drained via soakaway, and the driveway will be comprised of permeable stone and grasscrete. The applicant has also provided a cross section of the ménage to demonstrate this will be finished in permeable materials. NWWM have raised no concerns to the details provided and do not believe it reasonable to require a drainage condition.

## Trees/Ecology

No trees are proposed to be removed. The building to be demolished does not provide a good habitat for bats and therefore no ecology appraisal has been considered necessary in this instance. The applicant is however advised to be aware of their obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds and protected species such as bats when carrying out these works.

## Public Representations

A number of objections have been received and matters such as Green Belt, character of area, drainage and highways have been considered within this report. The application site is located in the Parish of Dodford with Grafton however both Belbroughton and Fairfield Parish Council and Bournheath Parish Council have also chosen to comment on this application. Other matters raised include the omission of the ménage in the description of the application form and discrepancies in the applicant's Planning Statement. Officers are aware of these discrepancies and have provided the applicant with the opportunity to correct these.

The plans which form condition 2 of this recommendation show the new structure with one loose box and tack room and the ménage. Furthermore, the description used on this report and what would be on the decision notice covers the correct development. Therefore, irrespective of these discrepancies the development will be suitably controlled.

The sale of land and other buildings constructed on what was once a single agricultural unit and the loss of a view are not material planning considerations.

## Conclusion

In conclusion, taking all matters outlined within this report into consideration the scheme is considered to be acceptable and compliant with planning policy and guidance.

**RECOMMENDATION:** That planning permission be **Granted**

## Conditions:

- 1) The development to which this permission 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 91(1) of the Town and Country Planning 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 materials outlined in Question 9 of the application form and following plans and drawings:

Site Layout Plan Scale 1:500 submitted 10<sup>th</sup> June 2020  
Stable Building - Floor Plan and Elevations – Scale 1:100  
Post and Rail fencing and Cross Section of ménage – Scale 1:20  
Timber gate – Drawing No. PBA 4  
Site Location – Buy a Plan

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

- 3) The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of grass verge shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

REASON: In the interests of highway safety.

- 4) The Development hereby approved shall not be occupied until any proposed access gates have been set back a minimum of 10 metres from the adjoining carriageway edge and made to open inwards only.

REASON: In the interests of highway safety.

- 5) The Development hereby approved shall not be occupied until the first 10 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material such as grasscrete.

REASON: In the interests of highway safety.

- 6) The Development hereby approved shall not be brought into use until the access, parking and turning facilities have been provided as shown on revised drawing 1:500 Site Plan.

Reason: To ensure conformity with submitted details.

- 7) Retained trees and their Root Protection Areas (RPA) shall be protected during clearance and construction phase in accordance with BS5837:2012 using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials shall be located within the R.P.A of any retained tree. Any excavations within the R.P.As of these retained trees must be carried out by hand and in accordance with BS 5837:2012. Any trees to be pruned, carried out in accordance with BS 3998: 2012 Tree work recommendations.

Reason: In order to protect the trees, hedges & landscaping features which form an important part of the amenity of the site and adjacent properties in accordance with policies BDP19 and BDP21 of the Bromsgrove District Plan.

- 8) The proposed improved entrance to the site shall be constructed using a suitable grade of cellular confinement material twinned with a porous top surface.

Reason: to protect the existing hedgerow.

- 9) No external lighting shall be installed on the site without prior written consent from the Local Planning Authority.

Reason: To reduce any light spill into the countryside for the protection of wildlife and neighbour amenity.

Plan reference

- 10) No construction of the proposed stable hereby permitted shall commence until the existing stable as shown on drawing Site Layout Plan 1:500 has been demolished and the resultant material removed from the site.

Reason: In order to protect the openness of the Green Belt.

**Case Officer:** Emily Farmer Tel: 01527 881657  
Email: [emily.farmer@bromsgroveandredditch.gov.uk](mailto:emily.farmer@bromsgroveandredditch.gov.uk)

# 20/00638/FUL

Land SW of Saltbay Farm, Yarnold Lane,  
Dodford, Bromsgrove, Worcestershire, B61 9JG

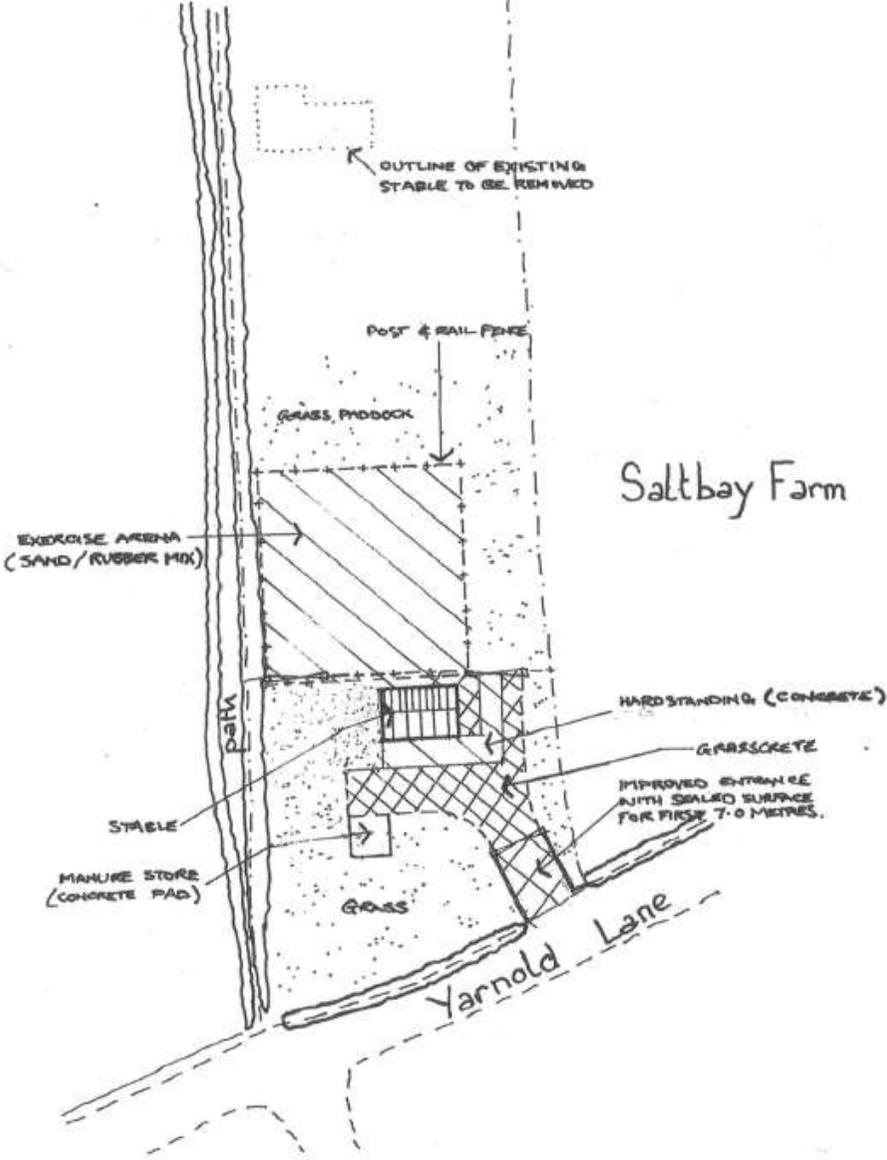
Erection of stable building, ménage, access  
improvement, construction of driveway and  
laying of hardstanding.

Recommendation: Grant

# Location Plan and Aerial View

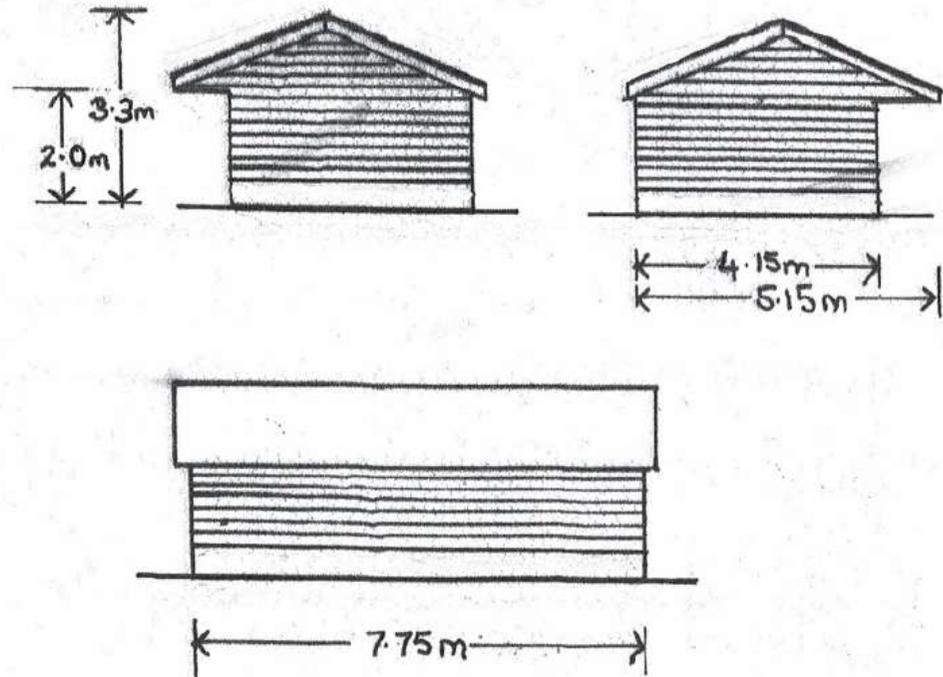
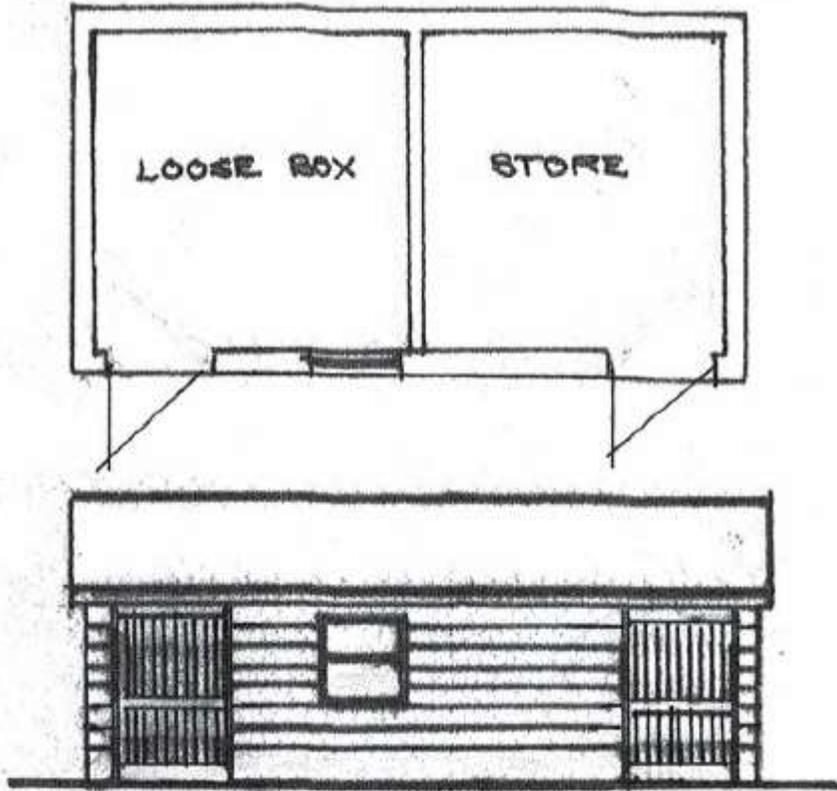


# Site Plan



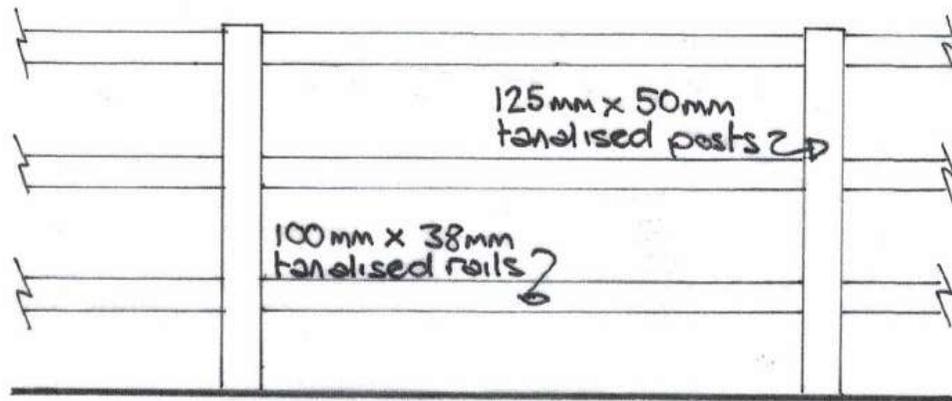
# Proposed stable

Page 50

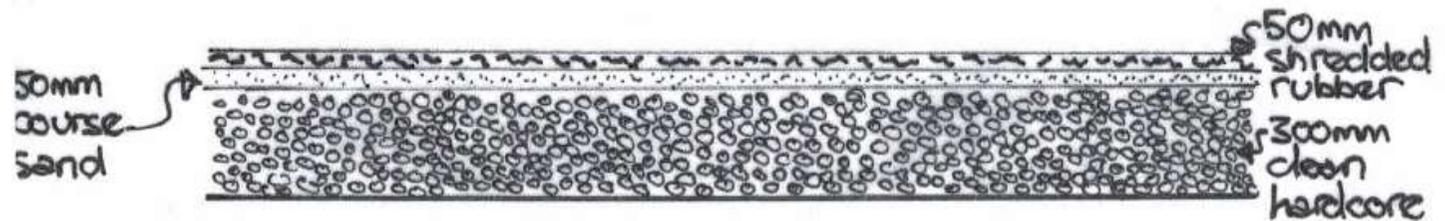


Agenda Item 6

# Ménage



Post & rail fence 1:20



Cross-section of menège 1:20

# Site Photos



Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Gary Williams	Proposed single storey side/rear extension 14 Greenhill, Burcot, Bromsgrove, Worcestershire, B60 1BJ	01.12.2020	20/01227/FUL

**This application is being reported to the Planning Committee for consideration because the applicant is a Bromsgrove District Council employee.**

**RECOMMENDATION:** That planning permission be **Granted**

## Consultations

### **Lickey And Blackwell Parish Council**

Lickey and Blackwell Parish Council object to this application as it is above the 40% extension allowance. The proposed build would also be out of character with the property and the surrounding area. We would like to know the conservation officers view on this application, especially as we have a pending application for this area to become a conservation area.

### **Conservation Officer**

- No objection
- Application site is not located within the Conservation Area (CA). Work has been done to make an assessment on whether the area should be become a CA however this is in the very early stages.
- Dwelling suitable for a Non-designated Heritage Asset as of interesting architecture and age
- The end gable/chimney feature is striking, and I would not like to see a side extension in this position
- Property difficult to extend - a low lying extension in this position likely best way to achieve an extension.

### **Arboricultural Officer**

The footprint of the proposed extension does not impact on the BS5837:2012 recommended Root Protection Area of any trees either within the site or on any adjoining land. The proposed extension does not create any long term sustainability issues in relation to any trees either within the site or on any adjoining land. Therefore I have no objection to the proposed development in relation to any tree issues.

## Publicity

One site notice was placed onsite on 28<sup>th</sup> September 2020 and expires on 21<sup>st</sup> November 2020. 4 neighbour letters were sent on 16<sup>th</sup> September 2020 and expired 9<sup>th</sup> November 2020. No third party representations have been received as a result of this publicity.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP4 Green Belt  
BDP19 High Quality Design  
BDP20 - Managing the Historic Environment

### **Others**

NPPF National Planning Policy Framework (2019)  
Bromsgrove High Quality Design SPD

## **Relevant Planning History**

11/1030	Rear single storey extension.	Granted	27.01.2012
B/2007/0282	Two storey side extension. Appeal Dismissed P1805/A/07/2058955/WF	Refused	09.05.2007
B/2008/0490	Re-Sub of planning application ref: B/07/0282 - two storey side extension.	Granted	17.07.2008

## **Assessment of Proposal**

The application site consists of a pair of individually designed semi-detached dwellings along Greenhill. The proposal is for a single storey side/rear extension to provide an additional bedroom. The extension will be mainly glazed on the rear elevation. Walls on the side and front elevation will be finished in brickwork to match the existing chimney breast on the dwelling. The extension will be finished with a flat roof and canopy. The depth of the canopy is comparable to the depth of overhang from the exposed rafters, and canopy above the front door of the house.

### **Green Belt**

The application dwelling is located in the Green Belt. New buildings in the Green Belt are inappropriate development subject to a closed list of exceptions outlined in Paragraphs 145 and 146 of the National Planning Policy Framework (NPPF). A proportionate addition to a building does fall into one of these exceptions as outlined in the NPPF. Bromsgrove Local Plan Policy BDP4 further outlines that extensions to dwellings in the Green Belt up to a maximum of 40% above the original or increases up to a maximum total floor space of 140sqm are acceptable provided that this scale of development has no adverse impact on the openness of the Green Belt.

The proposed extension increases the floor area of the dwelling from 99.26sqm to 140.46sqm. This exceeds the Councils threshold of 140sqm as outlined in BDP4 and however very minor, would constitute inappropriate development in the Green Belt.,

Inappropriate Development carries substantial weight and should not be approved except in very special circumstances. The Parish Council have raised an objection to this proposal on these grounds.

## Openness

The proposed extension sits within the existing built form of the dwelling, is low lying with a flat roof and set back from the front of the dwelling. The proposed extension is therefore not considered to be harmful to the openness of the Green Belt.

## Design

The existing dwelling is an attractive property that first appears on the OS Map in 1927. Advice has been sought from the Conservation Officer who has confirmed that this an attractive dwelling, with a striking chimney feature and should be considered a non-designated Heritage Asset (NDHA) given the historic significance of both its architecture, which has not been previously altered and its age. The applicants have outlined that this dwelling is not on the Local List and no consultation has been given for this allocation. A building is not required to be on the Local List in order to be considered a NDHA and it is a judgement to be made as part of an application. The proposed design of the extension is contemporary and therefore makes clear the old from the new. The extension has been designed to be subservient to the main dwelling and only extends from the rear elevation as to not impact on the side elevation which is both more prominent from public views and host to the chimney detailing. No objections have been raised by the Conservation Officer and the use of a simple modern addition is considered to compliment the dwelling and the street scene.

## Other matters

The footprint of the proposed extension does not impact on the BS5837:2012 recommended Root Protection Area of any trees either within the site or on any adjoining land. No objection is raised by the Tree Officer.

The application dwelling is located in a rural location however given the extension is single storey and no trees are proposed to be removed it is not considered necessary to request an ecology appraisal in this instance.

The Parish Council have raised concerns on the design of the proposal and referred to the fact that the area is subject to a pending application to be designated as a Conservation Area. The area is in very early discussions in respect of designating it a Conservation Area however at the time of making this decision the site is not designated and therefore the relevant policies do not apply.

## Planning Balance

The proposed extension is considered to be inappropriate development given it exceeds the 140sqm threshold in Policy BDP4. Inappropriate development should not be approved except in very special circumstances.

In this instance, the existing dwelling currently benefits from its Permitted Development (PD) Rights and Officers are mindful that a similar development could be achieved from a side and rear extension utilising the dwellings PD rights. The PD options available to the dwelling could both achieve a greater floor area and would utilise the side elevation which has been considered of importance to the historic significance of the dwelling by the Conservation Officer. For these reasons, and the fact that PD rights can be removed by condition with the approval of this application, it is considered that very special circumstances exist to justify the additional half a square metre proposed.

## Conclusion

In conclusion, the proposal is an appropriate design on this dwelling and very special circumstances are considered to exist to outweigh the harm identified to the Green Belt. It is also considered that the scheme would not be harmful to the non-designated Heritage Asset and no objections are raised by the Conservation Officer.

**RECOMMENDATION:** That planning permission be **Granted**

## Conditions:

- 1) The development to which this permission 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 91(1) of the Town and Country Planning 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 Materials outlined in Question 5 of the application, matching brickwork and following plans and drawings:

1066\_01 Site and Location Plans  
1066\_03 Proposed Floor Plans  
1066\_04 Proposed Elevations

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

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Class A shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the openness of the Green Belt and the historic significance of the dwelling.

## Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) The applicant is advised to be aware of their obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds and protected species such as bats when carrying out these works.

**Case Officer:** Emily Farmer Tel: 01527 881657  
Email: [emily.farmer@bromsgroveandredditch.gov.uk](mailto:emily.farmer@bromsgroveandredditch.gov.uk)

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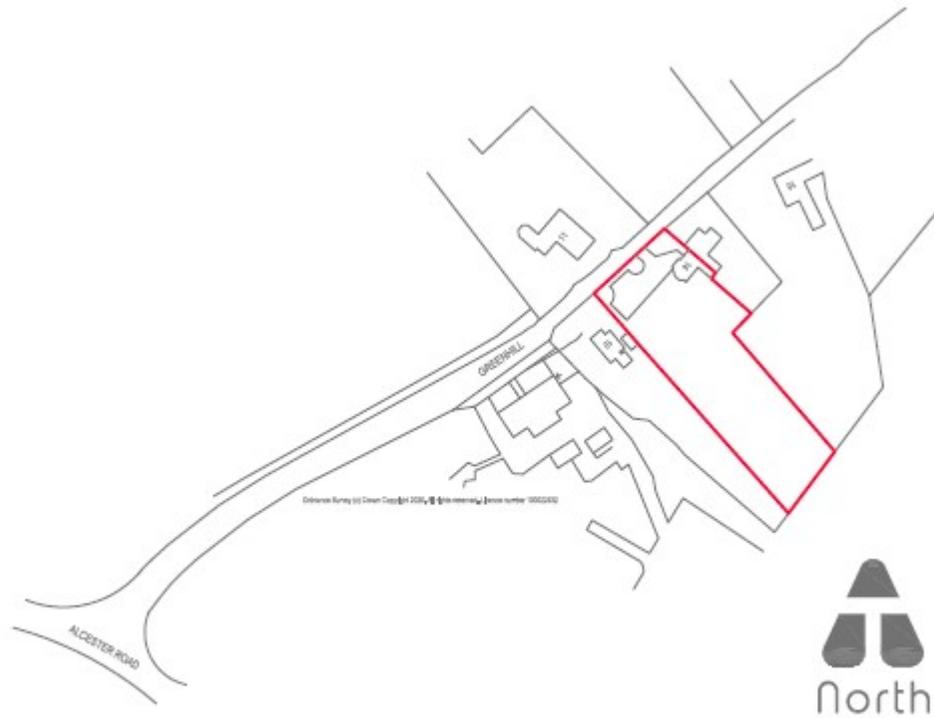
20/01227/FUL

14 Greenhill, Burcot, Bromsgrove,  
Worcestershire, B60 1BJ

Proposed single storey side/rear extension.

Recommendation: Grant

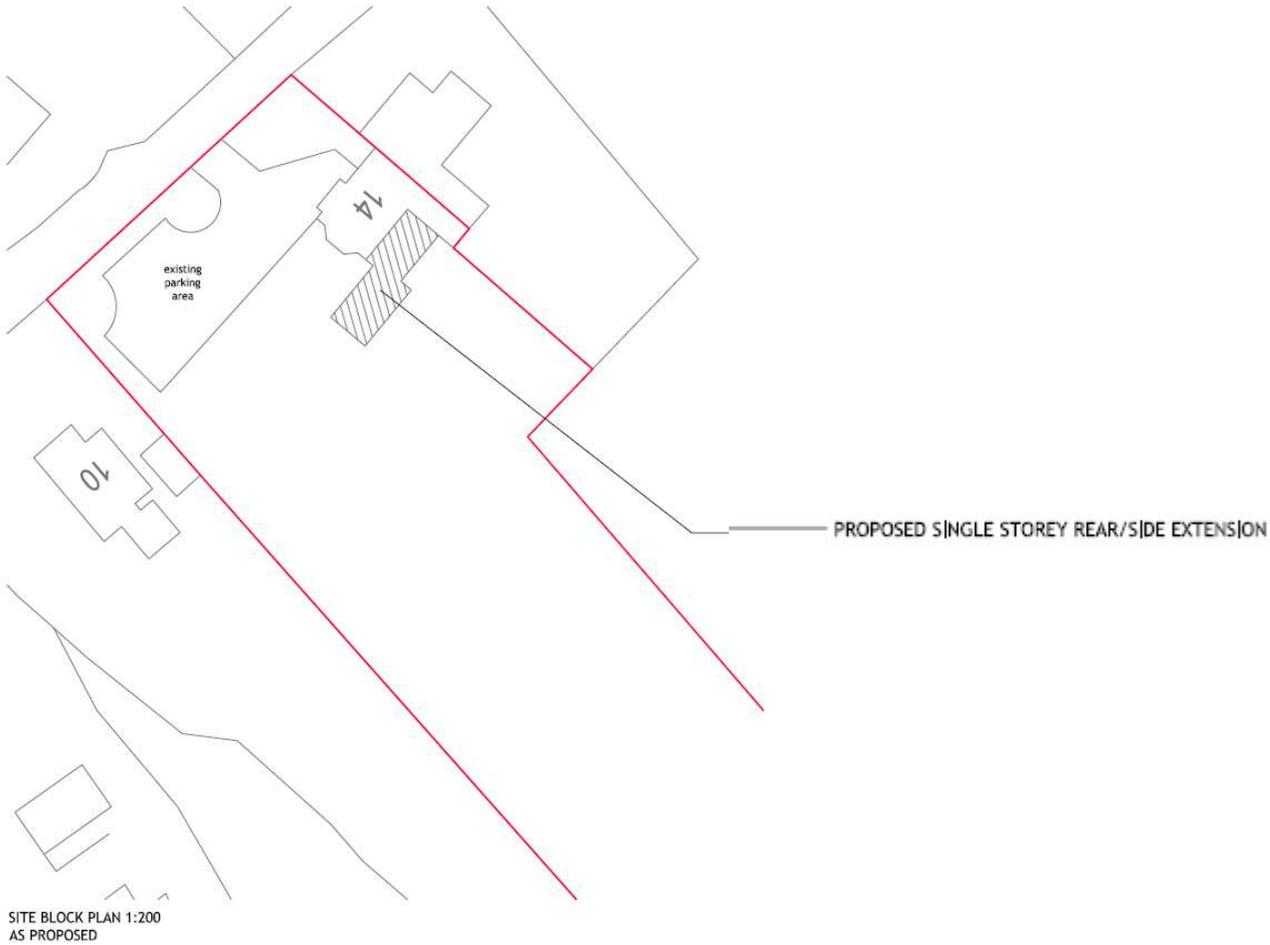
# Location Plan and Aerial View



SITE LOCATION PLAN 1:1250  
ASEXISTING



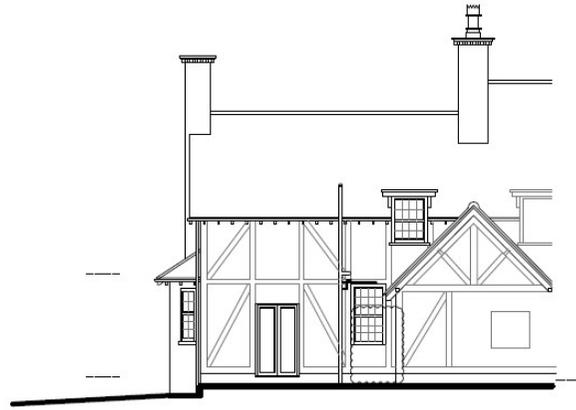
# Site Plan



# Existing Elevations



FRONT ELEVATION



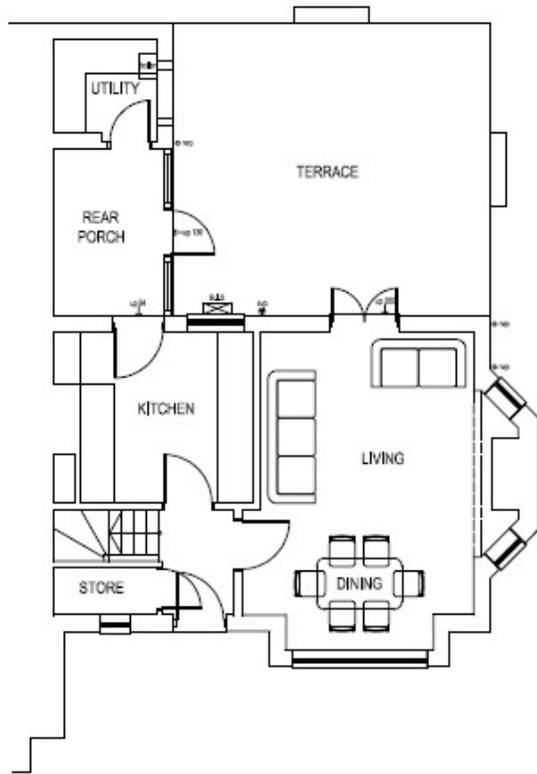
REAR ELEVATION



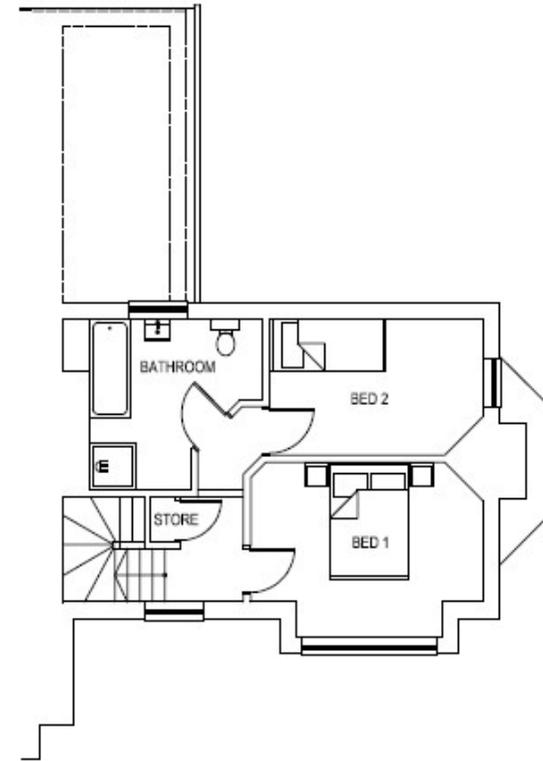
SIDE ELEVATION

# Existing Floor Plans

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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# Proposed Elevations

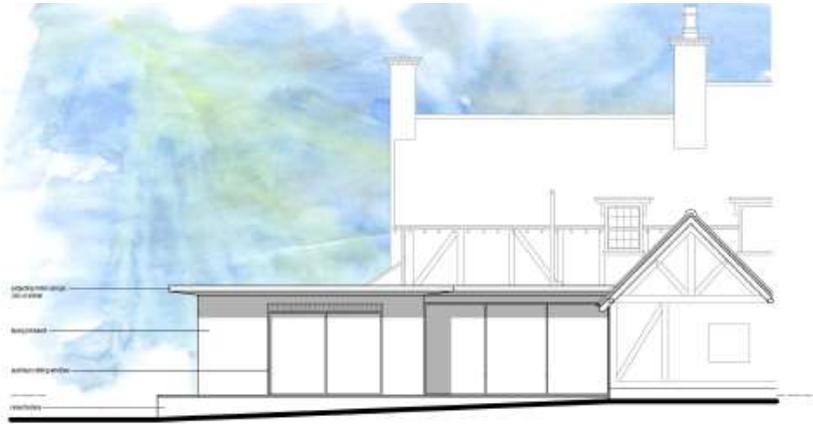
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FRONT ELEVATION



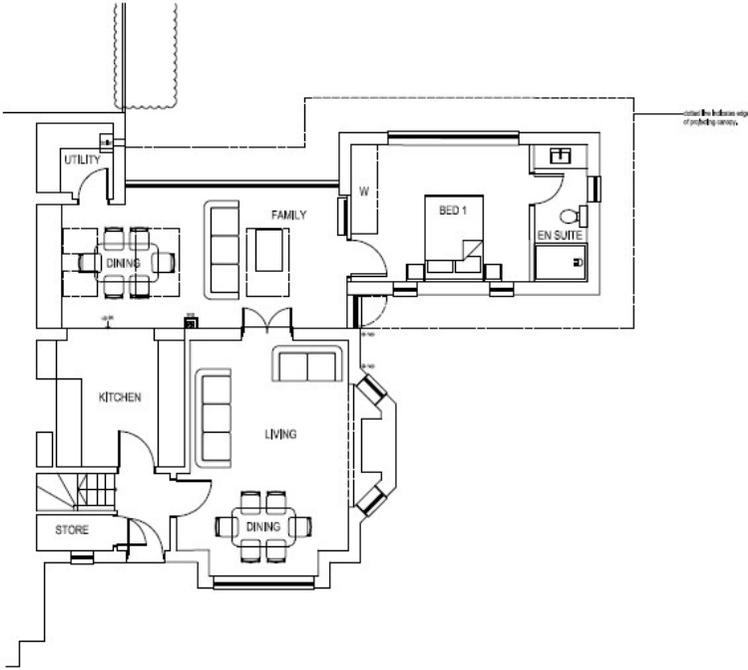
SIDE ELEVATION



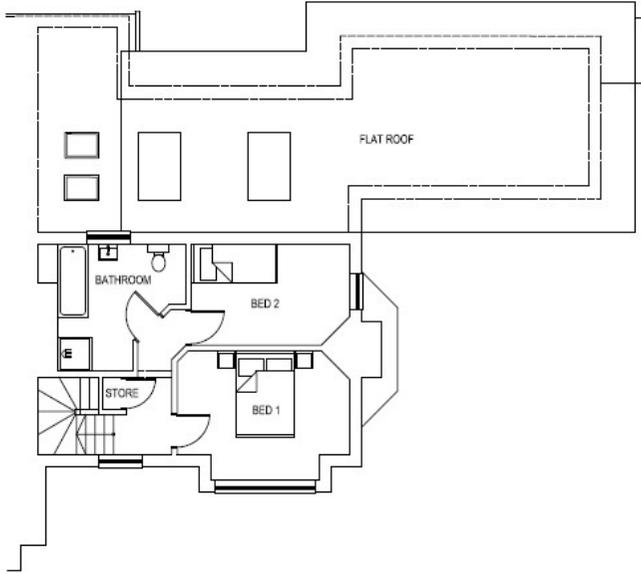
REAR ELEVATION

Agenda Item 7

# Proposed Floor Plans



GROUND FLOOR PLAN



FIRST / ROOF PLAN

# Site Photos



# Site Photos



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