



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 6TH SEPTEMBER 2021

AT 6.00 P.M.

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

MEMBERS: Councillors H. J. Jones (Chairman), P. J. Whittaker (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, S. G. Hession, J. E. King, P. M. McDonald, M. A. Sherrey 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. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 5th July, 20th July and 2nd August 2021 (Pages 1 - 28)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. Tree Preservation Order (7) 2021 Trees on land at Church View, Bear Hill, Alvechurch, B48 7JX (Pages 29 - 54)
6. Tree Preservation Order (8) 2021 Tree on Land at 4 Merriemont Drive, Barnt Green, Birmingham, B45 8QZ (Pages 55 - 68)
7. 21/00540/FUL - Proposed Dwelling - Rear of 182 and 184 Stourbridge Road, Bromsgrove, Worcestershire, B61 0AR - Mr. W. Bullock (Pages 69 - 86)

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.

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

19th August 2021

K. DICKS
Chief Executive

If you have any queries on this Agenda please contact
Pauline Ross
Democratic Services Officer

Parkside, Market Street, Bromsgrove, B61 8DA
Tel: 01527 881406
Email: p.ross@bromsgroveandredditch.gov.uk

GUIDANCE ON FACE-TO-FACE MEETINGS

Due to the current Covid-19 pandemic Bromsgrove District Council will be applying social distancing arrangements at face-to-face meetings.

Please note that this is a public meeting and is open to the public to attend. If you have any questions regarding the agenda or attached papers, please do not hesitate to contact the officer named above.

GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON

In advance of the Committee meeting, Members are encouraged to consider taking a lateral flow test, which can be obtained for free from the NHS website. Should the test be positive for Covid-19 then the Member should not attend the Committee meeting, should provide their apologies to the Democratic Services Officer and must self-isolate in accordance with national rules.

Members and officers are strongly encouraged to wear face masks during the Committee meeting, unless exempt. Face masks should only be removed temporarily if the Councillor/ officer requires a sip of water and should be reapplied as soon as possible. Hand sanitiser will be provided for Members to use throughout the meeting.

The meeting venue will be fully ventilated and Members and officers may need to consider wearing appropriate clothing in order to remain comfortable during proceedings.

PUBLIC ATTENDANCE

Members of the public will be able to access the meeting if they wish to do so. However, due to social distancing requirements to ensure the safety of

participants during the Covid-19 pandemic, there will be limited capacity and members of the public will be allowed access on a first come, first served basis.

Members of the public in attendance are strongly encouraged to wear face masks, to use the hand sanitiser that will be provided and will be required to sit in a socially distanced manner at the meeting.

It should be noted that members of the public who choose to attend in person do so at their own risk. In line with Government guidelines, any member of the public who has received a positive result in a Covid-19 test on the day of a meeting must not attend in person and must self-isolate in accordance with the national rules.

PUBLIC SPEAKING

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments. 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 Officer and will be invited to unmute their microphone and address the Committee face-to-face or via Microsoft Teams.

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

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Officer on 01527 881406 or by email at p.ross@bromsgroveandredditch.gov.uk before 12 noon on Thursday 2nd September 2021.**
- 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 face-to-face or via a Microsoft Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting via Microsoft Teams, 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 2nd September 2021.**
- 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**
- 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.**



INFORMATION FOR THE PUBLIC

Access to Information

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000 has further broadened these rights, and limited exemptions under the 1985 Act.

- You can inspect agenda and public reports at least five days before the date of the meeting.
- You can inspect minutes of the Council, Cabinet and its Committees/Boards for up to six years following a meeting.
- You can have access, upon request, to the background papers on which reports are based for a period of up to six years from the date of the meeting. These are listed at the end of each report.
- An electronic register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc. is available on our website.
- A reasonable number of copies of agendas and reports relating to items to be considered in public will be made available to the public attending meetings of the Council, Cabinet and its Committees/Boards.
- You have access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned, as detailed in the Council's Constitution, Scheme of Delegation.

You can access the following documents:

- Meeting Agendas
- Meeting Minutes
- The Council's Constitution

at www.bromsgrove.gov.uk

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 5TH JULY 2021, AT 6.00 P.M.

PRESENT: Councillors A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, H. J. Jones, J. E. King, P. M. McDonald, M. A. Sherrey (during Minute No's 1/21 to 12/21), C. J. Spencer (substitute for Councillor S. G. Hession), P.L. Thomas and P. J. Whittaker

Officers: Mr. D. M. Birch, Mr. G. Boyes, Mr. S Edden, Mr. S. Jones, Miss. C. Wood, Ms. S. Williams and Mrs. P. Ross

1/21

ELECTION OF CHAIRMAN FOR THE ENSUING MUNICIPAL YEAR

RESOLVED that Councillor H. Jones be elected Chairman of the Committee for the ensuing municipal year.

The Chairman opened the meeting and advised all those present that arrangements had been made to ensure that the meeting was held in accordance with social distancing requirements and Government guidance in respect of holding meetings at a physical location.

With the agreement of the Chairman the running order of the agenda was altered, to enable officers to present their individual reports in order to maintain social distancing measures.

2/21

ELECTION OF VICE-CHAIRMAN FOR THE ENSUING MUNICIPAL YEAR

RESOLVED that Councillor P. J. Whittaker be elected Vice-Chairman of the Committee for the ensuing municipal year.

3/21

TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

An apology for absence was received from Councillor S. G. Hession with Councillor C. Spencer in attendance as the substitute Member.

4/21

DECLARATIONS OF INTEREST

Having been advised by the Council's Legal Advisor and prior to the Committee's consideration of Agenda Item 11 (Planning Application 21/00312/FUL – 32 Lickey Square, Lickey, Birmingham, Worcestershire,

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B45 8HB. Councillor King, who had submitted comments as Ward Councillor, as summarised on page 197 of the main agenda report, left the meeting room prior to the consideration of this item.

Councillor M.A. Sherrey declared a pecuniary interest prior to the Committee's consideration of Agenda Item 13 (Planning Application 20/00443/FUL – Four Stones Restaurant, Adams Hill, Clent, Stourbridge, Worcestershire, DY9 9PS, in that she resided very near to the restaurant. Councillor Sherrey left the meeting room prior to the consideration of this item.

5/21

MINUTES

The minutes of the Planning Committee meetings held on 16th March, 22nd March, 12th April and 27th April 2021, were received.

That the minutes of the 16th March 2021, be amended at Minute No. 96/20 – Declarations of Interest, as follows:-

“Councillor A. B. L. English asked for it to be noted that in her role as a District Councillor she knew Mr. A. Bailes”.

RESOLVED that, subject to the amendment as detailed in the preamble, that the minutes of the Planning Committee meetings held on 16th March, 22nd March, 12th April and 27th April, be approved as correct records.

6/21

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

There were no Committee Updates.

7/21

TREE PRESERVATION ORDER (2) 2021 - TREES ON LAND AT 1A COLLEGE ROAD, BROMSGROVE, B60 2NE

The Committee considered a report which detailed proposals to confirm, with modification, Tree Preservation Order (No.2) 2021, relating to trees on land at 1A College Road, Bromsgrove, Worcestershire, B60 2NE.

The Senior Arboricultural Officer provided a detailed presentation, and in doing so drew Members' attention to the recommendation, as detailed on page 35 of the main agenda report.

Officers further informed the Committee that the provisional order was raised on 29th January 2021, as detailed in Appendix 1, in response to planning application 19/00894/PREAP. The layout submitted for this application would have required the loss of trees T2 Magnolia and T3 Golden Foliage Chamaecyparis Conifer of the provisional order.

Since the raising of the order this preapplication had progressed to become Planning Application 20/01574/OUT. The site layout plan of the

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existing and proposed layout of this application were detailed at Appendix 3., which still required the loss of T2 Magnolia, but allowed for the retention of T3 Golden Foliage Chamaecyparis Conifer.

Officers drew Members' attention to the objection received from A. Marlow Consulting Limited Arboricultural report, as detailed at Appendix 4, and his comments in relation to the points raised, as detailed on pages 36 and 37 of the main agenda report.

Councillor S. P. Douglas raised her concerns, having visited the site. Councillor Douglas commented that she had looked up magnolias and the definition was tree/shrub and in her opinion this tall magnolia was a tree, as it was growing from a trunk.

Councillor Douglas proposed that Members considered the original TPO whereby the magnolia was protected.

Officers responded to questions with regards to the difference in the longevity scoring, as detailed in the officers TEMPO, Appendix 5 to the report, and the TEMPO submitted on behalf of Marlow Consulting Limited, as detailed on pages 80 and 81 of the main agenda report,

Officers stated that there was an element of subjectivity and that opinions would vary. He had based his evidence on the age, condition and constraints for future development of the trees.

In response to Councillor P. J. Whittaker, officers highlighted that pre-planning application 19/00894/PREAPP would have required the loss of trees T2 – Magnolia and T3 - Golden Foliage Chamaecyparis Conifer. Outline planning application 20/01574/OUT, still required the loss of the T2 - Magnolia, but allowed for the retention of T3 - Golden Cypress.

Officers further highlighted that planning permission had been granted for planning application 20/01574/OUT, with the removal of T2 – Magnolia, and that planning permission would override a TPO.

Councillor Douglas further commented that she was not aware that planning permission had been granted, however, she would still like to see the Magnolia protected by a TPO.

An alternative recommendation was proposed and seconded that provisional Tree Preservation Order (2) 2021 on Land at 1a College Road, B60 2NE was not confirmed with modification.

On being put to the vote, the alternative recommendation was lost.

RESOLVED that provisional Tree Preservation Order (2) 2021 on Land at 1a College Road, B60 2NE be confirmed with modification as detailed in the provisional order as raised and shown at Appendix 2 to the report.

8/21

20/00643/FUL - FULL PLANNING PERMISSION FOR THE USE OF LAND FOR THE STATIONING OF 90 STATIC RESIDENTIAL PARK HOMES FOR THE OVER 55S, WITH ASSOCIATED PARKING, INTERNAL SERVICE ROADS, AND LANDSCAPING AND ACOUSTIC FENCE TO THE NORTH, EAST AND WEST BOUNDARIES - CORBETT BUSINESS PARK, SHAW LANE, STOKE PRIOR, BROMSGROVE, WORCESTERSHIRE, B60 4EA - MONGOOSE LIMITED

This application was deferred and would be brought back to a future meeting of the Planning Committee.

9/21

21/00090/FUL - PROPOSED EXTENSIONS TO DWELLING - 29 NEWFIELD ROAD, HAGLEY, STOURBRIDGE, WORCESTERSHIRE, DY9 0JR - MR. C. REES-COOKE

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor S. Colella, Ward Councillor.

Officers presented the report and in doing so informed the Committee that, the detached three bedroomed property was situated to the northern side of Newfield Road, Hagley, adjoining No. 29's boundary to the west was the semi-detached 2 storey dwelling No. 27 Newfield Road and to the east, No. 31 Newfield Road.

The property had been extended in the past by means of a largely flat roofed garage extension and a later flat roofed lounge extension together with a loft conversion.

The existing floor plans and elevations, as detailed on pages 188 to 191 of the main agenda report; submitted with the application also showed a glazed conservatory to the rear, although this had been recently removed.

It was proposed, at ground floor level, on the site of a recently removed conservatory to extend the original rear wall of the property out to the rear by 4.54 metres to form a kitchen extension. In order to accommodate the extension, a small flat roofed extension, currently forming part of the existing kitchen area would be demolished.

The extension to the rear would extend out to the furthest part of the existing lounge area, itself, as extended under planning application B/8049/1980. Above this area it was proposed to create an additional bedroom.

Further, it was proposed to erect a first-floor extension to the side of the dwelling over the existing garage in order to create further bedroom accommodation. Within the existing first floor area which existed, bedroom 1 would remain, with the remainder of the space being converted to a dressing areas and ensuite bathroom.

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Officers drew Members' attention to residential amenity and the objections received from No's 25, 27, 31 and 36 Newlands Road which had been summarised on pages 171 and 172 of the main agenda report.

Officers highlighted that, the presentation slides, as detailed on pages 194 and 915 of the main agenda report, provided diagrams to show the extent of extensions which could be added to the property both to the rear and to the side (as single storey extensions) without the occupier needing to apply for planning permission.

The Councils SPD advised that two storey extension proposals (excluding single storey extension proposals) be assessed against the 45 degree line guidance. The 45 degree line guidance derived from the Building Research Establishment (BRE) guidelines "Site Layout Planning for daylight and sunlight".

At the invitation of the Chairman, Mr. M. Muir, Mrs A. Scott addressed the Committee in objection to the Application. Mr. C. Rees-Cooke the Applicant and Ms. S. Lawrie his partner and Mr. A. Marston, Planning Agent also addressed the Committee.

The Committee then considered the Application, which Officers had recommended for approval.

Members commented that the area had different sized and shaped properties, and that the proposal would improve and enhance the street scene.

Officers responded to questions from Members with regards to the 45 degree line (guidance) and reiterated that as detailed in the report the proposal would not harm the residential or visual amenity.

RESOLVED that Planning Permission be granted subject to the Conditions as detailed on pages 176 and 177 of the main agenda report.

10/21

21/00312/FUL - PROPOSED DETACHED DWELLING HOUSE USING, PREVIOUSLY APPROVED ACCESS DRIVEWAY - 32 LICKEY SQUARE, LICKEY, BIRMINGHAM, WORCESTERSHIRE, B45 8HB - MR. P. NORTON

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor J. E. King, Ward Councillor.

Officers drew Members' attention to the Relevant Planning History, as detailed on page 200 of the main agenda report and in doing so, informed the Committee that, with regard to Planning Application 19/01388/FUL, this was post adoption of the Neighbourhood Plan and that significant weight had been given to it by the Planning Inspector. The presentation slide, as detailed on page 23 of the main agenda report, detailed the development allowed at appeal.

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Members were further informed that under consideration of planning application 20/00759/REM (Reserved Matters for 5 dwellings) to the rear of 32 to 36 Lickey Square, the density of development on the site as a whole (5 rather than 3 which would occur if planning permission were to be granted under this application) was much higher, with gardens serving the dwellings being relatively modest in comparison. Here, the occupiers would benefit from a garden area measuring approximately 400m square metres in area, which would greatly exceed the Councils minimum requirement as set out in the High-Quality Design SPD which was 70 square metres and 10.5m garden length. Therefore, officers were that the proposed dwelling would experience acceptable access to light and would not put remaining trees at undue risk of pruning in the future.

Officers highlighted that both Worcestershire County Highways and the Arboricultural Officer had raised no objections.

Officers further drew Members' attention to the Residential amenity considerations, as detailed on pages 203 and 204 of the main agenda report.

At the invitation of the Chairman, Dr. P. Ollis addressed the Committee in objection to the Application. Mr. D. Jones, Planning Agent addressed the Committee on behalf of the Applicant and Mr. S. Knock addressed the Committee, in objection to the Application, on behalf of Lickey and Blackwell Parish Council.

The Committee then considered the Application, which Officers had recommended for approval.

Officers responded to questions from Members with regards to the objections raised in respect of the separation distance and explained that the Council's High Quality Design Supplementary Planning Document (SPD) served as a guide to calculate the appropriate separation distance between habitable windows of properties that directly faced each other. It specified that a minimum separation distance of 21 metres was required where existing and proposed habitable rooms windows directly faced each other. Further details on separation distance were detailed under 'residential amenity considerations' on pages 203 and 204 of the main agenda report.

Members commented that the Appeal allowed 2 detached dwellings under Planning Application 19/01388/FUL.

Officers further responded to questions regards the proposed rear orangery.

RESOLVED that Planning Permission be granted subject to the Conditions as detailed on pages 205 to 208 of the main agenda report.

At this point in the proceedings the Chairman announced that the meeting be adjourned in order for everyone to take a comfort break.

Accordingly, the meeting stood adjourned at 19:50pm and reconvened at 20:00pm.

11/21

20/01502/FUL - INTERNAL WORKS TO FACILITATE A NEW MEZZANINE LEVEL IN THE STORAGE AND DISTRIBUTION BUILDING, APPROVED UNDER THE RESERVED MATTER, CONSENT 19/00619/REM - REDDITCH GATEWAY, LAND ADJACENT TO THE A4023, COVENTRY HIGHWAY, REDDITCH, WORCESTERSHIRE - MOMENTUM PROJECTS LIMITED

Officers informed the Committee that following the approval of Planning Application references 19/01545/REM (Stratford-on-Avon District Council) and 19/00619/REM (Bromsgrove District Council), further approval was being sought for the provision of internal works to facilitate a new mezzanine level in the storage and distribution building.

The applicant was seeking permission for the installation of a free-standing heavy mezzanine platform and a lightweight mezzanine comprising a total of 23,678sqm. The applicant had advised that heavy mezzanine would be used for purposes directly associated with the approved Class B8 usage to improve the internal functioning of the business. The lightweight mezzanine would support the conveyors which would be used to move goods and products.

Members' attention was drawn to the Highways – Bromsgrove response, Highway Impact, as detailed on page 156 of the main agenda report and Traffic as detailed on page 162 of the main agenda report.

Officers further drew Members' attention to Condition 3, as detailed on page 163 of the main agenda report,

Officers explained that due to the recent Covid-19 pandemic, construction hours had been relaxed in order to allow for longer working hours. This had worked successfully over the last few months. The mezzanine was inside the building and would improve the internal function of the approved warehouse building. No other building works were proposed that would increase the floor area.

The application was made as a stand-alone full application so as not to affect the residual amount of floor area, not currently built out and permitted under the earlier outline and extant s73 permissions, which could be drawn upon in respect of the as yet undeveloped southern parcel, in due course.

RESOLVED that Planning permission be granted, subject to the Conditions as detailed on pages 163 and 164 of the main agenda report.

12/21

21/00204/FUL - REDEVELOPMENT OF BUILDER'S YARD SITE TO PROVIDE 2 NO. SEMI-DETACHED DWELLINGS AND ASSOCIATED VEHICULAR ACCESS AND LANDSCAPING - LAND TO THE REAR OF REDHILL PLACE, HUNNINGTON, B62 0JR - MR. C. MYATT

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor K. May, Ward Councillor.

Officers presented the report and explained that the application site was a rectangular piece of land accessed off Redhill Place, a cul-de-sac on the western side of Bromsgrove Road, in Hunnington.

The most recent use of the site was a builder's yard, and the lawfulness of this use had been confirmed by a certificate of lawfulness.

The current proposal was a full planning application for the redevelopment of the site in order to provide two semi-detached three-bedroom dwellings, with associated parking.

The site lay within the Green Belt and therefore the material planning considerations with this application were whether the proposal would constitute inappropriate development within the Green Belt, the impact on the openness of the Green Belt, the sustainability of the location of the site, residential amenity, as well as a number of technical matters.

Paragraph 145 of the NPPF states that the construction of new buildings in the Green Belt should be considered inappropriate, save for a number of exceptions. Most relevant to this proposal were exceptions 145(e) and 145(g), which respectively allowed for limited infilling in villages and for partial or complete redevelopment of previously developed land that would not have a greater impact on the openness of the Green Belt. Policy BDP4.4(f) and BDP4.4(g) of the Bromsgrove District Plan broadly reiterated these policies within the NPPF.

With regards to limited infilling within a village, the NPPF did not define the term "village". However, Policy BDP2 of the Bromsgrove District Plan (BDP), provided a settlement hierarchy which listed "large" and "small" settlements within the district. Hunnington, the location of the proposal site, was not listed as a settlement within this hierarchy and was not defined by a settlement boundary on the proposals map.

Although there was a cricket club and the former Bluebird Factory to the north of Hunnington, there was a distinct absence of services and facilities that you would reasonably expect to find within a village, namely; shops, pubs, schools or a village hall. Having regard to the particular characteristics of the local area it was therefore concluded that the proposal site did not form part of a village.

In terms of the walls, gates and blockwork storage bay on site, which were included within the certificate, a previous appeal decision in

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relation to walls and gates confirmed that these types of structures should be considered a building, as Section 336 of the Town and Country Planning Act, 1990 defined “buildings” to include “any structure or erection”.

Further to the development being inappropriate by definition, the substantial combined footprint of the two dwellings, which would measure 127 square metres and the height of the two dwellings, which would measure 8.6 metres, would have a significant impact on the openness of the Green Belt. As openness was the most important attribute of the Green Belt, substantial harm was attached to this.

Officers further drew Members’ attention to the comments received from Worcestershire County Highways, with regard to ‘Highways and Sustainability of Location’, as detailed on pages 230 and 231 of the main agenda report; and ‘Planning Balance, as detailed on page 234 of the main agenda report.

At the invitation of the Chairman, Mr. O. Rider, Planning Agent addressed the Committee.

The Committee then considered the Application, which had been recommended for refusal by Officers.

Members commented that far more traffic would going into / out of the builder’s yard.

Officers responded to questions from Members with regard to “infill” and in doing so stated that with regards to “infill” that there was no definition of this within the NPPF and also referred to linear frontages, as detailed on page 228 of the main agenda report.

In response to further questions from Members, Officers clarified that Hunnington was not defined in the Bromsgrove District Plan as a settlement/village.

Members commented that several letters of local support had been received.

Some Members were familiar with the area and were not convinced that the site was unsustainable.

Whilst Members fully understood and appreciated that Officers were following planning guidance and legislation; they did however debate as to who would be affected by the harm to openness in the Green Belt and its unsustainable location.

Having considered the Officer’s report, the information provided by the public speaker, Members were of the view that the area was sustainable and that there were plenty of nearby facilities, which were also within walking and cycling distance.

Members commented that the design of the dwellings were appropriate and that they believed in the sustainability of the site and that there would not be any harm caused to the openness of the Green Belt.

Members were therefore minded to approve the application.

RESOLVED that Planning Permission be granted, subject to relevant Conditions and Informatives as appropriate.

13/21

20/00443/FUL - GLAZED SUN ROOM (PART RETROSPECTIVE) - REMOVE SLOPED ROOF AND REPLACE WITH FLAT ALUMINIUM-FRAMED GLAZED ROOF, RETAINING THE REMAINING STRUCTURE AS EXISTING - FOUR STONES RESTAURANT, ADAMS HILL, CLENT, STOURBRIDGE, WORCESTERSHIRE DY9 9PS - MESSRS AS, BS AND BS BHANDAL

Officers presented the report and highlighted that Planning Permission was granted under planning application 16/0403/FUL for 'Demolition of front sunroom and replace with new flat roof sunroom'.

The development had been implemented on site, but not in accordance with the approved drawing, as detailed on page 260 of the main agenda report. The replacement to the original sunroom/conservatory had included a dominant roof structure.

Retrospective permission was sought under planning application 17/00646/FUL to regularise the development. However, the proposal had raised issues associated with the site's location in the Green Belt and within the Clent Conservation Area and was subsequently refused. The applicant had appealed the decision, but the appeal was subsequently dismissed.

Following on from the dismissed appeal, the Council had taken enforcement action in respect to the unauthorised structure. The applicant made three appeals against the enforcement notice. The enforcement appeals were initially dismissed however, the appellant challenged the decisions in the High Court on a procedural matter. The High Court challenge was successful, and the Court had ordered the Planning Inspectorate to re-determine the enforcement appeals.

In the meantime, the applicant was also looking at alternative approaches to resolve the enforcement matter and this application was a scheme showing modifications to the sunroom to address the refusal reasons of planning application 17/00646/FUL. The modifications included the removal of the pitched roof, canopy and supports, and replacing with a lower flat roof.

Due to the unauthorised nature of the current development on site, a Legal Agreement was proposed for this scheme to ensure that the replacement works were carried out within a limited timeframe. Given

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the enforcement issues on this site, it would be appropriate to ensure the works that formed part of this application were carried out promptly within a suitable timeframe from the date of this permission. Although it was noted that the Hearing date for the enforcement appeal was fixed for 24 August 2021 and the date of the decision of the enforcement appeal was likely to be within a couple of months of the date of the Hearing.

The applicant was agreeable to a Legal Agreement and such an Agreement was currently in the process of being drafted.

An unauthorised structure existed on site at present. The works proposed under this application would be an acceptable solution to resolving the unauthorised works on site. The modifications would be more in keeping with the building and as such would be acceptable in a Conservation Area setting, whilst the scale of the development would be reduced having minimal harm on the openness of the Green Belt. The modifications proposed for the sunroom were acceptable and would be in accordance with policies in the District Plan and the NPPF.

Officers provided a verbal update, in that there had been a minor change to Condition 3, in that the materials had been included on the proposed plan. Officers further clarified that should planning permission be granted, that the Applicant would have six months to complete the work in accordance with the Legal Agreement.

RESOLVED that Planning Permission be granted, subject to the minor change to Condition 3, as detailed in the preamble above; and Conditions 1 and 2, as detailed on pages 254 and 255 of the main agenda report.

The meeting closed at 8.50 p.m.

Chairman

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

TUESDAY, 20TH JULY 2021, AT 6.03 P.M.

PRESENT: Councillors P. J. Whittaker (Vice-Chairman in the Chair), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass (substitute for Councillor H. J. Jones), J. E. King, M. A. Sherrey, P.L. Thomas and S. A. Webb (substitute for Councillor S. G. Hession)

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Mr. D. Edmonds, Ms. S Williams, Miss. E. Farmer, Mr. S. Edden, Mr. A. Sukvinder, Worcestershire County Council, Highways and Mrs. P. Ross

14/21

TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

The Chairman opened the meeting and advised all those present that arrangements had been made to ensure that the meeting was held in accordance with social distancing requirements and Government guidance in respect of holding meetings at a physical location.

Apologies for absence were received from Councillor P. M. McDonald, Councillor S. G. Hession with Councillor S. Webb in attendance as the substitute Member and Councillor H. J. Jones with Councillor M. Glass in attendance as the substitute Member.

15/21

DECLARATIONS OF INTEREST

Councillor A. B. L. English declared an other disclosable interest prior to the Committee's consideration of Agenda Item No.5 - (Planning Application – 21/00302/FUL - High Brow, Rowney Green Lane, Rowney Green, Birmingham, Worcestershire, B48 7QP), (Minute No. 18/21), in that she supported the proposal. Councillor English left the meeting room prior to the consideration of this item.

Councillor M. S. Sherrey declared in relation to Agenda Item No. 6 – (Planning Application 21/00556/FUL – Mossett Cottage, Third Road, Bromsgrove, Worcestershire, B61 0BT), (Minute No. 19/21), in that she would be addressing the Committee for this item as Ward Councillor under the Council's public speaking rules. Following the conclusion of public speaking, Councillor M. A. Sherrey took no part in the Committee's debate nor voting on this matter.

16/21

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

The Vice-Chairman announced that a Committee Update had been circulated to all Planning Committee Members prior to the meeting commencing.

The meeting stood adjourned for a short while whilst the Vice-Chairman read the Committee Update.

17/21

20/00739/CPL - APPLICATION FOR A CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT FOR A TWO STOREY REAR EXTENSION AND DETACHED GARDEN STORE AT 2 THICKNALL RISE, HAGLEY - MR. D. SIKHAM

Officers informed the Committee that the assessment of applications for Lawful Development Certificates were based on the accuracy of the information supplied by the applicant.

Since issuing the Certificate, evidence had emerged from members of the public that the applicant may not own the whole of the land edge, as detailed on page 6 – Site Location Plan, in the main agenda report.

It had been confirmed via a Land Registry Search, as detailed on page 7 – Land Registry Ownership Plan, of the main agenda; that a triangular piece of land, probably forming the visibility splay of the junction of Thicknall Rise with Newfield Road, was not owned by the applicant. Broadly, the northern alignment of this triangular piece of land until the last couple of years was marked by a low picket fence. The applicant's planning professional advisor stated that the site location plan was submitted in 'good faith' based on what was understood to be land within the applicant's ownership and was a 'simple oversight' and not a deliberate attempt to provide false information or to mislead the Council.

In light of these facts the proposed detached garden store, with a 4 metre high ridged roof, would be less than 2 metres from the southern ownership boundary, and therefore not fall with the tolerances within Schedule 2, Part 1, Class E.1 (e)(ii) of the Town and Country Planning (General Permitted Development (Amendment) (England) Order 2015 (GPDO).

The applicant had since submitted a new application for a Certificate of Lawfulness of proposed use or development (CLOPUD) this time with the proposed detached garage in the same position, but with a maximum height of 2.5 metre. This application was under consideration.

RESOLVED that the Certificate of Lawful Proposed Development for a two storey rear extension and detached garden store at 2 Thicknall Rise, Hagley, Stourbridge, Worcestershire, DY9 0LQ, issued on 13th November 2020, reference 20/00739/CP, be revoked.

18/21

21/00302/FUL - PROPOSED DETACHED DOUBLE GARAGE - HIGH BROW, ROWNEY GREEN LANE, ROWNEY GREEN, BIRMINGHAM, WORCESTERSHIRE B48 7QP - MR. C. OAKLEY

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor A. B. L. English, Ward Councillor.

Officers presented the report and in doing so informed the Committee that, permission was being sought for a double garage measuring approximately 5.3 x 5.7 metres. The garage would have a hipped roof and would be finished in brick and tiles to match the existing bungalow. The garage would be positioned in the front garden of the property.

Policy BPD4 of the District Plan would apply as well as Paragraph 143 of the National Planning Policy Framework (NPPF) which stated that inappropriate development was by definition harmful and should not be approved except in very special circumstances. Paragraph 145 of the NPPF stated that the construction of new buildings in the Green Belt shall be regarded as inappropriate development except where certain exceptions apply. The garage would not fall within in any of the exceptions set out within either the Framework or Policy BDP4 of the District Plan and would therefore represent inappropriate development within the Green Belt.

Paragraph 133 of the Framework identified that openness was one of the essential characteristics of Green Belts, along with permanence. The Courts had confirmed that the openness of the Green Belt had a spatial aspect as well as a visual aspect. The building would be located in the front garden of the bungalow and would be highly visible from the streetscene. Given its scale, the proposal would be experienced both visually and spatially. As such the proposed development would compromise the openness of the Green Belt, which would be reduced both physically and visually. Whilst the loss of openness would be limited, harm to the Green Belt would occur. This matter carried substantial weight.

Members' attention was drawn to the Applicant's very special circumstances as summarised on pages 12 and 13 of the main agenda report.

The officer's response to the arguments put forward by the Applicant were detailed on pages 13 and 14 of the main agenda report.

Officers further stated that the proposal conflicted with Policy BDP4 of the District Plan, which amongst other things limited development within the Green Belt. The very special circumstances submitted did not outweigh the harm identified to the Green Belt.

The design of the proposal had been considered against Policy BDP19 and guidance set out in the High Quality Design SPD. Whilst the

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general design of the proposal may be acceptable, due to the pattern of development locally, the positioning of the garage would consequently appear unduly prominent within the streetscene thereby materially harming the character of the area having an unacceptably adverse impact upon the character of the streetscene.

Alvechurch Neighbourhood Plan referred to proposals reflecting the identity of the local setting, by way of height, scale, spacing and layout, following established building lines and streetscene arrangements for front gardens. Particular reference was made in respect to garages under Policy H4.8j which encouraged garages to be set back from the street frontage. The proposal would conflict with this policy of the Alvechurch Neighbourhood Plan.

Alvechurch Parish Council did not object to the proposal, and whilst there was a joint letter of support from 6 neighbours, there was a letter of objection in respect to the impact of the development on the streetscene and harm to the openness of the Green Belt.

At the invitation of the Chairman, Mr. K. Coombes, the Applicant's agent addressed the Committee on behalf of the Applicant.

The Committee then considered the Application, which officers had recommended be refused.

In response to Members, officers clarified that the applicant could still implement the garage that had formed part of the approval under reference B/2000/0310. The garages were not like for like, the approved garage was more of a single garage, and whilst it was set forward from the front of the wall of the bungalow, the garage was still attached to the house and set back from the road, restricting its impact on the openness of the Green Belt as well as the streetscene in general.

Some Members questioned as to who would be affected by the proposal. Alvechurch Parish Council had not objected. A joint letter of support from 6 neighbours had also been received and surely, they would be affected by the proposal.

Members also commented that there were similar houses with detached garages, sat in this Green Belt area and that a lot of the vegetation would be retained, which would hide the double garage.

Members were mindful that the application before them did breach the Council's High Quality Design SPD, as detailed on pages 13 and 14 of the main agenda report and that there were no very special circumstances.

Therefore, Members were minded to refuse planning permission.

RESOLVED that Planning Permission be refused for the reasons, as detailed on pages 14 and 15 of the main agenda report.

19/21

21/00556/FUL - ALTERATIONS TO EXISTING DETACHED GARAGE BUILDING TO CREATE RESIDENTIAL ANNEX TOGETHER WITH ERECTION OF A GLAZED LINK CONNECTING THE GARAGE BUILDING AND DWELLINGHOUSE AND ERECTION OF A DOMESTIC STORE ROOM - MOSSETT COTTAGE, THIRD ROAD, WILDMOOR, BROMSGROVE, WORCESTERSHIRE, B61 0BT - MR. & MRS. I & A DUNNAKER

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor K. May, Ward Councillor.

Officers presented the report and in doing so informed the Committee that, the application was for alterations to the existing detached garage building onsite to create a residential annexe together with the erection of a glazed link connecting the garage building and dwelling house and erection of a domestic store room to the rear. The annexe was proposed for the applicant's elderly parents to occupy.

The application site was located within the Green Belt.

The existing dwelling had been extended on a number of occasions as detailed in the Planning History, on page 26 of the main agenda report. The applicants outline in their Planning Statement that the dwelling had been previously extended by 116% above the original. This figure did not include the detached garage which was granted planning permission in 1985. Including the garage, the dwelling had been extended well above the 40% and as such any further additions to the building should be considered as inappropriate development in the Green Belt. The current proposal added a further 12sqm in floor space which was a further 10% above the original.

The glazed link was small in scale and sited between the two buildings. In addition to this, the store to the rear was in the position to the existing external staircase. For these reasons, the proposal was considered to have minimal impact on openness.

The applicants had put forward justification for the extensions on the grounds that the proposed accommodation was required for the occupation of the applicant's parents who were in need of care. Also outlining it reasonable and necessary for the link to be provided to allow safe access to the main dwelling.

The garage could be converted without the glazed link and without the store to the rear. Although it was appreciated that the parents would need safe access to the main dwelling, the small distance from the building and level ground between the buildings does not make the requirement for this link essential for the proposed use. This link was considered a preference not a necessity and did not prevent the garage being converted for the family's needs.

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Officers concluded and stated that the proposed extensions amounted to inappropriate development in the Green Belt and although small in scale; taking into consideration the extensive planning history, the proposed extensions were to be considered disproportionate to the original dwelling. As stated during the course of the meeting, including the garage, the dwelling had been extended 186% above the original.

At the invitation of the Chairman, Mr. I. Dunnaker, the Applicant addressed the Committee. Councillor M. Sherrey, on behalf of Councillor K. May, Ward Member, also addressed the Committee.

The Committee then considered the Application, which officers had recommended be refused.

In response to questions from the Committee, officers clarified that the internal alterations to the garage did not require planning permission for the use as an annexe, so the garage could be converted. In terms of the two doors that linked the properties, they could be done under Class A permitted development rights. As detailed in the officer's report, the link was not essential for the proposed use. Glazed links often included lighting which made it more visible from the street scene.

Members commented that as highlighted in the officer's report, that the glazed link was small in scale and felt that it would not have an impact on the Green Belt or streetscene and that the link would provide a safe access for the elderly parents in inclement weather conditions.

Officers reiterated that although the glazed link was small in scale, Members needed to consider the cumulative impact, and that the dwelling had been extended 186% above the original. In response to Members questioning how the development had been extended to 186% above the original, officers stated that Green Belt policy had evolved since 1983 and that the previous extensions were historic, as detailed in the relevant planning history on page 26 of the main agenda report.

Members agreed that this did cause them some conflict, as the proposed development would add an additional 10% and some Members commented that the Committee should adhere to policies.

In response officers highlighted that the NPPF did not define what percentage was inappropriate development, however Policy BDP4.4 of the adopted Bromsgrove District Plan permitted extensions to existing residential dwellings up to a maximum of 40% increase of the **original** dwelling.

However, some Members also commented that the historic extensions had been approved when the maximum 40% increase was not a requirement.

Members also commented that there was also a need for families who wanted to provide suitable accommodation for elderly parents.

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Some Members reiterated that in their opinion the proposed development would not impact on the Green Belt or streetscene; and as detailed on page 25 of the main agenda report, that letters of support had been received.

An Alternative Recommendation was proposed that planning permission be granted, on the grounds that the family circumstances constituted to very special circumstances that outweighed the inappropriate development and harm to the Green Belt; and that the proposed small development would provide suitable accommodation for their elderly parents. Members further agreed that the following Conditions be included:-

- that the 'Occupation of the development hereby approved shall be limited to the Landowner (and any resident dependent of the landowner) and cannot be sold independently to the site'; and
- the removal of Class A and E Permitted Development rights.

RESOLVED that Planning Permission be granted, subject to:-

- a) authority be delegated to the Head of Planning and Regeneration to determine the final detailed wording of Conditions, and
- b) that two additional Conditions be included, as detailed in the preamble above.

20/21

21/00540/FUL - PROPOSED DWELLING, REAR OF 182 AND 184 STOURBRIDGE ROAD, BROMSGROVE, WORCESTERSHIRE, B61 0AR - MR. W. BULLOCK

This application was withdrawn from the Agenda.

At this point in the proceedings the Chairman announced that the meeting be adjourned in order for everyone to take a comfort break.

Accordingly, the meeting stood adjourned at 19:07pm and reconvened at 19:13pm.

21/21

21/00711/OUT - OUTLINE APPLICATION FOR UP TO 10 DWELLINGS, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS - LAND OFF WITBYBED LANE, WITBYBED GREEN, ALVECHURCH, WORCESTERSHIRE - MR. C. BRAIN

Officers reported that 5 further letters in objection to the application had been received and that the comments received were covered by the representations as summarised on pages 62 and 63 of the main agenda report. An amendment to Worcestershire County Council, (WCC) Highways comments, as detailed on page 58 of the main agenda report, that no footpath or streetlighting existed for a distance of 70 metres. The

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amended (and correct) statement was that no footpath existed for a distance of between 45 and 50 metres. It was conceded that one streetlight did exist at a distance of approximately 60m to the east of the sites proposed entrance beyond the railway bridge. Further, a single streetlight existed near to the proposed access point. The above did not however alter the view of WCC Highways that the site was in an unsustainable location for the reasons stated within the report. The applicant's agent had provided letters to the planning department written in support of the application. Letters 1, 2, 3 and 4 and the officers' responses to those letters; were detailed in the published Committee Update, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers clarified that the Application had been brought to the Planning Committee for consideration as it was a Major development (10 dwellings).

Officers presented the report and in doing so informed the Committee that the Outline application was for up to 10 dwellings with all matters reserved except for access.

The site was a field which was a semi-rural and unsustainable location off an unclassified lane. The site benefitted from an access point with substandard visibility and with overgrown vegetation which impeded visibility. Witherbyed Lane in the vicinity of the proposed development site did not benefit from footpaths or street lighting and no parking restrictions were in force in the vicinity. However, 70m to the east of Witherbyed Lane, starting from the bridge, was the beginning of a single footpath. The site was not located within walking distance of amenities, bus route and stops via a route with suitable infrastructure for the residents. Alvechurch Railway Station was located approximately 800m from the proposed development.

Pages 58 and 59 of the main agenda report listed the amenities located and the vehicular access issues.

The sites planning history was limited. Planning permission was granted in 1995 for the retention of buildings in relation to equine uses.

The site fell outside the Alvechurch village settlement as defined in the Bromsgrove District Plan.

Page 66 of the main agenda report detailed highway safety, which highlighted that Witherbyed Lane was a narrow country lane with no pavements and streetlighting.

Officers had not identified any very special circumstances necessary, and none had been put forward to justify the demonstrated harm to the Green Belt.

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Officers drew Members' attention to the reasons for refusal, as detailed on page 69 of the main agenda report.

At the invitation of the Chairman, Mr. C. Brain, the Applicant addressed the Committee.

The Committee then considered the Application, which officers had recommended be refused.

Officers explained that, as detailed on page 66 of the main agenda report; that the Council accepted that it did not have an up to date 5 year housing supply. However, the National Planning Policy Framework indicated that the presumption in favour of sustainable development did not apply where the application of policies that protect areas or assets of particular importance provided a clear reason for refusing the development proposed. Green Belt was an example of such areas/assets, and the proposal would be inappropriate development in accordance with the policy.

Members commented that the reasons for refusal were comprehensive. However, some Members disagreed with the inclusion of 'Reason for Refusal number 2'. The proposed development was right next door to a built up area with access to the train station / bus stops; and was within walking distance to Alvechurch schools. Members commented that it was not unsustainable.

In response, WCC Highways officer stated that the proposed development was unsustainable. Withybed Lane was a narrow country lane, no footpath existed for a distance of between 45 and 50 metres and only one streetlight existed at a distance of approximately 60m to the east of the sites proposed entrance. The bus stop was located approximately 470m away and was not a frequent service. The train station was approximately 850m away.

Some Members further commented that they were not in agreement that the proposed development was in an unsustainable location.

Members further commented that, as highlighted by WCC, Highways, as detailed on page 58 of the main agenda report; that they agreed that there was insufficient evidence from the applicant with regard to speed surveys and visibility splays.

An Alternative Recommendation was proposed with regards to the 'Reasons for Refusal', in that Reason 2 be deleted.

RESOLVED that Planning Permission be refused for Reasons 1, 3 and 4, as detailed on page 69 of the main agenda report, and that Reason 2 be deleted.

The meeting closed at 7.33 p.m.

Chairman

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 2ND AUGUST 2021, AT 6.00 P.M.

PRESENT: Councillors H. J. Jones (Chairman), P. J. Whittaker (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, H. D. N. Rone-Clarke (substitute for Councillor P. M. McDonald), M. A. Sherrey, P.L. Thomas and S. A. Webb (substitute for Councillor S. G. Hession)

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Mr. G. Boyes and Mrs. P. Ross

22/21

TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

The Chairman opened the meeting and advised all those present that arrangements had been made to ensure that the meeting was held in accordance with social distancing requirements and Government guidance in respect of holding meetings at a physical location.

Apologies for absence were received from Councillor J. E. King, Councillor P. M. McDonald, with Councillor H. Rone-Clarke in attendance as the substitute Member and Councillor S. G. Hession with Councillor S. Webb in attendance as the substitute Member.

23/21

DECLARATIONS OF INTEREST

Councillor A. B. L. English declared in relation to Agenda Item No.4 - (Tree Preservation Order (5) 2021, Trees on Land West of Redditch Road, (Minute No. 25/21), in that she would be addressing the Committee for this item as Ward Councillor under the Council's public speaking rules. Following the conclusion of public speaking, Councillor A. B. L. English took no part in the Committee's debate nor voting on this matter.

24/21

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

The Chairman informed the Committee that Agenda Item number 7 – Planning Application 21/00561/FUL - 2 Dellow Grove, Alvechurch, Worcestershire, B48 7NR had been withdrawn from the agenda.

The Chairman announced that a Committee Update had been circulated to all Planning Committee Members prior to the meeting commencing.

25/21

TREE PRESERVATION ORDER (5) 2021 - TREES ON LAND WEST OF REDDITCH ROAD, ALVECHURCH, NGR - 4029090-272065

The Chairman further informed the Committee that a Supplementary Agenda pack had been issued for Agenda Item number 4 – Tree Preservation Order. An incorrect report title was shown on the original report and on the agenda facing sheet.

The Committee considered a report which detailed proposals to confirm, with modification, Tree Preservation Order (No.5) 2021, relating to the protection of trees on Land West of Redditch Road, Alvechurch, National Grid Reference (NGR) 4029090 – 272065.

The Senior Arboricultural Officer provided a detailed presentation, and in doing so drew Members' attention to the recommendation, as detailed on page 1 of the main agenda report.

Officers further informed the Committee that the provisional order was raised on 3rd March 2021, as detailed in Appendix 2 to the report; due to improvements having been made to the access point to the site off the Redditch Road and the beginning of storage of building and site management materials on the site.

On inspection it was noted that there were trees within the site marked with pink paint spots, which was generally a mark recognised to highlight trees targeted for removal. Land Registry checks showed that the site was under the ownership of a local builder and therefore the concern was that there was a potential risk that the site could be targeted for development. The site owner had verbally confirmed that he had no objections to the order being raised.

Officers drew Members' attention to the objection received and an Arboricultural report from Mr. Mark Chester of Cedarwood Tree Care on behalf of Mr. M. Smith, as detailed at Appendix 3 to the report; and the officer's comments in relation to the points raised, as detailed on pages 2 and 3 of the main agenda report.

Officers concluded that the trees within the order were in part visible from the main path and carriageway of Redditch Road and feeder road serving properties 18-28 Redditch Road and therefore offering a suitable degree of visual amenity value when viewed from a publicly accessible area and also added greatly to the character of the area.

At the invitation of the Chairman, Councillor A. B. L. English, Ward Member, addressed the Committee

Officers responded to questions with regards to Ash Dieback.

RESOLVED that provisional Tree Preservation Order (5) 2021 on Land West of Redditch Road, Alvechurch, NGR 4029090-272065, be confirmed with modification as detailed in the provisional order as raised and shown at Appendix 1 to the report. The modification related to tree T8 of the order, as detailed at Appendix 2 to the report, which was wrongly listed in the provisional order as an Ash tree when it was an Oak tree.

26/21

21/00652/FUL - PROPOSED SUI GENERIS BUILDER'S MERCHANT WITH TRADE COUNTER AND ANCILLARY STORAGE, EXTERNAL STORAGE OF MATERIALS AND DISPLAY AREA, PARKING, LIGHTING COLUMNS, PERIMETER FENCING, HARD AND SOFT LANDSCAPING - LAND AT BUNTSFORD GATE BUSINESS PARK, BUNTSFORD DRIVE, BROMSGROVE, WORCESTERSHIRE - MR. A. HAYTON

Officers reported that comments had been received from Worcestershire Regulatory Services (WRS) with regards to the submitted noise impact assessment and the proposed lighting scheme. The Conservation Officer with regard to the Grade II Listed Building Tan House Farm; Updated Planning Conditions 2 and 3 (as referred to on pages 38-41 of the main agenda report) and an additional Condition 14; as detailed in the published Committee Update, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers clarified that the Application had been brought to the Planning Committee for consideration as it was a Major development.

Officers presented the report and in doing so clarified that on 20th July 2021, the Ministry of Housing released an updated version of the NPPF which replaced the 2019 version. The report before Members reflected the updated 2021 version of the NPPF.

The application proposed Sui Generis Builder's Merchant with Trade Counter and ancillary storage, external storage of materials and display area, parking, lighting columns, perimeter fencing, hard and soft landscaping.

The proposed builders merchants were akin to a warehouse (Class B8) use but also had unique characteristics due to the type of goods it stocked and the level of outside storage which distinguished it from other warehouses and made it a 'sui generis' use. In this case, there was no potential user identified for the unit, but it was anticipated that the site would generate 15-20 new full time jobs.

The application site was located within Buntsford Hill Business Park which was allocated as Designated Employment Land within the Bromsgrove District Plan 2011-2030. The existing site was an undeveloped plot within the business park with an existing access adjacent to a car dealership and office building with car park.

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The site was within the designated employment lane which bounded onto the Green Belt. To the south west of the site were two Listed Buildings: Tan House Farm a Grade II listed farmhouse and to the west a Grade II listed barn.

It was accepted that in this instance that the proposed sui generis use would fulfil the purpose of BDP14 in allocating land for employment purposes and would not harm the vitality and viability of the nearby town centre.

Officers drew Members' attention to the comments from Worcestershire County Council, Highways, as detailed on page 37 of the main agenda report.

Officers concluded that the proposed development was in accordance with the relevant policies of the Bromsgrove District Plan and could be properly characterised as sustainable development for the purposes of the NPPF. The proposal would bring a long term vacant site into use and would provide employment opportunities.

Officers responded to questions from Members with regard to the levels on the site.

Members also noted that WCC, Highways had not raised any objections to the application and had commented that the applicant had provided sufficient car parking and cycle parking.

RESOLVED that Planning Permission be granted, subject to:-

- a) authority be delegated to the Head of Planning and Regeneration to determine the planning application subject to the satisfactory views of Worcestershire Regulatory Services and Conservation; (it was noted that satisfactory views had been received, as detailed in the Committee Update); and
- b) authority be delegated to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of Conditions, as detailed on pages 38 to 41 of the main agenda report, with amended Conditions 2 and 3 and additional Condition 14, as detailed in the Committee Update.

27/21

21/00699/FUL - PROPOSED EMPLOYMENT UNIT (INDUSTRIAL, RESEARCH AND DEVELOPMENT, GENERAL INDUSTRIAL, STORAGE AND DISTRIBUTION UNDER USE CLASSES E(G) (EXCLUDING OFFICES UNDER E(G)(I)), B2 AND B8), ACCESS, PARKING, SERVICE YARDS, LANDSCAPING AND ASSOCIATED DEVELOPMENT INFRASTRUCTURE. PLOT 5, THE COFTON CENTRE, GROVELEY LANE, COFTON HACKETT, WORCESTERSHIRE, B31 4PT - ST MODWEN DEVELOPMENTS LTD

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Officers reported that comments had been received from North Worcestershire Water Management who had no objections to the application subject to a drainage condition being added, Updated Planning Conditions (as referred to on pages 58-62 of the main agenda report) with an additional drainage Condition 10. There were no objections from Worcestershire County Council, Highways, as detailed in the published Committee Update, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers clarified that the Application had been brought to the Planning Committee for consideration as it was a Major development.

Officers presented the report and in doing so highlighted that the proposal was for a proposed employment unit (Industrial, research and development, general industrial, storage and distribution under Use Classes E(g) excluding Offices under E(g)(i), B2 and B8), access, parking, service yards, landscaping and associated development infrastructure.

Officers responded to questions from Members and clarified the Classes.

Officers further explained that the site formed part of the existing Cofton Centre employment site, which was accessed directly from Groveley Lane and shared an existing driveway that served a number of existing buildings.

The application proposal related to the southernmost part of the Cofton Centre and a final development plot which was currently used on a temporary basis for car storage by a lease car fleet management company. It was almost entirely hard surfaced with some limited landscaping to its northern boundary.

The application site had been allocated as Designated Employment Land within the Bromsgrove District Plan 2011-2030 as well as within the Longbridge Area Action Plan (AAP).

The proposed development benefitted from an extant outline planning permission which encompassed part of the wider Cofton Centre site.

A separate HGV and car park entrance would eliminate a conflict between delivery vehicles and car traffic. The application sought approval for 142 car parking spaces (including 7 accessible spaces within proximity of the ancillary office entrance).

The proposed building had the potential to generate between 310 and 389 full time equivalent jobs.

At the invitation of the Chairman, Mr. J. Tait, the Planning Agent, addressed the Committee via Microsoft Teams.

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The Committee then considered the Application, which Officers had recommended for approval.

Members commented that they were pleased to see that the design was to high environmental standards.

Officers responded to questions with regard to Condition 9, as detailed on page 62 of the main agenda report, explaining that in September 2020 there were amendments made to the planning regulation which included changes of the classification of uses of property. Class A, B1 and D1 and the new Class E.

Members also queried the wording of Condition 9, namely 'no part of the buildings shall not be used for these use classes', was 'shall not correct?

Officers agreed to seek clarification from the Case Officer, who had been unable to attend the meeting.

RESOLVED that Planning Permission be granted, subject to:-

- a) authority be delegated to the Head of Planning and Regeneration to determine the planning application subject to the satisfactory views of Worcestershire County Council, Highways and North Worcestershire Management; (it was noted that satisfactory views had been received, as detailed in the Committee Update); and
- b) authority be delegated to the Head of Planning and Regeneration to agree the wording of Condition 9, as discussed in the preamble above.

28/21

21/00561/FUL - CONSERVATORY ON THE REAR ELEVATION (PART RETROSPECTIVE). 22 DELLOW GROVE, ALVECHURCH, WORCESTERSHIRE, B48 7NR - MR. M. FOOTES

This application was withdrawn from the Agenda.

The meeting closed at 6.45 p.m.

Chairman

PLANNING COMMITTEE

6th September 2021

Bromsgrove District Council Tree Preservation Order (7) 2021 Trees on land at Church View, Bear Hill, Alvechurch B48 7JX

Relevant Portfolio Holder	Cllr A. Sherry
Portfolio Holder Consulted	No
Relevant Head of Service	Head of Planning and Environmental Services
Ward(s) Affected	Alvechurch
Ward Councillor(s) Consulted	No
Non-Key Decision	

1. SUMMARY OF PROPOSALS

- 1.1 The Committee is asked to consider the confirmation without modification of Tree Preservation Order (7) 2021 relating to Trees on land at Church View, Bear Hill, Alvechurch B48 7JX.

2. RECOMMENDATIONS

- 1.2 It is recommended that provisional Tree Preservation Order (7) 2021 relating to trees on Land at Church View, Bear Hill, Alvechurch B48 7JX is confirmed without modification as raised in the provisional order shown in appendix (1) .

3. KEY ISSUES

Financial Implications

- 3.1 There are no financial implications relating to the confirmation of the TPO.

Legal Implications

- 3.3 Town and Country Planning (Trees) Regulations 2012 covers this procedure.

Service / Operational Implications

Background:

- 3.4 The provisional order was raised on the 31ST March 2021 as shown in appendices (1) following the Council having received an enquiry requesting to know if T1 Beech tree of the order was under any level of formal protection and indicating that consideration was potentially been given to removing this tree.

PLANNING COMMITTEE

6th September 2021

3.5 Two objections have been received in respect of the provisional TPO having been raised as follows:

1. A letter dated 19th April 2021 from Mr and Mrs E Steed owners of Church View, Bear Hill as shown in appendix (2) of the report

My comments in relation to the points raise within the objection are as follows:

- **As new owners they were advised that the no trees within the curtilage of the property were protected, and they could therefore manage them as they wished:** At the time this information was given to Mr & Mrs Steed it was correct. During the development phase of the site no formal protection was raised on the tree as it was always shown for retention within the scheme. and was not thought to be at risk. The threat to the tree only became evident later when the property had been brought and as a result of the enquiry made.
- **Proximity of the tree to the property:** I feel that the tree is of an appropriate distance from the property to allow a reasonable period of time for future development. I would envisage that ultimately T1 Beech tree will need some crown management pruning to allow its longer-term sustainability in this location.
- **The size and position of the tree makes the trees impact on the site unduly disproportionate in relation to the size of the garden:** The property has a reasonable size rear garden which would still have considerable areas that would be unaffected by the tree during lengthy periods of the day. The tree does stand on a higher tier of the garden than that of the property and therefore will appear larger in perspective than it actually is when viewed form the property.
- **The position of the tree means it blocks natural light from the garden for a considerable period of the day:** Due to the position of the tree in orientation to the property as the sun arcs around the property from East – West it will block light from a varying amount of the garden thought periods of the day.

PLANNING COMMITTEE

6th September 2021

- **Safety of the tree:** Both trees included within the order are currently in very good condition showing no visual evidence of any pathogens or structural defects. The form and growth habit of the trees is very good. If they were to develop any such issues a justifiable level of work to address the problem would not be restricted. I would argue that one of the benefits of having a TPO on a tree is that the advice of Council tree officers is available when an application for work is to be submitted. The BS5837:2012 recommended Root Protection Area of the tree was maintained throughout the development of the site and therefore I do not envisage any physiological issues developing with the tree due to the development work having taken place.
 - **Amenity Value the tree provides:** The tree is visible from the Church yard of St Lawrences Church to the rear of the property, from the walkway to St Lawrences Church, from the access road to the estate to the front of the property and to a number of other properties in the area.
2. Email from Mr & Mrs Cooke, 10 School Lane, Alvechurch B48 7SB dated 26/5/2021 as shown in appendix (3). Although this objection was outside of the consultation period It has been included within the report to give a full conception of local opinion.

My comments in relation to the points raise within the objection are as follows:

- **T1 Beech offers no amenity value and block light to the property:**

T1 Beech tree would be clearly visible from the grounds of 10 School Lane and therefore would offer a degree visual amenity. It stands to the Northern side of this property and therefore I envisage it would only block light to the property for a short period of the morning.

- 3.6 Policy Implications- None
HR Implications- None
Council Objective 4- Environment, Priority C04 Planning
- 3.7 Climate Change / Carbon/ Biodiversity- The proposal in relation to confirming the TPO can only be seen as a positive impact on the environment.

PLANNING COMMITTEE

6th September 2021

Customer / Equalities and Diversity Implications

3.8 The customers have been provided with the relevant notification and the responses received are attached in the appendices. The customers will receive notification by post of the decision of the committee.

3.9 Equalities and Diversity implications- None

4. RISK MANAGEMENT

4.1 There are no significant risks associated with the details included in this report.

5. APPENDICES

List Appendices.

Appendix (1) Schedule and Plan of Provisional Order as raised

Appendix (2) Mr and Mrs E Steed owners of Church View, Bear Hill

Appendix (3) Email from Mr & Mrs Cooke, 10 School Lane, Alvechurch
B48 7SB

Appendix (4) Photos of the trees

6. BACKGROUND PAPERS

None

7. KEY

TPO - Tree Preservation Order

TEMPO – Tree Evaluation Method for Preservation Orders

7.1 Conclusion and recommendations:

- The trees within the order are visible from the Church yard of St Lawrences Church to the rear of the property, from the walkway to St Lawrences Church, form the access road to the estate to the front of the property and to a number of other properties in the area.

PLANNING COMMITTEE

6th September 2021

therefore offer a reasonable degree of visual amenity value when viewed from a publicly accessible area and also add greatly to the character of the area.

Therefore, I recommend to the committee that Tree Preservation Order (7) 2021 is confirmed and made permanent with modification as shown in appendix (1) of this report.

AUTHOR OF REPORT

Name: Gavin Boyes

Email: Gavin.Boyes@bromsgroveandRedditch.gov.uk

Tel: 01527 883094

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TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012

Bromsgrove District Council Tree Preservation Order (7) 2021
Tree/s on land at Church View, Bear Hill, Alvechurch, Worcestershire, B48 7JX

Bromsgrove District Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as **Tree Preservation Order (7) 2021**

Interpretation

- 2.— (1) In this Order “the authority” means Bromsgrove District Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this *31 March 2021*

Signed on behalf of Bromsgrove District Council


.....
Authorised by the Council to sign in that behalf

First Schedule

Trees specified individually

(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
T1	Beech	402797, 272472	Southern most corner of site
T2	Silver Birch	402808, 272478	South-eastern boundary of site

Trees specified by reference to an area

(within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
-------------------	--------------------	------------	------------------

NONE

Groups of Trees

(within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
-------------------	--------------------	------------	------------------

NONE




Woodlands

(within a continuous black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
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NONE

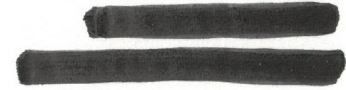


 <p>Bromsgrove District Council www.bromsgrove.gov.uk</p>  <p>REDDITCH BOROUGH COUNCIL</p>  <p>making a difference www.redditchbc.gov.uk</p>	Project: Bromsgrove District Council TPO (7) 2021	Drawn: Tarek Ball	<p style="text-align: right;"><i>Wale Dargan</i></p> DATE: 31 March 2021	
	Drawing: Church View, Bear Hill, Alvechurch B48 7JX	Scale: 1:1000 @ A4		Environmental Services Town Hall Walter Stranz Square Redditch Worcs B98 8AH
	Drawing No.: 1 of 1	Date: 3.2021		@ Crown copyright and database rights 2021 Ordnance Survey 100023252

Appendix (2)

Church View
Bear Hill
Alvechurch
B48 7JX

Monday 19 April 2021



Gavin Boyes
Environmental Services
Bromsgrove District Council
Crossgate House
Crossgate Road
Redditch
Worcestershire
B98 7SN

Bromsgrove District Council
Tree Preservation Order (7) 2021

Tree/s on land at Church View, Bear Hill, Alvechurch, Worcestershire. B48 7JX

To whom it may concern,

We, the owners of Church view, Bear Hill, Alvechurch, Worcestershire. B48 7JX, wish to strongly object to the above Tree Preservation Order effecting tree labelled T1 on the attached map, which came into force on a temporary basis on 31 March 2021. We have no objections regarding the tree labelled T2 on the same map.

Background

Church view is a recently completed new bungalow on a small development of three properties located in the grounds of a now demolished large property (Bear Hill House) on Church Walk, Bear Hill, Alvechurch. The rear garden of our bungalow backs on to St Laurence Church cemetery.

We agreed to buy the property in September 2020 and moved in on Friday 2 April 2021. The developers, Jarvis Construction Ltd, assured us that none of the trees within the boundary of our property was subject to a Tree Preservation Order (TPO) and that we would be free to remove any of them after completion. This removed a major concern we had about the size and location of the very large Beech tree (now identified as tree T1, NGR 402797, 272472) to the Southernmost corner of the rear garden and its blocking of natural light from the rear of the bungalow, the planned conservatory and over half the rear garden.

Reasons for wishing the removal of this tree

1. Location

Tree T1 is located approximately very close to our bungalow being approximately 11 metres from the rear wall of the property and just 8 metres from the rear of the proposed conservatory. It was

our intention to use this top tier of our garden to plant fruit trees, now not possible with this TPO in place.

2. Size

At approximately 12 metres (almost 40 feet) tall and with a crown of approximately 12 metres (40 feet) in width, this is a very large tree in a relatively small rear garden. (See photo 1). Furthermore, tree T1 appears even taller relative to our property by being on the third tier of a raised garden; the top of tree T1 is approximately 14 metres (almost 46 feet) above the level of the patio, three times the height of the property, the highest point of our bungalow being approximately 4.5 metres (just under 15 feet).

This very large tree would not have appeared so substantial in the grounds of the large house and garden that previously occupied the site of this development but in our view it is vastly disproportionate to the small rear garden of a modest bungalow and completely dominates the garden.

3. Natural light

As noted in the First Schedule of the TPO, this tree is situated in the 'Southernmost corner of the site' which means that, particularly when in full leaf, it blocks direct sunlight and throws a significant shadow across the bungalow, house and proposed conservatory from approximately mid-morning to late afternoon. We feel that this deprives us of considerable natural sunlight and therefore detracts substantially from our future enjoyment of much of the rear garden.

4. Danger

Tree T1 is approximately 12 metres (40 feet) tall yet located just over 11 metres (36 feet) from the rear wall of our bungalow and only 8 metres (26 feet) from the rear of our proposed conservatory. The size of this tree and its close proximity to our home and proposed conservatory may prove a danger in the future should boughs break off or the tree be toppled in very strong winds or through age or disease. We have been advised that the risk of this danger may well have been increased by the developers disturbing the ground around the tree during the construction of the tiered garden, levelling the soil, cutting away some of the root system to fit wooden retaining walls, exposing some roots at the surface and possibly altering the water table. (See photo 2). Should this appeal be rejected and life or property be harmed or damaged by this tree at some point in the future, please be aware that we will seek to hold Bromsgrove District Council liable for any damage.

None of the above applies to tree T2, the Silver Birch tree to the South Eastern boundary of the site which is of a proportionate and reasonable size compared to the bungalow and its plot.

Amenity value and the interests of amenity

We accept that trees in general add to the pleasantness or attractiveness of a place. The pleasing semi-rural nature of Alvechurch and its surroundings attracted us to move to the area almost 18 years ago and to stay in the area when we considered moving house in 2019.

However, Government guidance requires that TPOs should only be served on trees where their removal would have a 'significant negative impact' on the enjoyment of the local landscape by the public. It is our contention that the removal of tree T1 would not have this 'significant negative impact' for the following reasons:

- Tree T1 is not located in the Alvechurch Conservation Area but in a private garden.

Agenda Item 5

- There is very limited visibility of tree T1 from public spaces. Tree T1 cannot be seen at all by the public from the village centre of Alvechurch, Bear Hill or Church Walk. (See photo 3).
- Indeed, Tree T1 can only be clearly seen from one public space, namely the cemetery of St Laurence Church, the lower section of which is not part of the Alvechurch Conservation Area. (See attached map & photo 4). The tree itself is a good distance away (approximately 115 metres) from the cemetery path which marks the south western boundary of the Conservation Area.
- The removal of tree T1 would be largely replaced in public view from the cemetery by tree T2 which sits almost directly behind it, hence our belief that the removal of tree T1 would not have a 'significant negative impact on the enjoyment of the local landscape'. On the contrary, the removal of tree T1 slightly opens up distant views of the hills and open countryside to the east and south east of Alvechurch from St Laurence Cemetery. (See attached photo 4). We are not contesting the temporary TPO served on tree T2.
- Private visibility of tree T1 is limited to two of the three properties on our small development and 10 School Lane, our neighbours to the south eastern boundary of our bungalow. We have spoken to our new neighbours who have expressed no objection to the removal of tree T1.
- Apart from tree T1, there are many surrounding trees visible from various different public viewpoints. The loss of tree T1 would not, in our opinion, significantly lower the local tree population or public amenity value.
- There is no unique suitability of tree T1 to its setting in a private garden.
- Tree T1 does not screen unpleasant views. On the contrary, as mentioned above, it currently partly obscures distant hills and open countryside from the cemetery
- Tree T1 is a beech tree and therefore not a local or national rare species.

Finally, we would like to add that we were both surprised and upset by the timing of this TPO. If the TPO had been made at the beginning or during the development of the site (or indeed, when planning permission was approved for the development of the site in 2016), then we would have known from the start where we stood when purchasing this property. Surely the threat of felling or severe pruning of this tree by any future owner of Church View due to loss of natural light and disproportionate size could and should have been foreseen and the TPO served earlier than the day before legal completion, thus entirely avoiding the upset caused by this TPO and subsequent appeal.

Yours sincerely,

Mr R. & Mrs E. Steed

Tree/s on land at Church View, Bear Hill, Alvechurch, Worcestershire. B48 7JX



Photo 1

Trees T1 (Beech tree, right) and

Tree T2 (Silver Birch, left) in the rear garden of Church View, Bear Hill, Alvechurch.

Looking south east.

Rear of Church View



Photo 2

Tree T1 in the rear garden of Church View, Bear Hill, Alvechurch.

Looking due south

St Laurence Church Cemetery beyond rear hedge.

Note wooden retaining walls & terracing which may have caused root disturbance to tree T1

Agenda Item 5

Tree Preservation Order (7) 2021

Tree/s on land at Church View, Bear Hill, Alvechurch, Worcestershire. B48 7JX



Photo 3

Tree T2 Church View, Bear Hill, Alvechurch.

Looking south east from Church Walk

Note tree T1 is obscured by new-build property and cannot be seen from the road/public footpath of Church Walk.

Distant views of hills & open countryside to east of Alvechurch

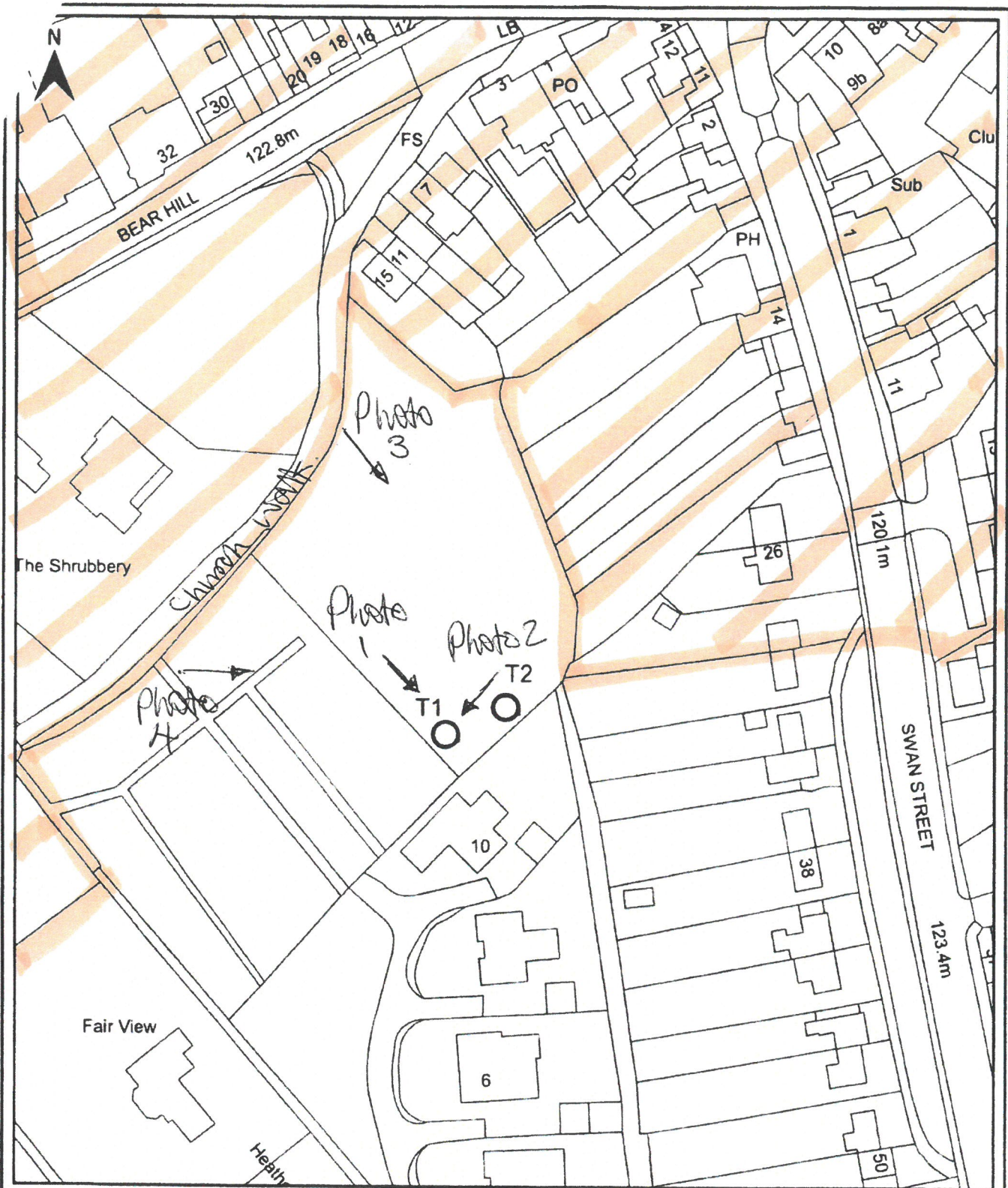





Photo 4

Tree T1 in the rear garden of Church View, Bear Hill, Alvechurch.

Looking East across St Laurence Church Cemetery

Tree T2 in the garden of Church View almost immediately behind tree T1



 <p>Bromsgrove District Council www.bromsgrove.gov.uk</p>  <p>making a difference www.redditchbc.gov.uk</p>	<p>Project: Bromsgrove District Council TPO (7) 2021</p>	<p>Drawn: Tarek Ball</p>	<p>Environmental Services Town Hall Walter Stranz Square Redditch Worcs B98 8AH</p> <p>© Crown copyright and database rights 2021 Ordnance Survey 100023252</p>	<p><i>Walter Stranz Square</i> DATE: 31 March 2021</p>  <p><i>Alvechurch Conservation Area.</i></p>
	<p>Drawing: Church View, Bear Hill, Alvechurch B48 7JX</p>	<p>Scale: 1:1000 @ A4</p>		
	<p>Drawing No: 1 of 1</p>	<p>Date: 3.2021</p>		

Gavin Boyes - Arboricultural Team

From: [REDACTED]
Sent: 26 May 2021 10:06
To: Gavin Boyes - Arboricultural Team
Subject: Bear Hill, Alvechurch - TPO (7) 2021

This email originated from outside of the Organisation
STOP: Were you expecting this Email? Does it look genuine?
THINK: Before you CLICK on links or OPEN any attachments.

Dear Mr Boyes

Church View, Bear Hill, Alvechurch, B48 7JX - TPO (7) 2021

I write with respect to the above Tree Preservation Order. I am the owner of the adjoining property to the south of Church View which is 10 School Lane, B48 7SB.

I am aware that Mr and Mrs Steed have requested approval to the remove tree listed as T1, a large beech tree on the southern most corner of their property and that you are the officer responsible for processing this matter.

The tree in question offers us nothing by way of amenity and partially limits light to our garden in the later summer evenings. We often walk through the churchyard and the tree limits the wonderful views over towards Weatheroak Hill in the east. Much as we love the environment and the lovely trees around where we live, we are supportive of the removal of this tree and would ask that you take this into consideration. I am aware that a deadline for comments may have passed and hope that you will look favourably on this somewhat late comment as we have had some health issues in the family.

Please do feel free to contact us via email or phone if you wish to discuss further.

Yours sincerely

Alex and Kirsty Cooke
10 School Lane
Alvechurch
B48 7SB

[REDACTED]

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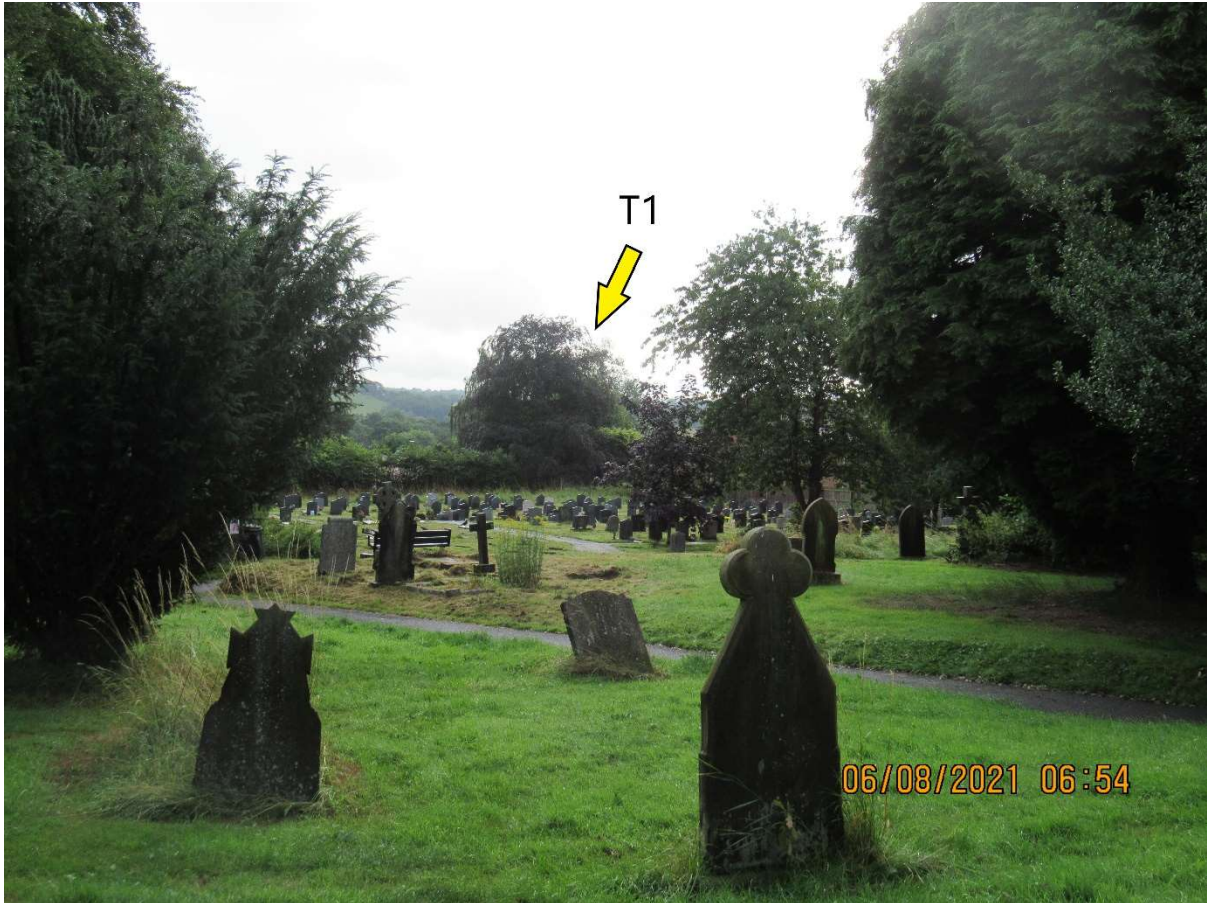
APPENDIX (4)



View of trees from the access road to the front of the property.



View of tree from bench on the edge of the more recent cemetery rear of St Lawrences Church.



View of T1 Beech from near the rear of St Lawrences Church.

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PLANNING COMMITTEE

5th July 2021

Tree Preservation Order (8) 2021 Tree On Land at 4 Merriemont Drive, Barnt Green, Birmingham B45 8QZ

Relevant Portfolio Holder	Cllr A. Sherry
Portfolio Holder Consulted	No
Relevant Head of Service	Head of Planning and Environmental Services
Ward(s) Affected	Barnt Green
Ward Councillor(s) Consulted	No
Non-Key Decision	

1. **SUMMARY OF PROPOSALS**

- 1.1 The Committee is asked to consider the confirmation without modification of Tree Preservation Order (8) 2021 relating to Tree/s on Land at 4 Merriemont Drive, Barnt Green, Birmingham B45 8QZ

2. **RECOMMENDATIONS**

- 1.2 It is recommended that provisional Tree Preservation Order (2) 2021 on Land at 4 Merriemont Drive, Barnt Green, Birmingham B45 8QZ is confirmed without modification as in the provisional order as raised and shown in appendix (1).

3. **KEY ISSUES**

Financial Implications

- 3.1 There are no financial implications relating to the confirmation of the TPO.

Legal Implications

- 3.3 Town and Country Planning (Trees) Regulations 2012 covers this procedure.

Service / Operational Implications

Background:

- 3.4 The provisional order was raised on the 1st April 2021 as shown in appendices (1) in view of an enquiry having been received requesting advice on the status of the tree in view of a potential to remove the Cedar tree T1 included within the provisional order.

PLANNING COMMITTEE

5th July 2021

3.5 Two objections have been received in respect of the provisional TPO having been raised as follows:

1. A letter sent via Email attachment received on the 11th April 2012 from Mr Keith Moody the owner of 4 Merriemont Drive as shown in appendix (2) of the report.
2. Letter dated 14th April 2021 from Mr & Mrs Colemeadow of 5 Merriemont Drive as shown in appendix (3) of the report.

My comments in relation to the points raise within the objection are as follows:

- **Nuisance debris fall:** Cedar trees will create a volume of needle and cone fall however, I feel that these issues are manageable by regular cleaning of the area around the tree and sympathetic management pruning of the tree. I also feel that the value the tree provides in both amenity and character outweighs the nuisance debris fall issues it creates.
- **Proximity of the tree to the houses and neighbours garage:**
I feel that the tree is of an appropriate distance and size in relation to the local houses and as such would not have a major detrimental influence on the light levels to any of the local properties. The tree does stand in close proximity to the garage block of 3 Merriemont Drive, however I believe judging by the appearance of the garage that T1 Cedar tree predates the construction on the garage. Therefore, this tree would have been taken into consideration at the time the garage built and a suitable specification for the construction of the garage required to allow for the presence of the tree and any potential influence it may have on the structure. Crown conflict issues with the roof of the garage would be manageable via a suitably sympathetic level of crown pruning of the tree. If any evidence of structural damage is experienced and evidenced, then an appropriate level of work on the tree as required to address the issue would generally be allowed.
- **Root damage to path and drains:**
As highlighted in the objection the path local to the tree has been repaired and there was no obvious disturbance to the path on inspection at the time of recent site visits. Therefore, hopefully the recent repair work has resolved this matter. Roots ingress to drainage systems is opportunistic as they only take advantage of the easily available water source, roots generally do not cause

PLANNING COMMITTEE

5th July 2021

the damage in the first instance. There are now measure available such a root cutting and lining of the drainage systems that can prevent root ingress. In view of the age of the properties in Merriemont Drive I would expect the drainage system to be of a modern design which are generally robust to damage issues and resistant to root ingress.

- **Amenity Value:**

The tree is not visible from Twatling Road which feeds Merriemont Drive. However, the carriageway of Merriemont Drive is not gated and therefore there is free public access to the drive. The tree is highly prominent to the front of the property to users of the lower section of Merriemont Drive and therefore would offer visual amenity value to any visitors to the site. It is also visible from the front outlook of the majority of the properties within Merriemont Drive.

3.6 Policy Implications- None

HR Implications- None

Council Objective 4- Environment, Priority C04 Planning

3.7 Climate Change / Carbon/ Biodiversity- The proposal in relation to confirming the TPO can only be seen as a positive impact on the environment.

Customer / Equalities and Diversity Implications

3.8 The customers have been provided with the relevant notification and the responses received are attached in the appendices. The customers will receive notification by post of the decision of the committee.

3.9 Equalities and Diversity implications- None

4. RISK MANAGEMENT

4.1 There are no significant risks associated with the details included in this report.

5. APPENDICES

List Appendices.

Appendix (1) Schedule and Plan of Provisional Order as raised

Appendix (2) Letter of objection from Mr Keith Moody the owner of 4

PLANNING COMMITTEE

5th July 2021

Merriemont Drive
Appendix (3) Letter of Objection from Mr & Mrs Colemeadow of 5 Merriemont Drive
Appendix (4) Photos of the tree.

6. BACKGROUND PAPERS

None

7. KEY

TPO - Tree Preservation Order
TEMPO – Tree Evaluation Method for Preservation Orders

7.1 Conclusion and recommendations:

T1 Cedar tree of the order is a very good quality, highly prominent tree standing to the front of 4 Merriemont Drive and therefore offers a high degree of visual amenity value to visitors to the site and residents of neighbouring properties while adding greatly to the character of the site and area.

Therefore, I recommend to the committee that Tree Preservation Order (8) 2021 is confirmed and made permanent with modification as shown in appendix (1) of this report.

AUTHOR OF REPORT

Name: Gavin Boyes
Email: Gavin.Boyes@bromsgroveandRedditch.gov.uk
Tel: 01527 883094

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012

Bromsgrove District Council Tree Preservation Order (8) 2021
Tree/s on land at 4 Merriemont Drive, Barnt Green, Birmingham,
Worcestershire, B45 8QZ

Bromsgrove District Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as **Tree Preservation Order (8) 2021**

Interpretation

- 2.— (1) In this Order “the authority” means Bromsgrove District Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

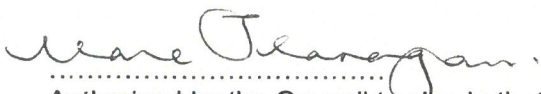
- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 1 June 2021

Signed on behalf of Bromsgrove District Council



Authorised by the Council to sign in that behalf

First Schedule

Trees specified individually

(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
T1	Cedar	399294, 274366	Along the northern edge of the driveway at No.4 Merriemont Drive B45 8QZ

Trees specified by reference to an area

(within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
-------------------	--------------------	------------	------------------

NONE

Groups of Trees

(within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
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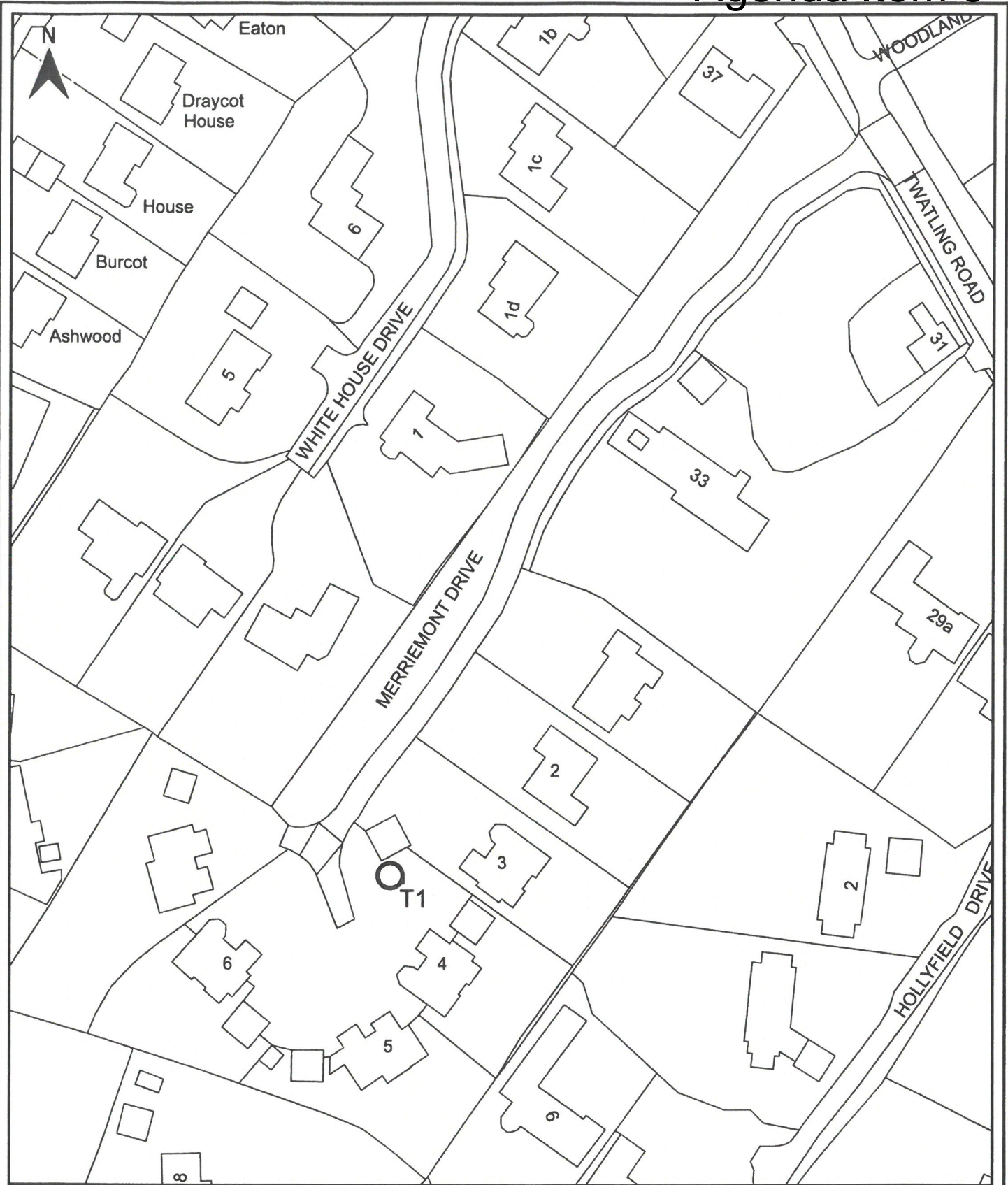
NONE




Woodlands

(within a continuous black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
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NONE



 <p>Bromsgrove District Council www.bromsgrove.gov.uk</p>  <p>REDDITCH BOROUGH COUNCIL</p>  <p><i>making a difference</i> www.redditchbc.gov.uk</p>	Project: Bromsgrove District Council TPO (8) 2021	Drawn: Tarek Ball	Environmental Services Town Hall Walter Stranz Square Redditch Worcs B98 8AH	<i>Deane Jefferies</i> DATE: 1 April 2021	
	Drawing: No.4 Merrimont Drive, Barnt Green B45 8QZ	Scale: 1:1000 @ A4			@ Crown copyright and database rights 2020 Ordnance Survey 100023252
	Drawing No.: 1 of 1	Date: 3.2021			Page 61

Mr Tarek Ball
Environmental Services
Bromsgrove District Council
Crossgate House
Crossgate Road
Redditch
Worcestershire
B98 7SN

Objection to the Order made under Section 198 of the Town and Country Planning Act 1990, entitled Tree Preservation Order (8) 2021 in respect of the tree on land at 4 Merriemont Drive, Barnt Green, Birmingham, Worcestershire B45 8QZ.

This objection is raised in accordance with Regulation 6 of the Town and Country Planning Regulations 2012 and the objection is being raised by:

Mr Keith Moody and Mrs Ann Moody

Being the residents of 4 Merriemont Drive, Barnt Green, Birmingham, Worcestershire B45 8QZ.

Grounds of the objection

The objection is being raised on the grounds that the order takes insufficient account of the major nuisances and financial cost to the residents being caused by the tree to the residents of Merriemont Drive and that the tree has in fact no public amenity value and that the private amenity value is only to the residents of Merriemont Drive whose view is that any limited private amenity value is more than outweighed by the major nuisances that the residents would have to continue to suffer should the temporary order made become permanent.

Furthermore, there has been no discussion with the residents in respect of the potential amenity value and environmental value of what might be put in place by the residents in place of the tree.

Nuisances and financial costs

1. Needles from the tree are falling constantly onto the driveways making it impossible to keep clear without sweeping every day. Needles are being carried by shoes particularly into cars (making it impossible to keep the interior of the cars clean and some of the needles cannot be removed). We are currently having to pay to have the drive cleared every 2 weeks.
2. Our neighbours are complaining that they are also getting the needles on their path and drive and that some needles even getting lodged under the bonnets of their cars.
3. Seasonally the tree also drops and squashes cones onto our drive and neighbour's paths staining both and again this impossible to keep clear without daily washing and sweeping. (Even then it does not always remove the stains).
4. Proximity to the house means reduced sunlight into one of the bedrooms.
5. Our neighbours are also complaining about the impact on their garage roof which is now directly under the tree which currently includes the garage guttering being constantly blocked but could also soon start to impact on the garage roof tiles.
6. Our neighbours have just replaced their path by the garage. Cracking/warping of the previous path may have been caused by the tree's roots.
7. There is a serious concern that the tree's roots may eventually cause a problem under our neighbour's garage as the garage is only approximately 6ft from the tree

Agenda Item 6

and/or the garage roof which is directly under the tree's branches. Who would then be liable for any damage caused if the council restricts the residents from mitigating such risk?

8. There have also been problems in the past with nearby drainage pipes and the sewerage system (including backing up into a neighbour's house) which may reoccur, and which may have been exacerbated by the tree's roots.
9. We believe that the cumulative effect on our neighbours could constitute a Legal Nuisance and/or an urgent or serious safety risk and they may be entitled in any case to ask for the tree to be removed despite any protection order, which could make this process moot and a waste of rate payers' money.
10. We bought the house after searches showed no preservation order on the tree. There is a concern that placing a preservation order on the tree now would make it less attractive for resale given the major nuisances that it causes. Furthermore, had the tree been the subject of a protection order when building plans were approved the plans would probably not been approved so placing a protection order 'after the fact' seems demonstrably unfair to the residents.
11. The tree was trimmed back at our considerable cost about 4 years ago but with negligible effect and the tree continues to get larger and larger. We cannot afford to have the tree constantly paired in any case but would pay (a one off) to have the tree and thus all the problems permanently removed.
12. The tree was not under any protection order and the residents would have been within their rights to have had the tree removed without informing the council. For the council to respond to civic responsibility by immediately placing the tree under a temporary order and without offering any solution to the major nuisances seems grossly unjust.

Amenity Values

1. The tree is not visible at all from any public road. Merriemont Drive is a Private No-Through Road. Therefore, there cannot be any public amenity value lost.
2. The tree has limited private amenity value to the residents only and their view is that the major nuisances being caused vastly outweighs any minor private amenity value gained.
3. There are many other trees in and around Merriemont Drive including many in residents' gardens limiting any amenity lost from a single tree.
4. The tree in question is very close to and may impact a silver birch tree which does have private amenity value to us.
5. The tree is not of particularly good form for its specie.
6. The residents intend to replace the tree with a rockery and have plants that will provide greater amenity value and environmental value than the tree.

Summary

We and our neighbours value trees as much as anyone else, do not take removing the tree lightly and have tried to manage the growing problems for the last few years but we believe that it is very clear based on the above that in this particular case the issues far outweigh any lost amenity (if any) and the tree should not therefore be the subject of a protection order in this instance.

Appendix (3)

5 Merriemont Drive
Barnt Green
Birmingham
B45 8QZ

14th April 2021


Dear Mr Ball

Re: Tree Preservation Order (8) 2021
Trees on land at 4 Merriemont Drive, Barnt Green B45 8QZ

In respect of the tree which is the subject of the TPO we do not believe that the tree has any public amenity value as it is not visible from any private road and has no particular private amenity value to us.

Therefore given the problems it is causing our neighbours we would not support this tree being the subject of this TPO and have no objections to its complete removal.

Kind Regards



Alan & Claire Colemeadow

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APPENDIX (4)



View from approximately halfway down Merriemont Drive.



View from opposite the front of 3 Merriemont Drive

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Warwick Bullock	Proposed dwelling Rear Of 182 And 184 Stourbridge Road, Bromsgrove, Worcestershire, B61 0AR,	28.07.2021	21/00540/FUL

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

RECOMMENDATION: That planning permission be **Granted**

Consultations

Highways

No Objection subject to conditions

Arboricultural Officer

No Objection.

North Worcestershire Water Management

No Objection.

Publicity

13 neighbour letters were set on 2nd June 2021 and expired on 26th June 2021. A Further letter was sent to No. 182 Stourbridge Road on 19th July 2021 and expired on 12th August 2021.

5 letters of objection have been received. The contents of these comments have been summarised as follows;

- Existing parking issues in the area
- Decrease of property value
- Disruption during construction
- View of patio within application site from No. 5 Pennine Road

Cllr Laight

I would like to call this application to Committee due to serious highways issues.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP7 Housing Mix and Density
BDP19 High Quality Design

Others

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

Relevant Planning History

No Relevant Planning History.

Assessment of Proposal

The application site is located within the residential area of Bromsgrove, in a sustainable location. Therefore, Policy is supportive of residential development so long as it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development. The application site forms part of the rear garden for Nos. 182 and 184 Stourbridge Road which sit on the corner of Pennine Road. The proposal is for a single dwelling which will be accessed from Pennine Road.

BDP19 states that development of garden land will be resisted unless it fully integrates into the residential area and is in keeping with the character and quality of the local environment. The application dwelling will face onto Pennine Road and form part of the street scene with Nos 5 to 15. Although there is some mix of properties in the wider locality, this part of Pennine Road is consistent in design with front gables and space at the boundary above the garage. The immediate neighbour has a first-floor extension above the side garage. The proposed dwelling has been designed with a front and side gable to reflect the character along this part of the street. Furthermore, the dwelling is set down to reflect the slope in land and space has been provided at the boundary to reflect the layout and density of development locally. For these reasons, the proposal is considered to integrate into the area and is in keeping with the overall character and layout of this street scene.

In regard to amenity, the proposed dwelling maintains a separation distance of 16m from the rear of Nos. 182 and 184 Stourbridge Road, this exceeds the Councils guidance on window to flank wall separation and garden depths which is 12.5m and 10.5m respectively, as outlined in the High-Quality Design SPD. No. 5 Pennine Road has a high-level secondary window on its side elevation towards the application site and therefore no concerns are raised with amenity in this instance. It is noted that No. 5 has raised concerns on being able to view the patio area for the proposed dwelling however this is not an unusual arrangement on such a residential area and the existing land is already garden where a patio could be constructed.

The dwelling backs onto the garden of No. 186 Stourbridge Road. The rear boundary is staggered and is annotated to measure between 10.5m and 8.5m from the first floor rear elevation. The Councils guidance on garden depth in the High-Quality Design SPD is 10.5m. In this instance, the rear bedroom window has been located at the east side of the property where the furthest distance is achieved to the garden of No. 186 and the windows closer serve two bathrooms. For this reason, and the fact No. 186 benefits from a long garden much of which will not be impacted by the proposed dwelling, no concerns are raised on amenity in this instance.

The site is located in a residential and sustainable location off a unclassified road, the site benefits from an existing vehicular access located off Pennine Rd with good visibility in both directions. Pennine Rd benefits from footpaths and street lighting on both sides of the road and no parking restrictions are in force in the immediate vicinity. The site is located within walking distance of amenities, bus route and bus stops.

The proposed vehicular access is in excess of 2.4m and splays of 55m can be achieved in each direction. The access is located near a junction and also near a bend which are both speed reducing features. For these reasons no concerns have been raised by Highways on safety. It is noted that a number of concerns have been raised by local residents on the impact of this development on existing on-street parking issues locally. The Worcestershire County Council Streetscape Design Guide outlines parking standards for dwellings based on bedroom numbers. The proposal has 4 bedrooms and is served by 3 parking spaces within the application site. This is in line with the County Standards. It is acknowledged that residents have had issues with on-street parking however a development cannot be used to improve existing situations and given the current proposal has sufficient parking it is not reasonable to refuse the application on these grounds. No objections have been raised by Highways.

The site includes an area of land to the rear of 182 Stourbridge Road which has been unmaintained for a considerable period of time and is overgrown with Bramble and Buddleia self-sets. It appears however to contain no trees of any relevance. The garden of No. 184 has a group of 3-4 mixed species semi mature age class conifer tree that would need to be removed to achieve the layout. These trees are of generally low importance in terms of both species and prominence in the landscaping of the site and area. For these reasons no objections have been raised by the Tree Officer.

5 letters of objection have been received with this application, matters in regard to Highways and view of the patio have been addressed within this report. Further matters on the value of properties and disruption during construction have been raised. These are not material planning considerations and in any event construction would be temporary in nature and would not therefore be reason to refuse planning permission.

At present the Council cannot demonstrate a 5 year supply of deliverable housing sites. The Presumption in Favour of Sustainable Development at paragraph 11 of the NPPF is therefore engaged. It has been determined above that the scheme complies with the policies of the Bromsgrove Local Plan, the Council's High Quality Design Guide SPD and the NPPF. As such the proposal would represent a sustainable form of development which would contribute to the Districts housing supply and should be approved without delay.

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:

100 A Location Plan
200 C Site Plan
202 C Ground Floor Plan
203 C First Floor Plan
204 C Elevations
205 C Street Scene

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) The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway 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

- 5) 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.

- 6) 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 onsite and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

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

- 7) The Development hereby approved shall not be occupied until the access and parking facilities have been provided as shown on drawing 200 Rev C.

Reason: To ensure conformity with submitted details.

Plan reference

- 8) The Development hereby permitted shall not be first occupied until the proposed dwelling has 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

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

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21/00540/FUL

Proposed Dwelling.

Rear Of 182 And 184 Stourbridge Road,
Bromsgrove, Worcestershire, B61 0AR

Recommendation: Approve

Location Plan



Aerial View



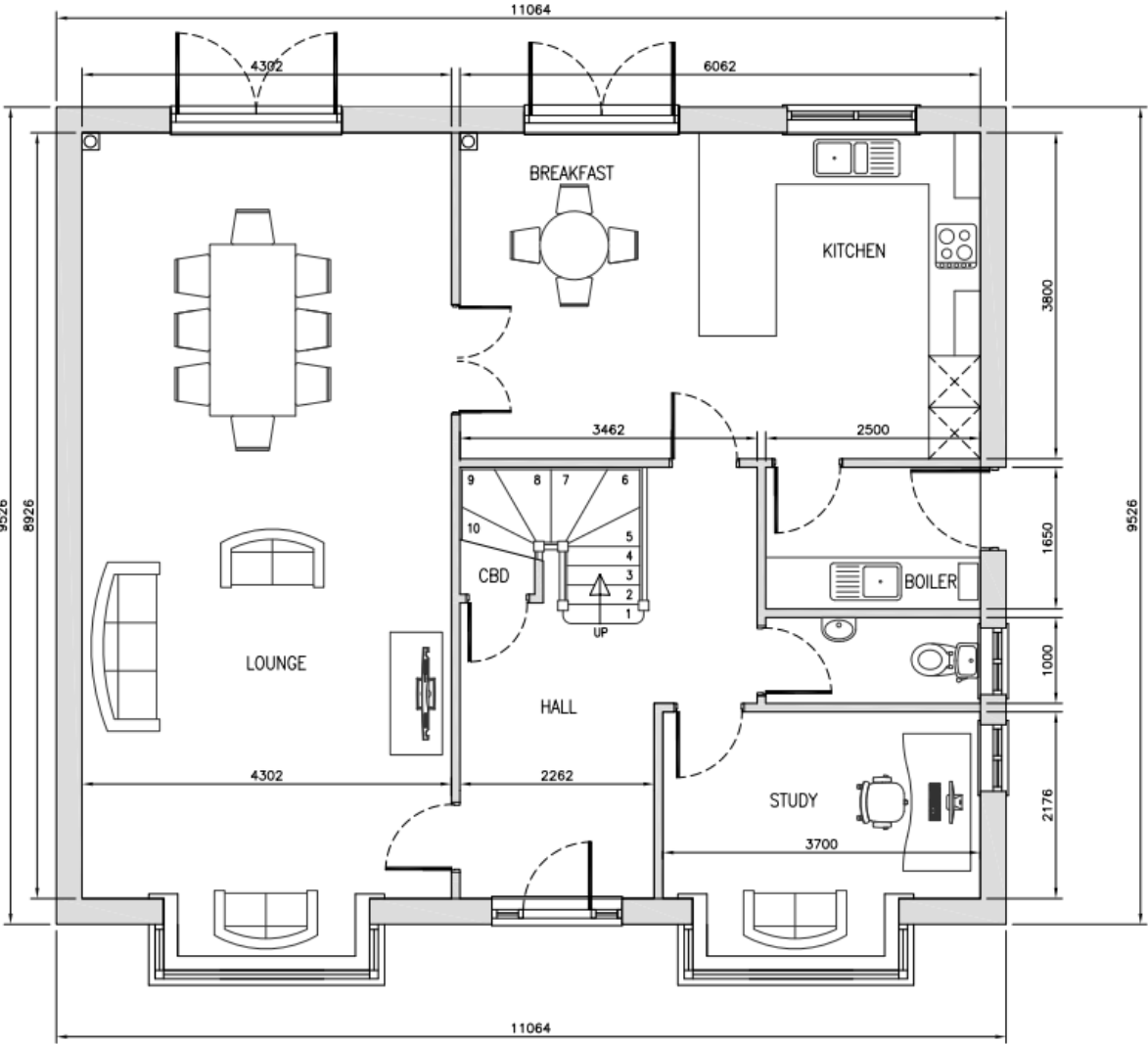
Existing Site Plan



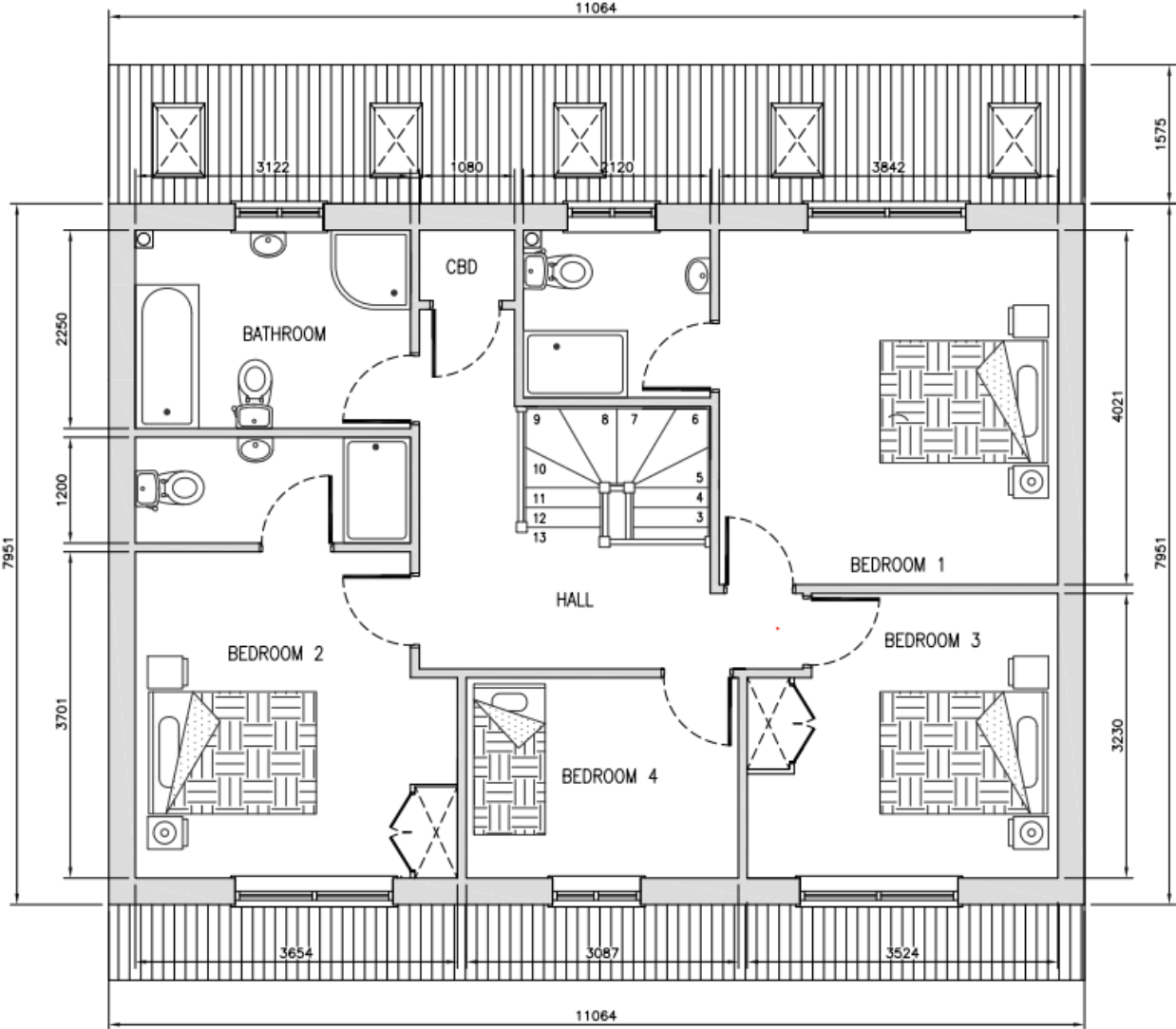
Proposed Site Plan



Ground Floor Plan



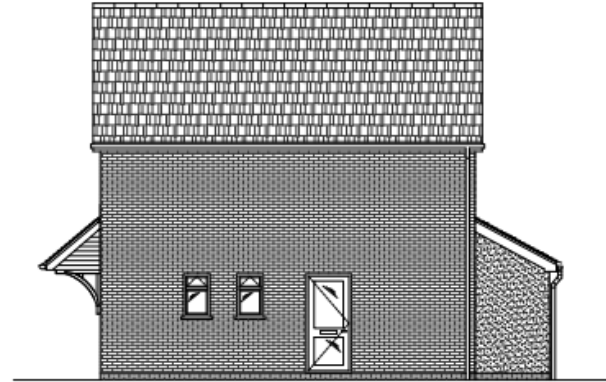
First Floor Plans



Proposed Elevations



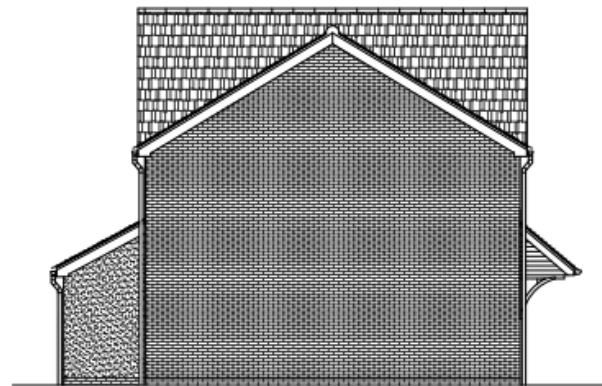
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(1:100)



SIDE ELEVATION
(1:100)



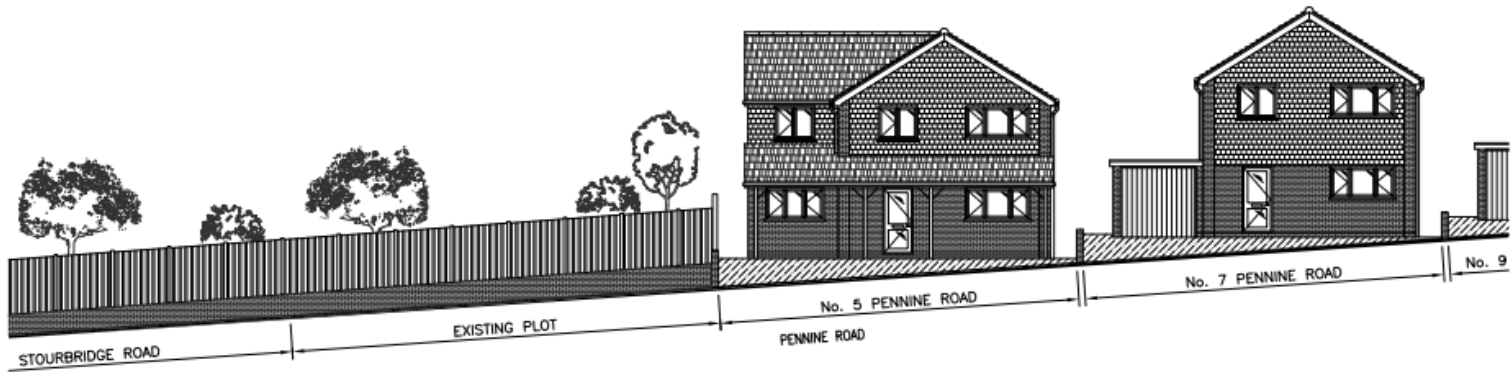
REAR ELEVATION
(1:100)



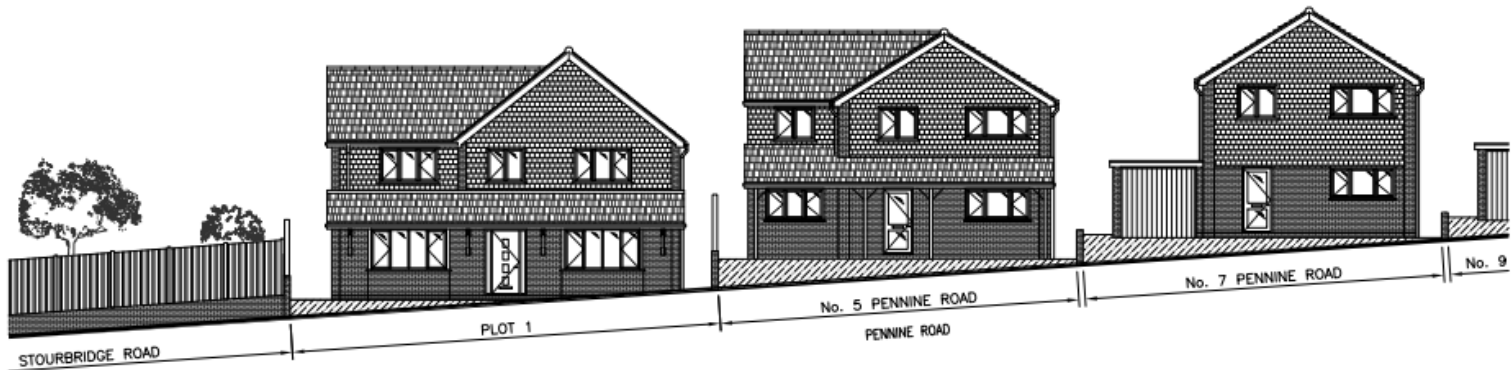
SIDE ELEVATION
(1:100)

PROPOSED ELEVATIONS
(1:100)

Street Scene



EXISTING STREET SCENE ELEVATIONS
(1:150)



PROPOSED STREET SCENE ELEVATIONS
(1:150)



Site Photo



Site Photo

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