

**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

**MONDAY, 7TH FEBRUARY 2022, AT 6.00 P.M.**

PRESENT: Councillors H. J. Jones (Chairman), A. D. Kriss (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass, J. E. King, H. D. N. Rone-Clarke (substituting for Councillor P. M. McDonald, during Minute No's. 60/21 to 68/21) C. J. Spencer (during Minutes No's. 60/21 to 68/21) S. A. Webb (substituting for Councillor M. A. Sherrey)

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Miss C. Gilbert, Ms. R. Paget, Mr. P. Lester. Mr. A. Sukvinder, Worcestershire County Highways, and Mrs. P. Ross

60/21

**TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were received from Councillors M. A. Sherrey and P. M. McDonald, with Councillors S. Webb and H. D. N. Rone-Clarke in attendance, respectively as substitute Members.

61/21

**DECLARATIONS OF INTEREST**

Councillors H. D. N. Rone-Clarke, M. Glass and A. D. Kriss declared in relation to Agenda Items 5 and 6 (Minute Nos. 64/21 and 65/21) – 21/01617/FUL and 21/01835/PRIOR, The Artrix, School Drive, Bromsgrove, Worcestershire, B60 1AX; in that Councillor M. Glass was a member of the Bromsgrove Arts Development (Holding Trust), Councillor A. D. Kriss' partner was also a member of the Bromsgrove Arts Development (Holding Trust) and Councillor H. Rone-Clarke volunteered at The Artrix. Councillors H. Rone-Clarke, M. Glass and A. D. Kriss withdrew from the meeting room for the duration of these items and took no part in the Committee's consideration nor voting on the matters.

Councillor S. P. Douglas declared in relation to Agenda Item No.7 (Minute No. 66/21) - 21/013721/FUL 111 Stourbridge Road, Bromsgrove, Worcestershire, B61 0AN, 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 the public speaking, Councillor S. P. Douglas left the meeting room.

Councillor A. B. L. English declared in relation to Agenda Item No.9 (Minute No. 68/21) - 21/00684/HYB, Bordesley Hall, The Holloway, Alvechurch, Birmingham, Worcestershire, B48 7QA, 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 the public speaking, Councillor A. B. L. English left the meeting room.

Councillor M Glass declared in relation to Agenda Items 8 (Minute No. 67/21) – 21/01700/FUL, 1/1A Maund Close, Bromsgrove, Worcestershire, B60 3JU, in that he knew the Applicant and that he would be withdrawing from the meeting room for this item. Councillor M. Glass withdrew from the meeting room for the duration of this item and took no part in the Committee's consideration nor voting on the matter.

Councillor A. D. Kriss asked for it to be noted, that in relation to Agenda Item 8 (Minute No. 67/21) - 21/01700/FUL, 1/1A Maund Close, Bromsgrove, Worcestershire, B60 3JU, in that he knew the Applicant in a professional capacity, but he did not think that his knowledge of the applicant would have an effect on his judgement on this application.

Councillors H. J. Jones, A. D. Kriss, A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass, J. E. King, H. D. N. Rone-Clarke, C. J. Spencer and S. Webb, declared other disclosable interests in Planning Applications 21/0754/FUL and 21/01755/LBC, Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1LZ; in that the applications were from a District Councillor who they were acquainted with.

62/21

### **MINUTES**

The minutes of the Planning Committee meeting held on 6<sup>th</sup> December 2021 were received.

**RESOLVED** that the minutes of the Planning Committee meeting held on 6<sup>th</sup> December 2021, be approved as correct record.

63/21

### **UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING**

The Chairman announced that a Committee Update had been circulated to all Planning Committee Members and she asked all Members if they had received and read the Committee Update.

64/21

### **21/01617/FUL - PROPOSED INSTALLATION OF AIR SOURCE HEAT PUMP TO SERVICE EXISTING THEATRE ROOF - THE ARTRIX, SCHOOL DRIVE, BROMSGROVE, WORCESTERSHIRE, B60 1AX - JOHN HOMER**

Officers clarified that the Application had been brought to the Planning Committee for consideration as the applicant was Bromsgrove District Council.

Officers presented the report and in doing so informed Members that the application proposed the installation of an air source heat pump to service the existing theatre roof.

Officers commented that the air source pump would not be highly visible. No objections had been received from Worcestershire Regulatory Services with regard to potential noise pollution.

Overall, it was considered that the proposed development complied with the provisions of the development plan and would be acceptable.

Following a brief discussion, it was

**RESOLVED** that Planning Permission be granted subject to the Conditions as detailed on page 19 of the main agenda report.

65/21

**21/01835/PRIOR - INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM TO EXISTING ROOF OF EXISTING THEATRE - 138NO. VERTEX S MONOCRYSTALLINE MODULES (55KWP) - THE ARTRIX, SCHOOL DRIVE, BROMSGROVE, WORCESTERSHIRE, B60 1AX - JOHN HOMER**

Officers clarified that the Application had been brought to the Planning Committee for consideration as the applicant was Bromsgrove District Council.

Officers presented the report and in doing so informed Members that the application proposed the installation of a solar Photovoltaic (PV) System to the existing roof of the theatre.

Officers highlighted that the proposed solar PV equipment would be sited on the flat roof of the Artrix. It would all of the criteria set out in Class J.1 to J.3 including that the equipment would not be higher than 1 metre above the highest part of the roof and that it would not be installed within 1 metre of the external edge of the roof. Due to this it was not considered that the equipment would be highly visible from within the street scene.

No objections had been received from Worcestershire Regulatory Services with regard to light nuisance.

**RESOLVED** that

- a) Prior Approval was not required and that the proposed development be carried out in accordance with the approved plans and documents, as detailed on page 26 of the main agenda report; and
- b) the solar panel PV equipment to be removed as soon as reasonably practicable when no longer needed.

66/21

**21/01372/FUL - PROPOSED NEW DWELLING IN REAR GARDEN OF  
111 STOURBRIDGE ROAD - 111 STOURBRIDGE ROAD,  
BROMSGROVE, WORCESTERSHIRE, B61 0AN - MR. J. SINGH**

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

Officers reported that an additional comment had been received from one of the original objectors to the application, with regard to the reason for refusal on two grounds; and that there should be a third reason for refusal. The third reason being inadequate provision off-street parking and the difficulty of parking in nearby streets. The officer's response refers Members to the views of Worcestershire County Council (WCC), Highways, as detailed on page 32 of the main agenda report and further 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 presented the report and in doing so informed Members that the site was located in a residential area of Bromsgrove.

Members' attention was drawn to the following presentation slides: -

- Site Location
- Proposed Plans and Elevations
- Site Photos

Officers referred to Amenity Space and Bromsgrove District Council High Quality Design SPD, and policy BDP19, as detailed on page 35 of the main agenda report.

Officers further referred to the 5 objections received, as detailed on page 33 of the main agenda report; and the comments received from WCC, Highways, as detailed on pages 32 and 37 of the main agenda report.

At the invitation of the Chairman, the Council's Principal Solicitor, read out Mr. S. Blades speech in objection to the Application.

Councillor S. P. Douglas, Ward Member, also addressed the Committee.

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

Members queried if a Condition could be imposed following the comments received from North Worcestershire Water Management and if the proposal was for a two-storey dwelling.

Officers commented that Members needed to consider the application as presented, and further clarified that the proposal was for the erection of a two-bedroom dwelling house; and that the proposed dwelling house

was shown to be two storey, with a height of approximately 6.4 metres with the first-floor accommodation being situated in the roof space.

In response to further questions from the Committee, officers referred to the Amenity Space information on the rear garden overall area and length, as detailed on page 35 of the main agenda report.

Following a further brief discussion on amenity space it was

**RESOLVED** that Planning Permission be refused, subject to the reasons as detailed on pages 38 and 39 of the main agenda report.

67/21

**21/01700/FUL - DETACHED 2 BED HOUSE - 1/1A MAUND CLOSE, BROMSGROVE, WORCESTERSHIRE, B60 3JU - MR. J. LEAVESLEY**

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

Officers reported that additional information had been received from the Applicant. This information was sent directly by the Applicant to all Members of the Planning Committee and included on the Council's website by officers for Public Access.

The information related to: -

- Parking
- Amenity Space
- Examples of residential developments in the locality, which included photographic evidence.

The officer's response was also 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 presented the report and explained that the application was for a detached 2 bed house. Officers drew Members' attention to the following presentation slides: -

- Site Location
- Aerial View
- Amended Block Plan (it was noted that this slide was different to the slide as presented on page 56 of the main agenda report). Worcestershire County Council (WCC), Highways had been consulted on the amended Block Plan and they were still recommending refusal; as detailed in the Committee Update.
- Proposed Floor Plans
- Proposed Elevation Plans
- Site Photos

Officers read out the reasons for Refusal, as detailed on page 51 of the main agenda report.

At the invitation of the Chairman, the Applicant, Mr. J. Leavesley addressed the Committee.

Councillor M. Thompson, 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 with regard to amenity space, officers clarified that; the application sought to utilise an area of garden to the rear of 1/1A Maund Close. The proposed dwelling footprint would be 6.5m wide by 6m deep and would extend approximately 5.5m forward. This would visibly reduce the spaciousness and visual openness. Officers had looked at private amenity space for both the proposed dwelling and existing residents which would be limited.

WCC, Highways officer further commented that they had raised objections due to the unacceptable access to the proposed relocated parking area, with insufficient turning space and the dimension of the car parking spaces. Vehicles would have to reverse backwards and forwards in order to manoeuvre and this was unacceptable and raised highway safety concerns.

Following further discussion with regard to the proposed development being overbearing and the proposed relocated parking and existing parking, it was

**RESOLVED** that Planning Permission be refused for the reasons as detailed on page 51 of the main agenda report.

68/21

**21/00684/HYB AND 22/00092/DEM - HYBRID APPLICATION CONSISTING OF A FULL APPLICATION FOR THE DEMOLITION OF EMPLOYMENT BUILDINGS AND THE CONVERSION OF BORDESLEY HALL INTO 3 APARTMENTS AND AN OUTLINE APPLICATION (WITH ALL MATTERS RESERVED WITH THE EXCEPTION OF ACCESS) FOR THE CONSTRUCTION OF UP TO 46 DWELLINGS AND ALL ASSOCIATED WORKS -BORDESLEY HALL, THE HOLLOWAY, ALVECHURCH, BIRMINGHAM, WORCESTERSHIRE B48 7QA - CORBALLY GROUP AND MR. KELLY**

Officers reported that with regard to Planning Application 21/00684/HYB, Bordesley Hall, The Holloway, two further comments had been received, as follows: -

Councillor A. B.L. English on behalf of Mr. James McManus, Chair of the Rowney Green Residents' Association had forwarded photographs of The Holloway, which had been sent directly to all Members of the

Planning Committee and included on the Council's website by officers for Public Access.

One further objection letter had also been received and a summary of the comments received 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.

As highlighted at the commencement of the meeting, the Committee received a joint presentation for Planning Applications 21/00684/HYB and 22/00092/DEM, Bordesley Hall, The Holloway, Alvechurch, Birmingham, Worcestershire, B48 7QA.

Officers presented the joint presentation and in doing so explained that: -

**Planning Application 21/00684/HYB**

The hybrid application consisted of the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and on outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works.

**Planning Application 22/00092/DEM**

Prior notification of the proposed demolition of redundant buildings and structures.

Officers further drew Members' attention to the following presentation slides: -

- Satellite View
- Bordesley Hall photographs
- Existing Buildings
- Sketch Layout
- Bordesley Hall Existing Layout

**With regard to Planning Application 21/00684/HYB –**

Members were referred to Table 1 – Indicative number per housing type, as detailed on page 68 of the main agenda report.

The proposal would involve the demolition of an extensive employment site, which comprised one, two and three storey buildings as well as areas of parking and hardstanding.

The site lay within the Green Belt where there was a presumption against new development save for a number of exceptions as outlined at Paragraphs 149 and 150 of the National Planning Policy Framework (NPPF).

One of these exceptions, at paragraph 149 g) was "the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings),

which would not have a greater impact on the openness of the Green Belt than the existing development”; further information was included on page 70 of the main agenda report.

Officers referred to the comments received from Highways – Bromsgrove and their objection to the application on sustainability grounds, as detailed on pages 62, 75 and 76 of the main agenda report.

Officers further drew Members’ attention to Loss of Employment Use and Affordable Housing and Vacant Building Credit, as detailed pages 71 and 72 of the main agenda report.

The applicant had provided substantial evidence in the form of a Statement on Employment Land and Financial Viability Assessment. Furthermore, evidence had been provided that demonstrated that the neither the refurbishment of the existing buildings for office/industrial uses would be viable at the site, nor would the site’s redevelopment top deliver new build office and industrial uses.

Officers further reported that all of the trees on the site were subject to formal protection under Bromsgrove District Council Tree Preservation Order (3) 2014. The application was also supported by a Ruskins Tree Consultancy Arboricultural Impact and Tree Condition Survey.

Officers highlighted that Alvechurch Parish Council had raised no objections to the proposal.

Members were informed that in conclusion, the proposed development would not be inappropriate in Green Belt terms, would have a minor benefit in terms of the openness of the Green Belt proposal, would deliver a number of benefits. The proposal would result in the redevelopment of previously developed land and it was accepted that the existing employment use of the site was no longer feasible. The Council cannot demonstrate a five year housing land supply and given that the proposal had been found to comply with policy for development within the Green Belt.

Future occupants of the proposal would not have suitable access to local services and facilities and future occupiers would be heavily reliant on a private motor vehicle. However, this harm was to some degree moderated by the existing employment use of the site that could generate more vehicle trips than the proposal in its own right and the relatively short distance by car to services and facilities.

**With regard to Planning Application 22/00092/DEM –**

Officers reported that Worcestershire County Council was unable to support the proposed prior notification of proposed demolition, for the reasons as detailed in the Committee Update, copies of which were provided to Members and published on the Council’s website prior to the commencement of the meeting.

The application was made under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) and sought confirmation as to whether the prior approval of the local planning authority was required and would be given to demolish the majority of the buildings on the site. The Hall itself would be retained and did not form part of this application.

Members were informed that prior approval was required and approved for the demolition of the building.

At the invitation of the Chairman, Mr. J. McManus, Chair of the Rowney Green Residents' Association, addressed the Committee on behalf of the residents of Rowney Green, in objection to the Application.

Mr. T. Hawkeswood, also addressed the Committee, in objection to the Application.

Mr. R. Bellamy, the Applicant's Agent addressed the Committee on behalf of the Applicant.

Councillor A. B. L. English, Ward Member also addressed the Committee.

The Committee then considered Planning Application 21/00684/HYB, which officers had recommended be approved.

Some Members commented that they welcomed the development taking some of the burden away from the town centre. Some Members had visited the site and had found it easily without any issues.

Officers responded to further questions in respect of the existing employment use at the proposed development and the viability of the existing businesses.

Members raised questions with regard to the front garden location, kitchen garden wall, tree preservation and the possible retention of any dead trees.

Members further commented that, as stated by officers, the current employment use would generate greater traffic with a greater number of vehicles, than the proposed development. The proposed development was a wonderful housing opportunity and the opportunity to be a really fabulous development. Whilst the objections from WCC, Highways had been noted, the proposal would see less vehicle use.

In response to queries raised in respect of affordable housing and vacant building credit, the Chairman referred to the information as detailed on page 71 of the main agenda report.

On being put to the vote, it was: -

**RESOLVED** that with regard to **Planning Application 22/00092/DEM**, prior approval was required and approved for the demolition of the building subject to the Conditions and reasons as detailed on pages 86 and 87 of the main agenda report.

and

**RESOLVED** that with regard to **Planning Application 21/00684/HYB** Hybrid Planning Permission be granted, subject to: -

a) authority be delegated to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:

- i) £30,258.89 towards NHS Worcestershire Acute Hospitals Trust
- ii) £18,607 towards Herefordshire & Worcestershire CCG provision
- iii) £190,182 towards Middle School phase education
- iv) £99,872 towards secondary phase education
- v) £52.24 per dwelling towards the provision of wheelie bins for the development
- vi) A S106 Monitoring fee

and

(vii) The provision of the on-site place space and open space provision, with associated trigger points for adoption;

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 80 and 81 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 19:53pm and reconvened at 20:01pm.

69/21

**21/00872/FUL - CONSTRUCTION OF NO. 15 AFFORDABLE (DISCOUNTED MARKET SALES HOUSING) DWELLINGS INCLUDING NO. 3 RETIREMENT BUNGALOWS WITH ASSOCIATED PROVISION FOR CAR PARKING, OPEN SPACE, LANDSCAPING AND INFRASTRUCTURE WORKS - LAND BETWEEN THE CROFT AND HOPWOOD GARDEN CENTRE, ASH LANE, HOPWOOD, WORCESTERSHIRE, B48 7TT - MRS. P. ROBINSON**

Officers presented the report and in doing so highlighted that Planning Committee Members had previously considered a smaller proposal for 3 detached dwellings along the frontage of Ash Lane. This proposal was refused and subsequently dismissed at appeal, as detailed on pages 110 and 111 of the main agenda report.

This proposal was for the construction of No. 15 affordable (Discounted Market Sales Housing) dwellings including No. 3 retirement bungalows with associated provision for car parking, open space, landscaping and infrastructure works.

Officers referred to the following presentation slides: \_

- District Plan Map
- Satellite View
- View of site from Ash Lane
- Existing Access from Ash Lane
- View of site from Hopwood Garden Centre Access
- Existing Site
- Proposed Layout

The application site related to a 1.3ha parcel of land located on the northern side of Ash Lane in Hopwood. The site was located in the Green Belt as defined in the Bromsgrove District Plan (BDP) and was within the Alvechurch Parish Neighbourhood Plan area and was located adjacent to but not outside of the defined Village Envelope of Hopwood.

At the parish level, Policy H1: Locations for New Housing Development of the Alvechurch Parish Neighbourhood Plan stated that new housing outside of Alvechurch Village was inappropriate development and would not be supported by national, local or neighbourhood level policies.

Members' attention was drawn to the Five Year Housing Land Supply information, as detailed on page 112 of the main agenda report.

Officers further referred to the reasons for refusal, as detailed on pages 123 and 124 of the main agenda report.

At the request of the Committee, officers displayed the Proposed Streetscene, the Proposed Dwellings and Proposed Access presentation slides.

In response to queries from the Committee, officers confirmed that there were no footpaths in the vicinity and referred to Highways and Accessibility information, as detailed on pages 118 and 119 of the main agenda report.

Officers concluded that the proposal would be inappropriate development in the Green Belt, causing substantial harm to the openness, as detailed on page 123 of the main agenda report.

Officers further referred to the Applicants Case, as detailed on pages 121 and 122 of the main agenda report.

At the invitation of the Chairman, Mrs. J. Rees, addressed the Committee in objection to the application.

Mr. C. Whitehouse (via Microsoft Teams), the Applicant's Planning Consultant, also addressed the Committee.

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

Officers and Worcestershire County Council (WCC), Highways officer responded to Members questions with regard to no footpaths in the vicinity and virtual footpaths.

The WCC, Highways officer reiterated that WCC Highways had reviewed the application and that in the immediate vicinity Ash Lane did not benefit from footpaths and that there was not enough room to put in a segregated footpath and that a virtual footpath was not acceptable.

Some Members commented that having read and listened to the comments from WCC, Highways, the planning inspectorate decision at appeal and the objections from Alvechurch Parish Council; that they were in agreement with the reasons for refusal.

Officers responded to further questions in respect of the site being located outside a defined village envelope and reiterated the decision taken by the planning inspectorate to dismiss, the previous smaller proposal, at appeal.

In response to further questions with regard to the Affordable Housing element, which included discounted market sales housing, officers referred to page 117 of the main agenda report and in doing so highlighted the definition of 'Rural Exception Sites'.

On being put to the vote it was

**RESOLVED** that Planning Permission be refused for the reasons as detailed on pages 123 and 124 of the main agenda report.

70/21

**21/0754/FUL AND 21/01755/LBC - CHANGE OF USE OF FARMHOUSE AND ATTACHED BARN TO FORM HOLIDAY LET ACCOMMODATION WITH REINSTATEMENT ROOF WORKS TO THE ATTACHED BARN; CHANGE OF USE OF DETACHED BARN TO CREATE DWELLING HOUSE WITH SINGLE STOREY EXTENSION; CREATION OF NEW ACCESS TRACK AND PARKING AREA TO FARMHOUSE AND REMEDIATION AND REINSTATEMENT WORKS TO DOVECOT - STONEY LANE FARM, STONEY LANE, ALVECHURCH, WORCESTERSHIRE, B60 1LZ - MR. P. WHITTAKER**

Officers clarified that the Applications had been brought to the Planning Committee for consideration as the applicant was a Bromsgrove District Councillor.

Officers reported that for consistency purposes in order to align with condition relating to Planning Application 21/01755/LBC, that Condition 1 on page 159 of the main agenda report, be amended to read 18 months and not 3 years, 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.

As highlighted at the commencement of the meeting, the Committee received a joint presentation and report for Planning Applications 21/01754/FUL and 21/01755/LBC, Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1LZ.

Officers presented the joint report and in doing so asked the Committee to note that planning permission and listed building consent was granted in February 2017 (ref 161028 and 161029) and that those previous permissions had now lapsed, and that this application was a resubmission of the previously approved schemes.

However, it should also be noted that with regards to sustainability for the proposed residential dwelling when the original application was submitted in 2017 sustainability was not considered to be a major reason for refusal but with the recent policy changes this had now become a reason for refusal.

Stoney Lane Farm consisted of a group of buildings comprising a Grade II listed Georgian farmhouse, connected to a 18th century timber-framed barn, a single storey range of 19th century brick barns and a separate brick dovecote. The site was located in the Green Belt.

It was proposed that the main farmhouse and adjoining barns would be converted and used for holiday lets, and the separate rear barns converted to form a single dwelling. Members' attention was drawn to the detailed proposed development information, as shown on page 147 of the main agenda report.

The dovecote would be restored including the reconstruction of its original pyramidal form roof and would be used a shared storage for Units 2 and 4.

Officers stated that as detailed on page 150 of the main agenda report, that in terms of the access and parking arrangements, Members were asked to note that no new surfacing was proposed to serve either the access route or the parking area itself. Having carefully considered this aspect of the scheme, officers were of the view that in the balancing exercise, that the access and parking proposals were integral to providing the designated heritage asset with a new use and ultimately a future. An appropriate soft and hard landscaping scheme had accompanied the scheme that had been sensitively designed to reduce the impact of this aspect of the scheme.

Officers concluded that the substantial weight given to the harm arising from inappropriate development and its effect on the openness of the Green Belt was clearly outweighed by the benefits identified within the main agenda report.

The scheme raised no issues affecting highway safety, residential amenity or flooding and would have no adverse impact on any identified protected species.

The Conservation Officer had raised no objections.

The Committee then considered both Applications, which officers had recommended be approved.

Members commented that they welcomed the applications as it would tidy up the dilapidated buildings.

Officers responded to suggested conditions from the Committee in respect of cycle parking/storage provision and electric charging points; and in doing so highlighted that with regards to electric charging points, that the site consisted of a group buildings which included Listed Buildings and that it would be difficult to try to satisfactorily incorporate electric charging points outside the curtilage of a Listed Building and that the Conservation Officer would raise concerns. It was also highlighted that any cycle storage facilities would have to meet the standards set by Worcestershire County Council, whereby cycle storage racks had to be covered storage and that could also raise some concern from the Conservation Officer.

Officers further responded to questions from Members with regard to the existing track currently serving Stoney Lane Cottages being widened.

Officers further clarified that should Members still be concerned about cycle parking/storage; that an Informative could be included, that the applicant look into the possibility of cycle parking/storage facilities.

**RESOLVED** that

a) full Planning Permission for Planning Application 21/01754/FUL be granted, subject to the Conditions as detailed on pages 154 to 158 of the main agenda report;

and

b) Listed Building Consent be granted for Planning Application 21/01755/LBC, subject to the Conditions as detailed on page 159 of the main agenda report, with Condition 1 being amended from 3 years to 18 months, as detailed on page 2 of the Committee Update.

Planning Committee  
7th February 2022

The meeting closed at 8.55 p.m.

Chairman