



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 5TH SEPTEMBER 2022
AT 6.00 P.M.

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

MEMBERS: 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, P. M. McDonald, M. A. Sherrey and C. J. Spencer

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 15th August 2022 (Pages 1 - 6)
4. 22/00604/FUL - Side extension to Bungalow, 8 Forest Close, Lickey End, Bromsgrove, B60 1JU – Ms. W. Richmond (Pages 7 - 22)
5. 22/00911/FUL - Demolition of existing garages and construction of a new building (toilet block) - Victoria Football Ground, Birmingham Road, Bromsgrove, Worcestershire, B61 0DR – Mr. M. Gardner (Pages 23 - 30)
6. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)

7. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting.

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

26th August 2022

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

At the current time, seating at the meeting will be placed in such a way as to achieve as much space as possible for social distancing to help protect meeting participants.

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

Members and Officers who still have access to lateral flow tests (LFTs) are encouraged to take a test on the day of the meeting. Meeting attendees who do not have access to LFTs are encouraged not to attend a Committee if they have common cold symptoms or any of the following common symptoms of Covid-19 on the day of the meeting; a high temperature, a new and continuous cough or a loss of smell and / or taste.

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 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.

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 to p.ross@bromsgroveandredditch.gov.uk before 12 noon on Thursday 1st September 2022.

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 1st September 2022.

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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Agenda Item 3

Planning Committee
15th August 2022

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 15TH AUGUST 2022, AT 6.00 P.M.

PRESENT: Councillors H. J. Jones (Chairman), A. J. B. Beaumont, S. J. Baxter (substituting for Councillor A. B. L. English), S. P. Douglas, J. E. King, M. A. Sherrey, C. J. Spencer, M. Thompson (substituting for Councillor G. N. Denaro) and S. A. Webb (substituting for Councillor A. D. Kriss)

Observers:

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

8/22

TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were received from: -

Councillors A. D. Kriss with Councillor S. A. Webb substituting, G. N. Denaro with Councillor M. Thompson substituting, A. B. L. English with Councillor S. J. Baxter substituting; and

Councillors M. Glass and P. M. McDonald.

9/22

DECLARATIONS OF INTEREST

There were no declarations of interest.

10/22

MINUTES

The minutes of the Planning Committee meeting held on 4th July 2022 were received.

RESOLVED that, the minutes of the Planning Committee meeting held on 4th July 2022, be approved as a correct record.

11/22

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

The Chairman announced that there were no updates.

12/22

22/00255/REM - FOURTH PHASE OF PERSIMMON BROCKHILL DEVELOPMENT, WEIGHTS LANE, REDDITCH, WORCESTERSHIRE

Agenda Item 3

Planning Committee
15th August 2022

Officers informed the Committee that the Application was for reserved matters approval (appearance, landscaping, layout and scale), for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Redditch Borough Council 22/00359/REM).

Officers presented the report and informed the Committee that the application site formed part of a larger site that was the subject of a cross boundary hybrid planning applications for the following proposal.

Hybrid applications 19/00976/HYB and 19/00977/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works and an outline application (with all matters reserved with the exception of access) for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

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

- District Plan Map
- Approved Framework Plan
- Site Location Plan
- Satellite View
- Enlarged Proposed Site Layout
- Tenure Plan
- Dwellings Heights
- Examples of Proposed Dwellings
- Proposed Streetscene

Officers further drew Members' attention to the 'Other Planning History' Phase 1 and Phase 2, as detailed on page 10 of the main agenda report.

The application site formed part of the Brockhill allocation, which was a greenfield site which extending to circa 56 hectares, phases 1, 2 and 3 as detailed on page 10m of the main agenda report.

Phase 4 covered 9.2 hectares and would be sited within the context of the above. Within Phase 4, the most relevant features were the existing woodland, trees and hedgerow cover, which were mainly set over a steep topography (1:3) and contained numerous trees protected by Tree Preservation Orders.

Agenda Item 3

Planning Committee
15th August 2022

The principle of the proposed development (for up to 960 units) had been established through the granting of Hybrid permission 19/00976/HYB.

Therefore, the issues for consideration by Members were limited to matters of layout (including internal vehicle access), scale, appearance and landscaping.

Page 11 of the main agenda report detailed a table which sets out the house types, tenures, bedroom numbers and totals of each.

Officers highlighted that a total of 42 market homes were proposed to be provided across the site to provide 9%, two-bedroom dwellings: 41%, 3-bedroom dwellings, 37% 4 bed dwellings and 13% 5 bed dwellings. There was a focus on the provision of 2- and 3-bedroom properties (which would make up over 50% of the overall phase). The proposals included the provision of 30 affordable housing units, which equated to 42% of the total dwellings proposed.

As part of the proposal, mostly 2 storey dwellings were proposed. However, there were also some 2.5 dwellings incorporating dormers.

The layout responded directly to the challenging topography across the site and related to earlier development phases and was a direct continuation of Phase 3. 72 units would outlook onto the area of public open space, which would create natural surveillance and a focal point for way-finding whilst being respectful to existing residents and creating adequate separation from the nearby industrial estate. Residents living on plots 129-141 and 177-189 (numbered continuously from Phase 3) would also benefit from views out to the surrounding countryside

The route of the main road offered a direct, logical route for all users and would connect Phases 1, 2 and 3 through to 5, 6 and 7 in a sinuous form. This would provide in-built traffic calming whilst maintaining a legible movement structure.

The distribution of affordable rent and shared ownership properties was proposed to be in a diverse and reasonable manner. Housing Officers had been consulted with and had agreed that the affordable housing provision, mix and cluster arrangements within the layout were acceptable.

The proposed layout was faithful to the masterplan from the outline approval, in its site planning strategy, in its density, and in its detailed layout. The proposal was in accordance with policy RCBD1. Overall, the proposed layout was considered to accord with policies BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Members' attention was drawn to the 'Scale including Housing Mix and Affordable Housing Provision' information, as detailed on pages 14 of the main agenda report.

Agenda Item 3

Planning Committee
15th August 2022

All the houses were of an attractive, functional modern design. A materials palette was proposed featuring two-tone brickwork, consisting of Rannoch Red contrast brick and Yorkshire Red Blend or Lindum Reserve contrast brick and Yorkshire Red Blend, Cream render tiled roofs in either Seawave Grey or Duo Anthracite and black coloured garage doors in steel timber effect panel or similar material; and RWPs and gutters to be black.

All of the houses would face onto the street, as detailed on the 'Proposed Streetscene' presentation slide.

The Highway Authority was consulted with, and several changes were made to the plans to ensure the development was acceptable. As a result of these changes (including, forward visibility, road alignment, design of the internal roadways to a maximum of 20mph, confirmation on the number of parking spaces which now met the required adopted standards) WCC as Highway Authority had advised that it had no objection.

Overall, it was considered that, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring properties, the proposal would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings.

In relation to the construction phase of this phase, under condition 39 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the 4th Phase

Officers commented that overall, it was considered that this proposal satisfactorily achieved the aims of the Design & Access Statement and development plan policy.

Officers concluded that this was an allocated development site. The four reserved matters under consideration were found to comply with the relevant conditions imposed as part of the hybrid permission and to adhere to the masterplan, the principles of the Design and Access Statement and the NPPF.

In the planning balance and taking account of material planning considerations, the development was acceptable.

It was noted that there were no registered public speakers.

Members then considered the reserved matters application, which officers had recommended be approved.

Members questioned if a Condition could be included so that the Council's Community Safety Project Team and the police Crime Risk

Agenda Item 3

Planning Committee
15th August 2022

Manager to be consulted with, with regard to designing a secure, well planned development.

Officers stated that a Condition could not be included. However, officers would reassure Members that the police Crime Risk Manager would be consulted with throughout the development; and could comment on the application as it stood. Officers could include an 'Informative,' but it was an unusual request requiring the applicant to consult with the police Crime Risk Manager or the Council's Community Safety Project Team.

It was agreed that an 'Informative' be included tasking the applicant to seek 'Secure by Design' advice.

In response to questions from the Committee with regard to the location of the affordable housing and in Members opinion, the affordable housing being clustered; Officers referred to the comments received from Housing Strategy, that the location of units throughout the site was acceptable, as detailed on page 8 of the main agenda report.

Officers responded to further questions with regard to the potential impact on the existing highways and there being no transport plan. Officers drew Members' attention to the comments received with regard to Highways and Parking from the Highway Authority, as detailed on page 15 of the main agenda report. Officers further highlighted that a travel / transport plan Condition had been included as part of the Full planning application and was therefore not included the Reserved Matters application presented to Members. As part of the hybrid application, section 106 monies had been identified for improvements to bus services in and around the area, which had been identified and agreed.

Some Members raised questions with regard to the location of the affordable housing and the distance from those dwellings to the nearby industrial estate and commercial buildings. Officers commented that Worcestershire Regulatory Services (WRS) had raised no concerns and that the 'Layout,' as detailed on page 12 of the main agenda report; stated that the 'layout would be respectful to existing residents and creating adequate separation from the nearby industrial estate'. Private ownership dwellings would have a similar separation distance to the industrial estate and commercial buildings.

RESOLVED that the Reserved Matters of Layout, Scale, Appearance and Landscaping be approved subject to;

- a) the Conditions as detailed on pages 15 to 17 of the main agenda report; and
- b) the following Informative, that the applicant be tasked to seek 'Secure by Design' advice.

The meeting closed at 6.18 p.m.

Agenda Item 3

Planning Committee
15th August 2022

Chairman

Agenda Item 4

Applicant	Proposed Development	Expiry Date	Reference
Ms W Richmond	Side extension to Bungalow 8 Forest Close, Lickey End Bromsgrove B60 1JU	23/07/2022	22/0604/FUL

RECOMMENDATION: That planning permission be **REFUSED**

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

Consultations

No consultations required

Publicity

Four neighbours notified by letter of 29/06/22. Expired 23/07/2022. No comments received

Councillor Hunter

Officers have advised that it does not comply with the High-Quality Design Supplementary Planning Document (SPD). However, I understand that Tyler Parkes (a planning consultant commissioned by the applicant) have undertaken an assessment of the application in relation to the policy and come to a different view and find that it is in fact compliant. I believe it would be helpful for the planning committee to scrutinise the two views and reach a decision based on a full assessment of all the evidence.

You will also be aware of the provisions within BDP10 of the Bromsgrove Local Plan which discusses the need to encourage the provision of suitable homes for elderly people such that they can maintain their independence in the community. If it turns out that Tyler Parkes are incorrect in their assessment, then these objectives would be in conflict with the SPD in this case. As both are material considerations I think it would be helpful for the planning committee to determine which provisions should carry greater weight in the decision making process.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP10 Homes for the Elderly

BDP19 High Quality Design

Others

Bromsgrove High Quality Design SPD

NPPF National Planning Policy Framework (2021)

Relevant Planning History – None

Assessment of the Proposal

Forest Close is a relatively short cul-de-sac road accessed from Alcester Road, the B4096. The application site lies adjacent to a bend broadly halfway along Forest Close. The property is a detached bungalow with a front elevation fronting the north side of the west-east alignment of Forest Road with a side elevation fronting the north-south stretch of the Close. The bungalow is at the end row of four bungalows and is set at a significantly higher level than the adjacent north-south part Forest Close. The open plan, front and side sloping and terraced garden provides a spacious open aspect to this corner.

It is proposed to construct a single storey side extension 5 metres wide with an additional bay window 0.6 metres deep with the proposed ridge the same height as the existing ridge, at 5 metres high, and to the full depth of the bungalow. The extension would provide two bedrooms. The applicant has referred to the need for the extension to provide additional accommodation for her mother-in-law who is elderly and unable to live on her own due to mobility issues.

At its nearest point the proposed west side elevation would be 2.8 metres from the back edge of the footway (2.1 metres from the bay window) of the adjacent north/south part of Forest Close. The applicant was requested but did not produce a section through the site. However, it is estimated that the proposed side gable end would be around 5.7 metres and the south-west corner eaves 4 metres above the adjoining part of the current sloping and terraced garden. There is common ground with the agent that this reflects the fall of the ground. Moreover, the forward alignment of the extension would appear more prominent if a level lawn and under floor storage is created, which the agent has indicated would be part of the design, albeit not shown on the proposed plans.

Assessing these dimensions, it is considered that the proposed extension rather than being subordinate in scale and would appear to more dominant and more prominent than, and would be a competing feature to, the existing dwelling. The Bromsgrove District High Quality Design SPD is anchored into the BDP19 of the adopted local plan and was the subject of public participation set out what the Council considers is good design. Thus, in paragraph 3.3.1 it states that subordination of side extensions can be achieved where the extension is clearly set down from the ridge and set back from the principal elevation. There are no exceptions for bungalows and given the nature of the levels to the side the proposed extension would appear to be more dominant and prominent.

Moreover, the alignment of the main part of the proposed side elevation would be 3.9 metres in front of the alignment of main part of the front elevation of no. 10, the adjacent house, to the north which is typical of the building line of the houses on the east side of the north/south part of Forest Close. Therefore, the width of the proposed extension would conflict with the guidelines in paragraph 3.3.3 and 3.3.4 of the SPD in that the proposed side elevation and would not respect of the building line of the north/south orientated stretch of the cul-de-sac of Forest Close.

Furthermore, it is considered that the proposed side extension would be unacceptably dominant and prominent creating a visual pinch point in this part of the

in the street scene and resulting in the loss of the currently spacious soft landscaped corner between these two stretches of the Close. This is a locally distinctive feature that is part of the character of the Close and its loss would be contrary to paragraph 3.1.11 of the SPD. Moreover, this design which would not reflect the pattern of spacing of buildings and local features would not enhance and strengthen the local distinctiveness of the area contrary to paragraph 3.1.11. It is noteworthy that paragraph 3.1.11 states that the impact on the street scene must be considered and that paragraph 3.1.11 ii) states that an extension must not normally project forward of an elevation fronting the public domain. Since this design would not follow the SPD guidance and would not retain the character and distinctiveness of the area it would not accord with policy BDP19 a) and e).

Turning to the issue of the impact on living condition of occupants it is considered that a bay window relatively close to the side footway would not create a defensible space buffer contrary to paragraph 3.3.4 of the SPD.

Tyler Parks the planning consultant commissioned by the applicant make the various substantive arguments which are summarised below in plain text, along with the Officers comments in italics.

1. The proposed floorspace would be used for a dependant elderly relative and would need to have level access.
The officers' view is that a level floor space can be achieved by an alternative design such as a single storey rear extension and such alternatives have been suggested. Moreover, since the bungalow is raised above the level of the adjoining footways the existing access to it is already not level.
2. There is policy support for elderly and special needs in Policy BDP10 and for adaptations on BDP19(j) relating to accessibility and (m) relating to adaptability
Policy BDP10 is not applicable here given the scheme does not relate to the provision of a new dwelling for the elderly. Notwithstanding this, both cited policies do not set aside the need to demonstrate good design
3. The SPD, paragraph 3.1.6, relating to extensions, generally does not require extensions to be smaller scale but keeping width, bulk and height in proportion.
This paragraph needs to be read in the context and overlooks the heading to the same paragraph - 'Extensions must be subordinate'
4. The guidance on side extension which focusses on subordination differs from the general guidance and it also states that each application is taken on its own merits.
Given the design is for a side extension considerable weight needs to be given to the specific design guidelines which emphasise the need for extensions to be smaller in scale
5. The proposed extension represents a modest (43%) increase in the footprint of the bungalow. It would be better design to have a 'seamless' extension which carries through the building width, ridge and eaves heights.
The main thrust of SPD and policy BDP 19 is that extensions should be smaller in scale, (not just footprint) and not be unduly prominent thereby retaining character

and local distinctiveness. In practice it is difficult to create a 'seamless' extension and smaller scale extension would articulate the resultant width and mass.

6. The existing tree planting and verge would filter views and the corner marks the transition from bungalows to houses.
There are no mature trees in the adjacent highway verge and insufficient space in the remaining side garden for effective soft landscaping. The resultant building would create a more prominent building line and would dominate the corner
7. The proposed western elevation would be set back from the existing fence line of the rear/ side garden of the host property
The scale of the resultant building, which is not accurately depicted in the elevation plans would be substantially higher and bulkier than the existing fence which follows the contours of the sloping and terraces ground
8. It is unnecessary to adhere to strict building lines to meet the objectives of the SPD and if strictly applied would lead to standardised development.
The building line would be advanced by a substantial rather than marginal amount and the open spacious corner is a distinctive feature of the cul-de-sac
9. The proposed side window would aid surveillance
The Officers are in favour of side windows but one placed close to a footway may be exposed to overlooking which could result a future desire to mitigate overlooking e.g. by the provision of a higher side boundary fence

Conclusions

The proposed design is one which is contrary to the thrust of the SPD and the adopted Local Plan. It is noteworthy that paragraph 134 of the NPPF emphasises the importance of local design policies and design guides which have the status of supplementary planning documents.

Whilst I note the applicant is seeking to extend the dwelling to provide additional accommodation for her mother-in-law, the personal circumstances of the applicant do not outweigh the permanent harm I have identified.

The scheme is therefore considered unacceptable.

RECOMMENDATION: That planning permission be **REFUSED**

Reason for Refusal

The proposed extension, by reason of its siting and scale, would be unacceptably dominant and prominent and would be contrary to the pattern of development and the spacious open corner within the immediate locality. Therefore, it would be contrary to Policy BDP19 of the Bromsgrove District Plan; the Council's High Quality Design SPD and the National Planning Policy Framework.

Agenda Item 4

Case Officer: David Edmonds. Tel: 01527 881345
Email: David.Edmonds@bromsgroveandredditch.gov.uk

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22/00604/FUL

Side Bungalow Extension

8 Forest Close, Lickey End, Bromsgrove B60 1JU

**Recommendation:
Planning Permission be REFUSED**

Site Location Plan



Aerial Photo

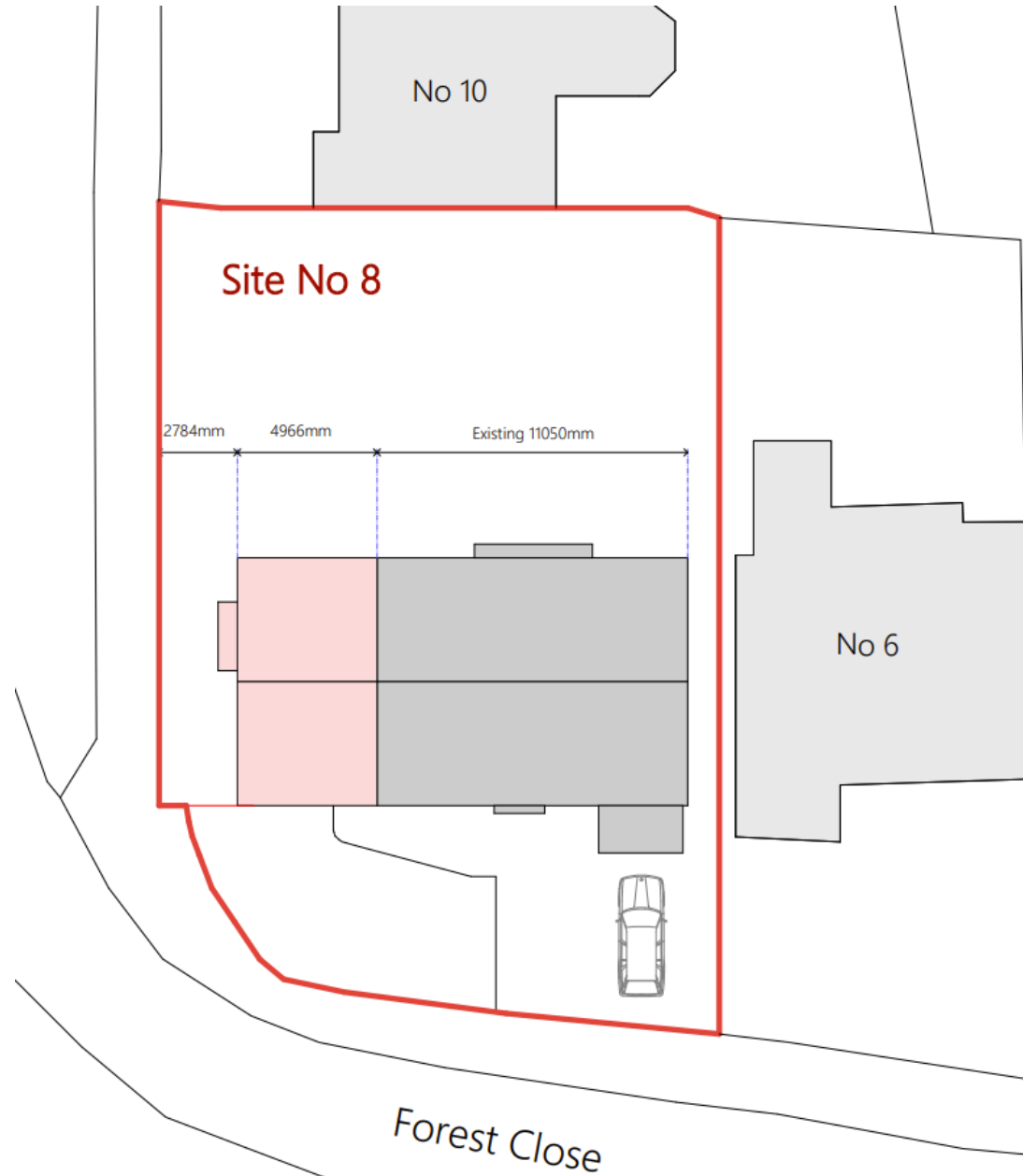


North



Agenda Item 4

Existing/ Proposed Block Plan

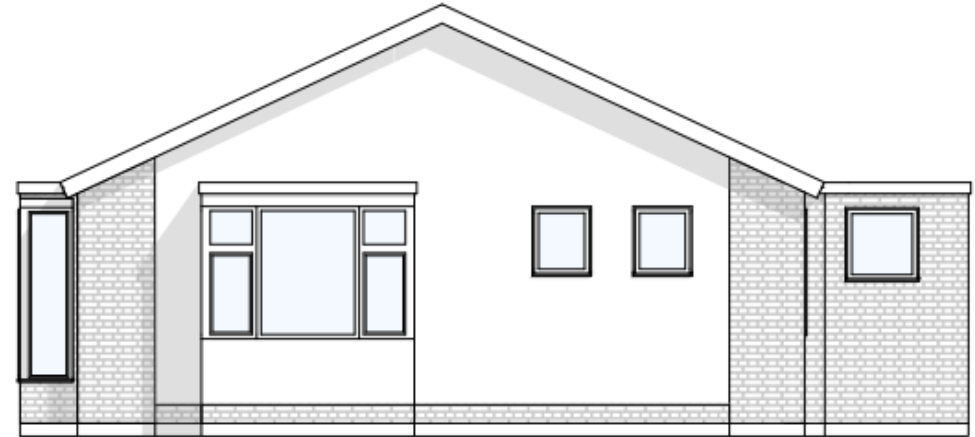


Existing Elevations

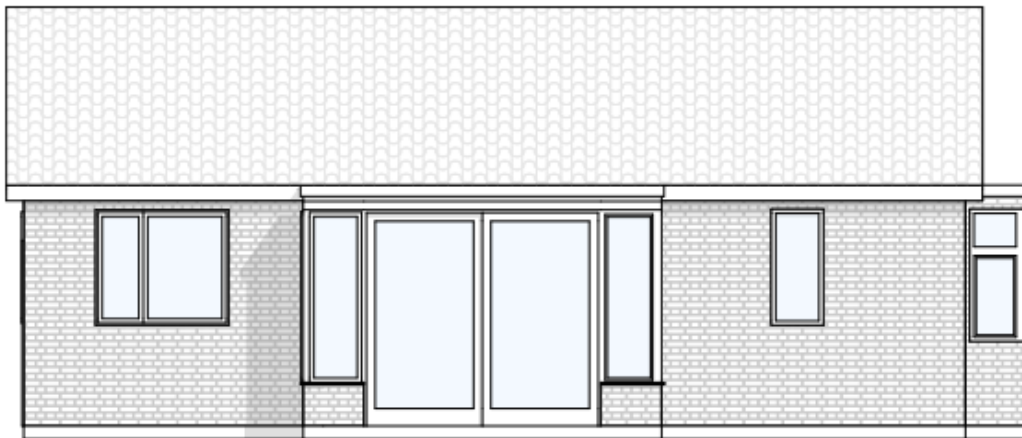


South Elevation - Front

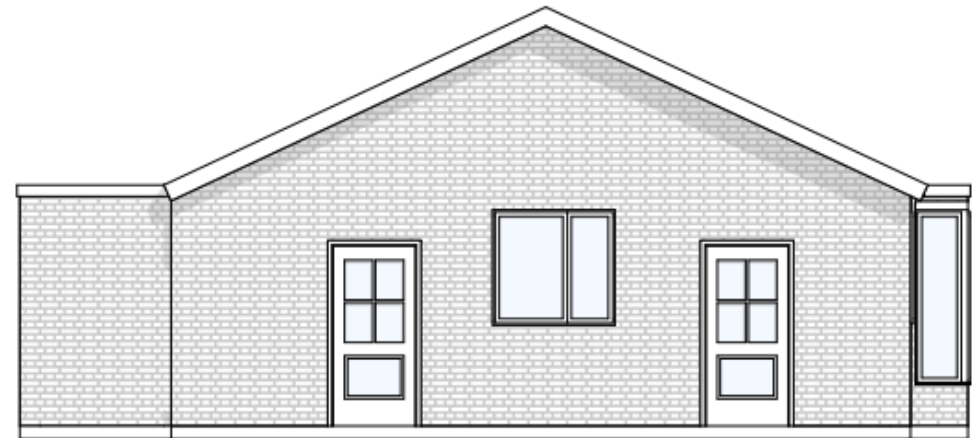
Page 17



West Elevation



North Elevation - Rear



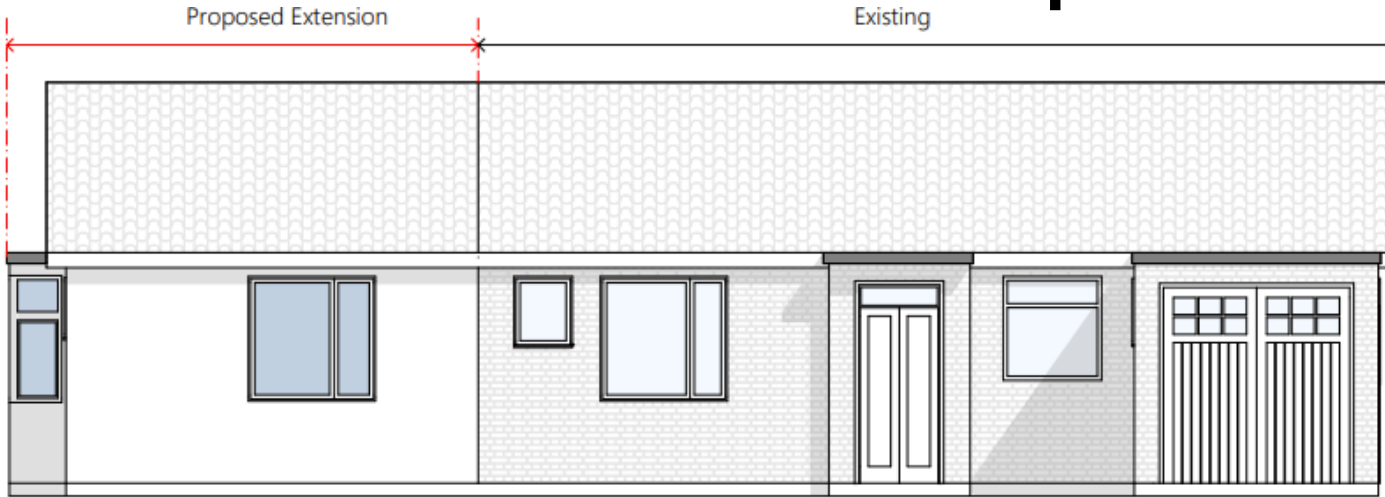
East Elevation

Agenda Item 4

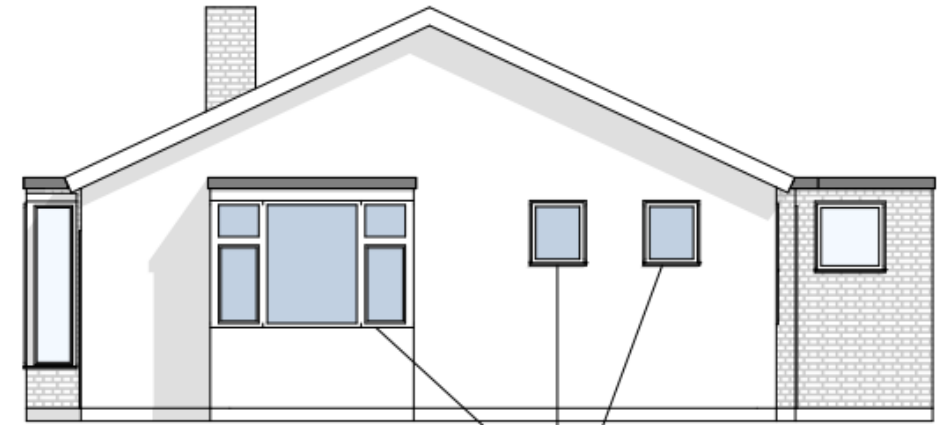
Existing Front Elevation Photo



Proposed Elevations



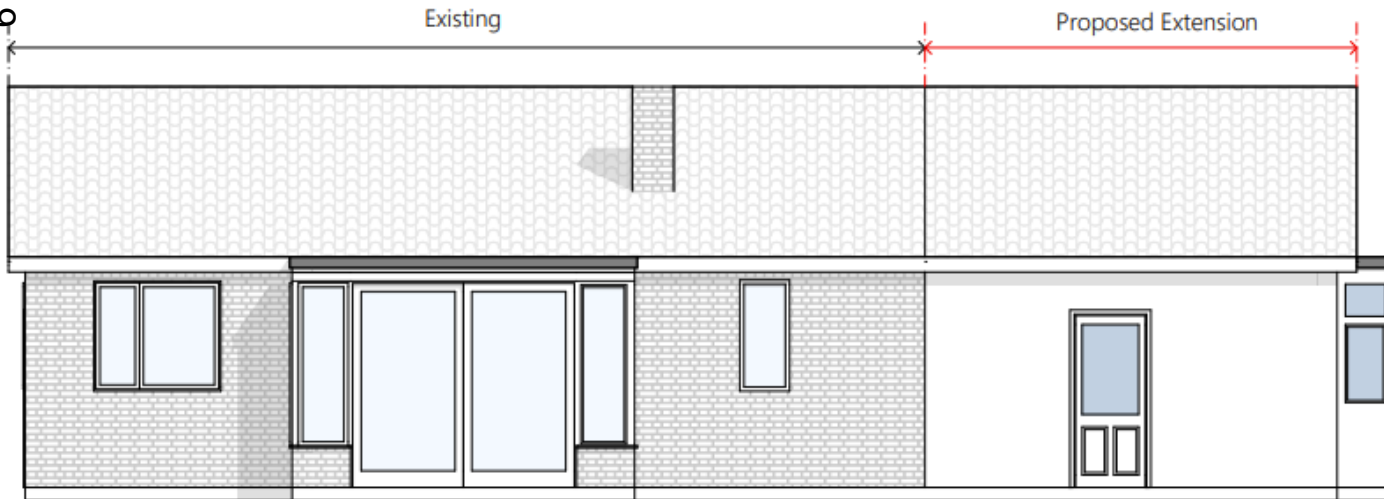
South Elevation - Front



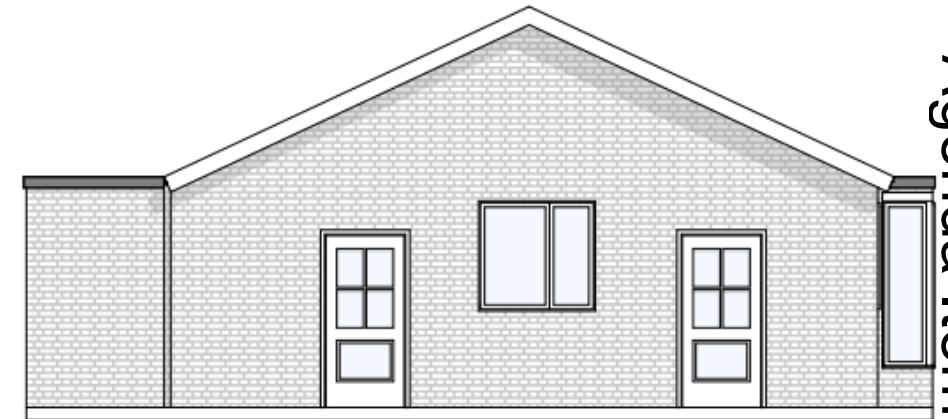
West Elevation

Windows to be salvaged from existing and reinstalled on new extension

Page 19



North Elevation - Rear



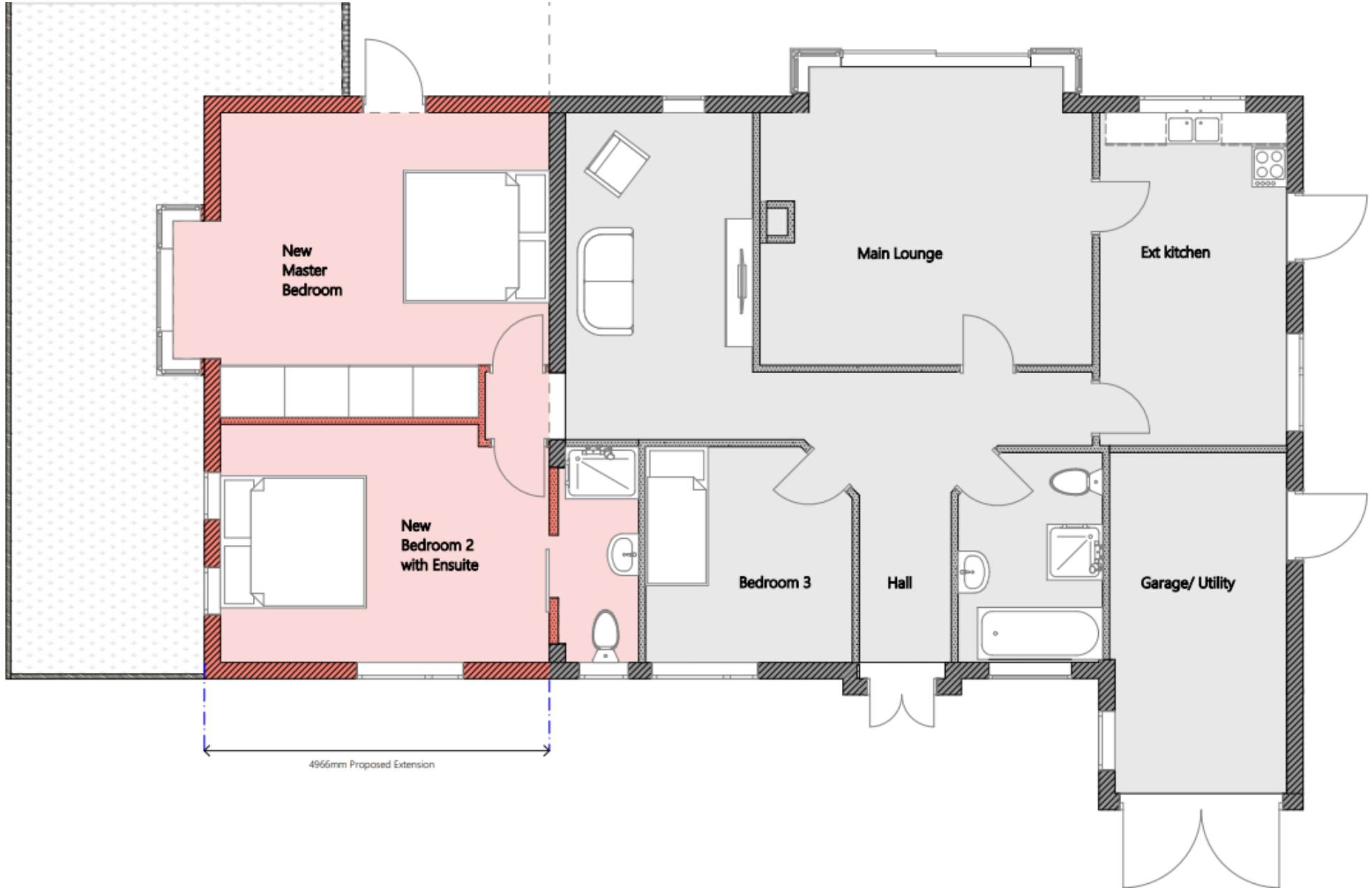
East Elevation

Agenda Item 4

Existing front elevation with estimated profile of proposed extension



Proposed Floor Plan



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Agenda Item 5

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Mike Gardiner	Demolition of existing garages and construction of a new building (toilet block) Victoria Football Ground, Birmingham Road, Bromsgrove, Worcestershire, B61 0DR	01.09.2022	22/00911/FUL

This application is being reported to Members because it is located on Council owned land.

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Sport England

As you are aware, the club have previously sought and obtained planning consent for a similar proposal under application 21/01819/FUL.

Having viewed the new proposal, we note the applicant's explanation that the amended design is required due to increased build costs, and whilst the construction materials are proposed to be revised, in all other respects this is a comparable building in size, location, internal layout etc.

As such, the comments we provided previously are still considered to be valid that the proposal will accord with Exception E2 of Sport England's Playing Fields Policy. As such, we do not wish to raise objection.

Sports Provision/Facilities

No Comments Received To Date

Conservation Officer

We have no conservation comments regarding the impact of the proposal on the nearby listed buildings and surrounding area.

Public Consultation

4 neighbour notification letters sent 29.07.2022 (expire 22.08.2022)

Site Notice posted 09.08.2022 (expires 02.09.2022)

No comments received to date.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP12 Sustainable Communities

BDP17 Town Centre Regeneration

BDP19 High Quality Design

Plan reference

BDP20 Managing the Historic Environment
BDP21 Natural Environment
BDP25 Health and Well Being

Others

National Design Guide
Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance

Relevant Planning History

21/01819/FUL	Demolition of existing garages and replacement with a PortaCabin to house toilet facilities	Granted	18.03.2022
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Assessment of Proposal

Site Description

The application site is situated along the eastern boundary of the Victoria Ground football stadium, adjacent to the rear gardens of No. 35 and 37 Birmingham Road and to the South of the existing club house and to the north of the entrance turnstiles and club shop. There are currently two dilapidated concrete garages situated on the site.

The site is situated within an urban area of Bromsgrove that falls into the Town Centre Zone designated on the Bromsgrove District Plan polices map.

Proposal

The proposal is to demolish the existing garages and replace them with a new building to house additional male and disabled toilet facilities for the ground.

Planning permission was granted earlier this year by members of the Planning Committee under Planning Application reference 21/01819/FUL for a structure at this site. The structure was for the same use and of a comparable size, location, and internal layout to the proposed building. The approved structure was however to be a portacabin formed of corrugated steel panels on a steel frame which would then be painted. The applicants have explained in their submission, that the change in design now proposed is required due to increased build costs.

The building now proposed would be constructed from block work and would have a painted finish to match the other buildings within the ground. It would be approximately 8 metres by 3 metres and would have a height of approximately 2.5 metres. It would be located in the same position as that approved under 21/01819/FUL.

Information submitted in support of the application sets out that this development would provide much-needed disabled toilet facilities within the ground. Currently there is only one disabled toilet which is situated in the club house which can be difficult to access whilst a game is being played. The development would also provide additional male toilet facilities which do not currently exist in this area of the ground. The development would

also provide the required facilities when home and away crowd segregation is mandated for health and safety reasons.

Principle of Development

The proposed development is sited within the urban area of Bromsgrove and would provide additional facilities to help support the existing football ground. Given this, it is considered that in principle the proposal is acceptable.

Sports England have raised no objection to the proposal. They have set out that the comments they provided on Planning Application 21/01819/FUL are still considered to be valid, and as such they have confirmed that the proposal will accord with Exception E2 of Sport England's Playing Fields Policy. As such, they do not wish to raise objection.

Their comments on application reference: 21/01819/FUL set out that they note that the proposed toilet block would not affect the existing football pitch, and that the proposal would provide much needed additional facilities for male and disabled toilet provision for spectators.

Sports England did consult the Football Foundation as part of the 2021 application who provided their comments on the proposal. They have set out that the new toilets are welcomed given the site is difficult to manage based on the structure of the buildings and stands. They have set out that spectator toilets should be separate from player toilets, so players and spectators are not mixed in communal areas for welfare reasons. Externally accessed toilets are also useful to stop dirt ingress into buildings. As such they have no issue with layout of the proposal.

Overall, Sport England were satisfied that the proposed development meets exception 2 of their playing fields policy, in that: 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

Character and appearance

The proposed building would now be a blockwork building with a painted finish to match the other buildings within the ground. The paint colour is proposed to be controlled via a suitable Condition. It is therefore considered that the proposed building would be in keeping with the general character and appearance of the wider football ground.

Due to the size and siting of the proposed building within the football ground, it is not considered that it would be highly visible from within the street scene. In replacing the dilapidated concrete garages, the proposed building would also enhance the appearance of the existing football ground.

Although the site is not situated in the setting of a listed building, there are listed buildings near to the football ground. The Conservation Officer has raised no objection to the scheme on heritage matters.

Amenity

The proposed building would be sited adjacent to the rear gardens of two of the neighbouring residential dwellings. However, due to the sitting and design of the proposed structure and that it would be situated in the same area as the existing garage

block that is to be demolished, it is not considered that the proposed building would adversely affect the existing amenities of the occupiers of the neighbouring residential properties. Members will also be aware of the extant consent for a structure in this location approved under application 21/01819/FUL.

Conclusion

Overall, it is considered that the proposed development would accord with the policies in the Bromsgrove District Plan, High Quality Design SPD and the NPPF.

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:

Victoria Ground, Bromsgrove 1:1250 dated 20.01.2022

Bromsgrove Sporting 1:500 Map dated 20.01.2022

Bromsgrove Sporting Football Club Revised Toilet Block General Arrangement
Revised 22 June 2022

Bromsgrove Sporting Proposed Toilet Block

Bromsgrove Sporting FC Sheet No. 4 of 6

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

3. The building hereby approved shall be finished in a colour that matches the existing structures within the wider football ground.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

Case Officer:

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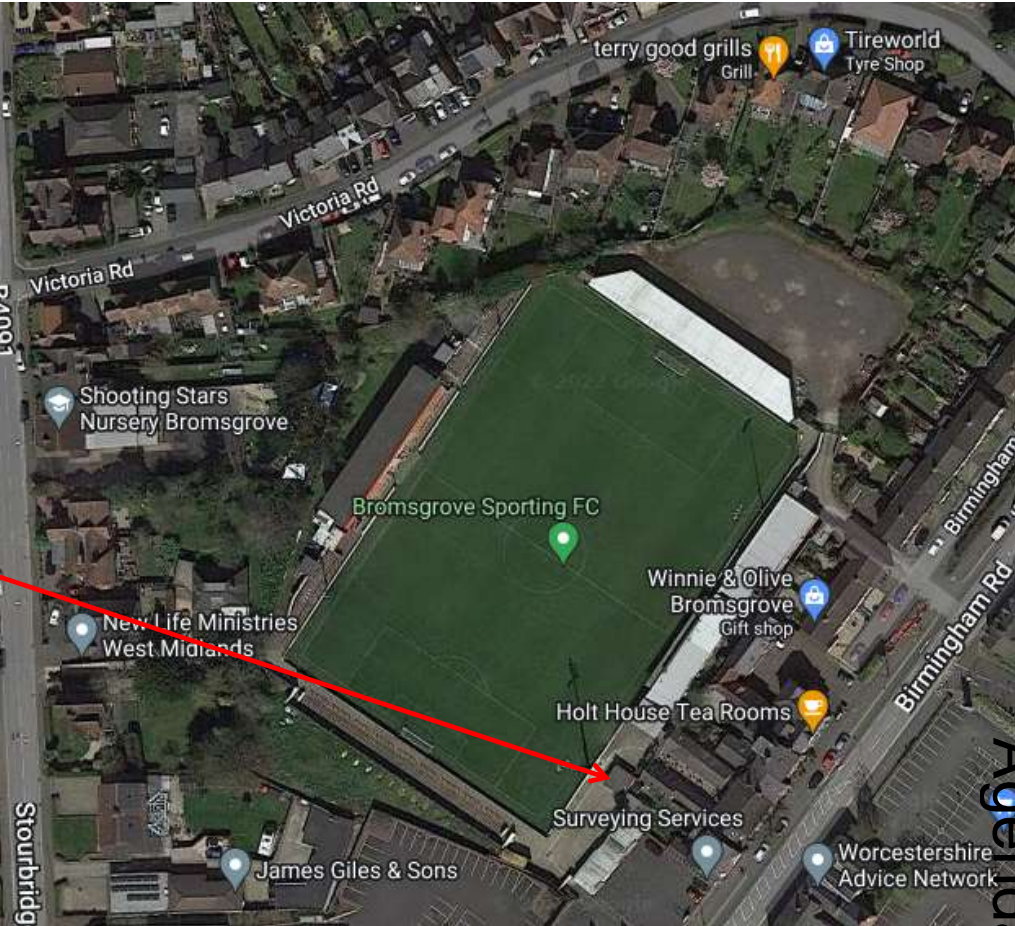
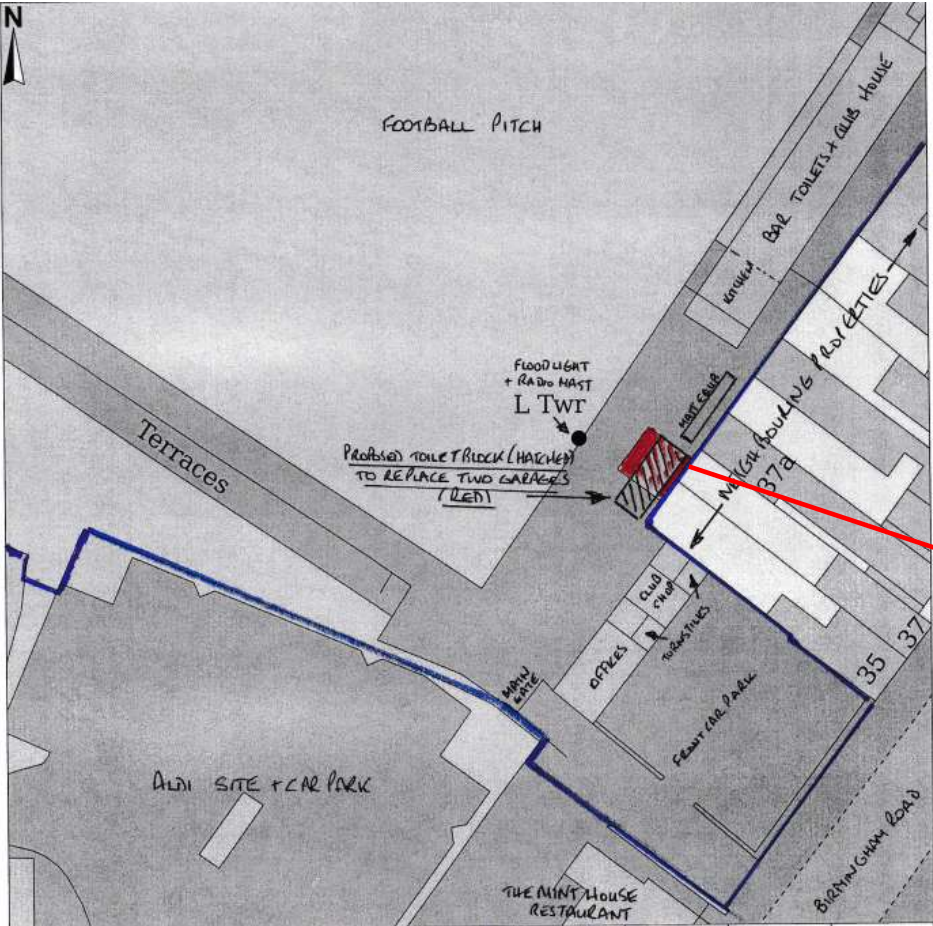
22/00911/FUL

Victoria Ground, Birmingham Road
Bromsgrove, B61 0DR

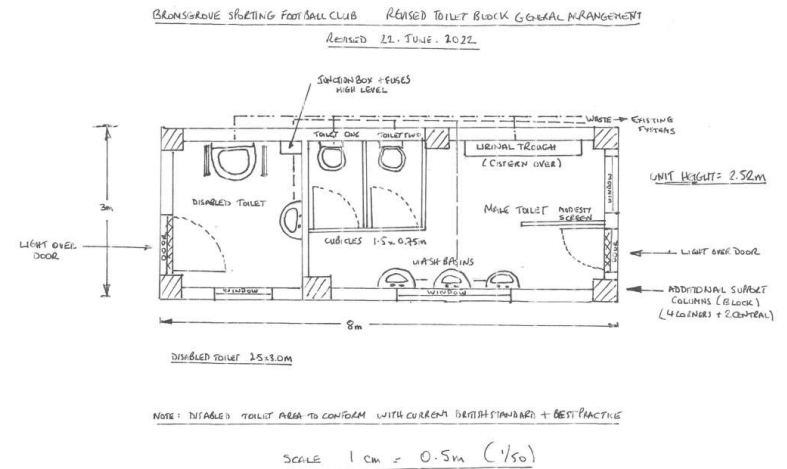
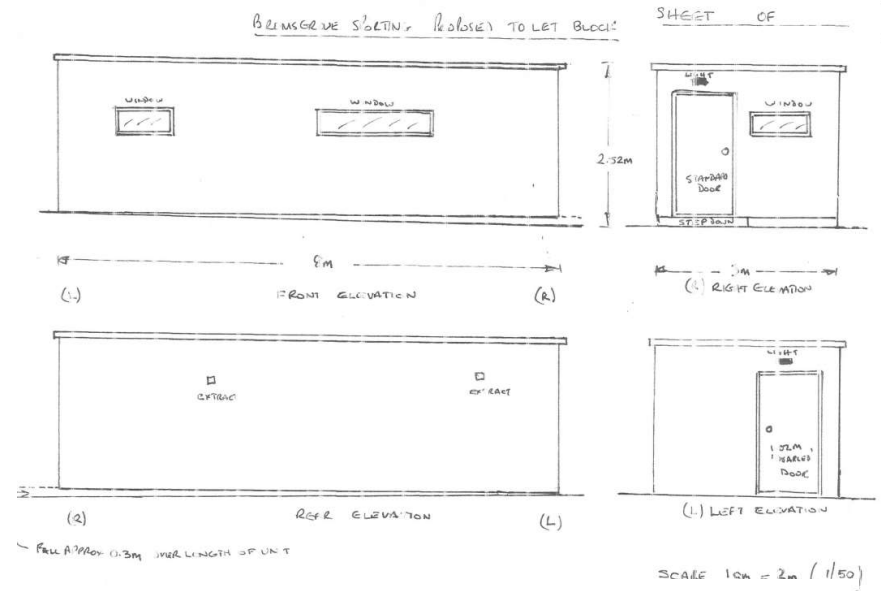
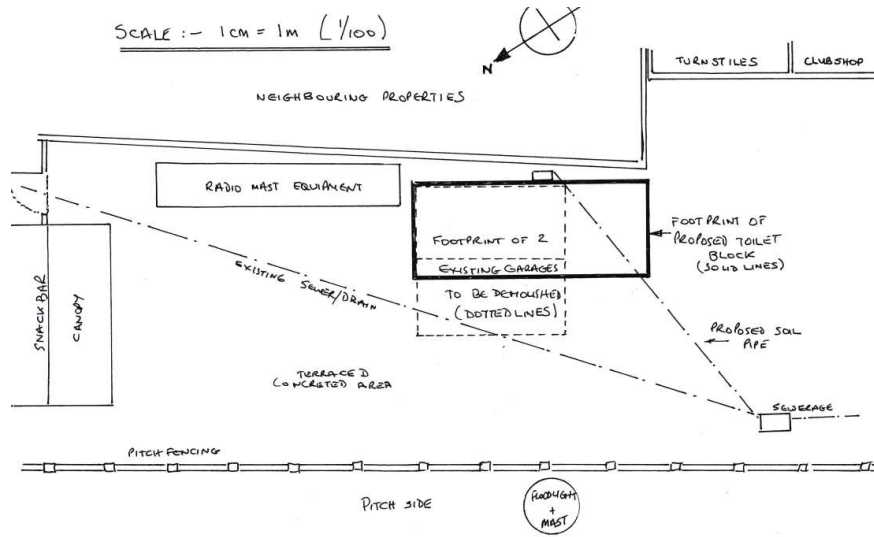
Demolition of existing garages and construction of a
new building (toilet block)

Recommendation:
Grant subject to conditions

Site Location



Proposed site plan, floor plan and elevations



Site Photos



Above and below mages show the existing site with garages

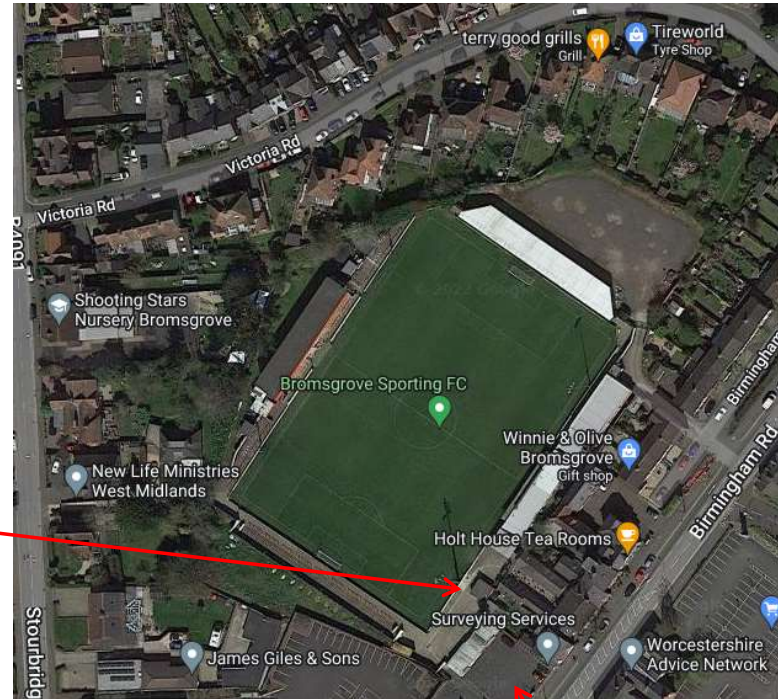


Image taken from google.com showing entrance to football ground from Birmingham Road