



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

TUESDAY 10TH DECEMBER 2024
AT 6.00 P.M.

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

MEMBERS: Councillors H. J. Jones (Chairman), M. Marshall (Vice-Chairman), A. Bailes, S. J. Baxter, J. Clarke, S. M. Evans, D. J. A. Forsythe, E. M. S. Gray, R. E. Lambert, B. McEldowney and J. D. Stanley

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 October 2024 (Pages 7 - 24)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)

5. TPO24/170 - Requesting consent to work on a TPO Protected Tree - 256 Stourbridge Road, Catshill, Bromsgrove, B61 9LQ (Pages 25 - 48)
6. 24/00229/FUL - Retention of 13 storage containers (and hardstanding). Land at Backlane Farm, St Kenelms Road, Romsley, Worcestershire B62 0PG. Mr. M. Hodgetts (Pages 49 - 66)
7. 24/00307/FUL - Retention of storage compound and hardstanding, including 2.4m palisade fence. Land at Backlane Farm, St Kenelms Road, Romsley, Worcestershire B62 0PG. Mr. M. Hodgetts (Pages 67 - 82)
8. 24/00516/S73 - Variation of condition 22 of planning permission APP/P1805/W/20/3245111 allowed on appeal 09/02/2021 (LPA 16/1132): FROM: 22) No dwelling shall be occupied until the acoustic fencing on the north-western part of the site has been erected in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The acoustic fencing shall be retained thereafter. AMEND TO: 22) No dwelling shall be occupied in relation to the approved reserved matters 23/00993/REM (Miller Homes phase) including plots 291 to 293 & plots 342 to 353 only of the approved reserved matters 22/00090/REM (Bellway Homes phase) or subsequent variations thereof until the acoustic fencing on the north-western part of the site, has been erected in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The acoustic fencing shall be retained thereafter and must be erected before 22/00090/REM (Bellway) plots 291 to 293 & plots 342 to 33 or subsequent variations thereof are occupied. Noise mitigation measures (glazing, ventilation and garden fences) shall be carried out in accordance with the Environmental Noise Assessment (22336-1-R8) prepared by Noise.co.uk dated 25 October 2024. Bellway Homes Ltd. (Pages 83 - 94)
9. 24/00554/REM - Reserved matters application for details relating to the development of 43 dwellings, associated parking, roads and footpaths, areas of open space, drainage infrastructure, plant, landscaping and associated works. Bordesley Hall, The Holloway, Alvechurch, Worcestershire, B48 7QA. Wain Homes (Pages 95 - 126)
10. 24/00708/FUL - Full planning application for 3no. industrial units, B2/B8 use class with first floor offices, associated parking & service areas. Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire B60 3ET. Mr. J. Downes (Pages 127 - 156)
11. 24/00904/CPL - Single-storey rear extension. 32 Mearse Lane, Barnt Green, Worcestershire, B45 8HL. Mr. B. Kumar (Pages 157 - 164)
12. 24/01005/FUL - Change of use of land from agricultural use to create external seating area and extended car parking area in association with the

commercial uses on the site (retrospective). Backlane Farm, St Kenelms Road, Romsley, Worcestershire, B62 0PG. Mr. M. Hodgetts (Pages 165 - 178)

13. 24/01062/CPE - Lawful Development Certificate sought to confirm development has commenced in accordance with condition 1 of planning permission ref. 21/01754/FUL dated 11th February 2022; Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; 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 and so would be lawful for planning purposes. Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1LZ. Mr. P.,. Whittaker (Pages 179 - 188)
14. 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

Sue Hanley
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

2nd December 2024

**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**

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

Please note that this is a public meeting and will be live streamed for general access via the Council's YouTube channel.

You are able to see and hear the livestream of the meeting from the Committee Pages of the Council's website.

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 Friday 6th December 2024.

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 Friday 6th December 2024.

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 and the Live Streaming stopped.



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