

# Public Document Pack



## **BROMSGROVE DISTRICT COUNCIL**

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

TUESDAY 4TH MARCH 2025  
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 14th January 2025 (Pages 7 - 16)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 22/01431/FUL - Importation of material to re-profile and level land (retrospective). Sumach, Priory Road, Dodford, Bromsgrove, B61 9DA. Mr. C. Rudge (Pages 17 - 32)
6. 24/01309/FUL - Proposed single storey rear extension, raised patio including retaining walls, steps & handrail, new triple garage, porch and garage conversion including new render finish to front and part side elevations. New boundary wall, railings and automatic sliding gate including modified access

and enlarged driveway. 30 Middlefield Lane, Hagley, DY9 0PX. Mr & Mrs Glaze (Pages 33 - 52)

7. Planning Performance Information - Quarter Three (1 October 2024 - 31 December 2024) (Pages 53 - 58)
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.

SUE HANLEY  
Chief Executive

Parkside  
Market Street  
BROMSGROVE  
Worcestershire  
B61 8DA

24th February 2025

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](mailto: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 website, alongside the agenda for the meeting.

### **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](mailto:p.ross@bromsgroveandredditch.gov.uk) by 12 noon on Friday 28<sup>th</sup> February 2025.**
- 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 28<sup>th</sup> February 2025.**

- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)**
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.**
- 5) Although this is a public meeting, there are circumstances when the Committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt the public are excluded and the Live Streaming is stopped.**



## **INFORMATION FOR THE PUBLIC**

### **Access to Information**

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- You can inspect agenda and public reports at least five days before the date of the meeting.
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- 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.
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- 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.

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

at [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

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## **BROMSGROVE DISTRICT COUNCIL**

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

**TUESDAY 14TH JANUARY 2025, AT 6.00 P.M.**

PRESENT: Councillors 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, S. T. Nock (substituting for Councillor H. J. Jones) and J. D. Stanley

Officers: Mr. D. M. Birch, Mr. A. Hussain, Ms. S Williams, Mr. K. Lander and Mrs. P. Ross

63/24

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

Apologies for absence were received from Councillors H. J. Jones and B. McEldowney, with Councillor S. T. Nock in attendance as the substitute Member for Councillor H. J. Jones.

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#### **DECLARATIONS OF INTEREST**

Councillor M. Marshall declared in relation to Agenda Item Number 5 (Minute No 67/24) – 24/00246/REM – Land at Kidderminster Road, Bromsgrove, in that he had personally excluded himself from previous discussions on the Perryfields Development Phase 1 because of his prior public statements with regard to a detailed aspect of the design, which was not included within the Phase 2 application before Members tonight. The legal advice that he had received was that he did not need to exclude himself from this reserved matters application, as he had stated that he would be approaching the application with a fair and open mind.

Councillor A. Bailes also declared in relation to Agenda Item Number 5 (Minute No 67/24) – 24/00246/REM – Land at Kidderminster Road, Bromsgrove, in that he had stood down from the Perryfields Development Phase 1 due to his involvement with Whitford Vale Voice and the Planning Enquiry. We were now in Phase 2, reserved matters, as the outline planning application had now been accepted; and he would be approaching this application with an open mind.

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## **MINUTES**

The minutes of the Planning Committee meeting held on 10<sup>th</sup> December 2024, were received.

With regards to the minutes, Councillor A. Bailes asked for the following amendments: -

Page 7, Minute No. 56/24, paragraph 9, be amended to read:

'At the invitation of the Chairman, Debbie Farrington, the applicant's Agent addressed the Committee in support of the application. Councillor Steve Hornsby, on behalf of Alvechurch Parish Council addressed the Committee in objection to the application. Councillor A. Bailes, Ward Member addressed the Committee regarding outstanding issues, which he wished Members to consider.'

Page 12, Minute No. 59/24, typographical error, amend from Councillor E. McEldowney to Councillor B. McEldowney.

**RESOLVED** that, subject to the amendments, as detailed in the preamble above that the minutes of the Planning Committee meeting held on 10<sup>th</sup> December 2024, be approved as a correct record.

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

The Chairman announced that there was no Committee Update.

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### **24/00246/REM - RESERVED MATTERS APPLICATION FOR PHASE 2. 437 RESIDENTIAL UNITS (CLASS C3) ON LAND ABUTTING KIDDERMINSTER ROAD/PERRYFIELDS ROAD, IN ACCORDANCE WITH THE OUTLINE PLANNING PERMISSION FOR 1,300 DWELLINGS (APPLICATION REFERENCE 16/0335) ALLOWED AT APPEAL UNDER REFERENCE APP/ P1805/W/20/3265948. THE RESERVED MATTERS APPLICATION SEEKS CONSENT IN LINE WITH CONDITION 1 FOR DETAILED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT, AND SCALE.LAND AT KIDDERMINSTER ROAD, BROMSGROVE. TAYLOR WIMPEY UK LTD.**

The Chairman took the opportunity to remind Planning Committee Members that Outline Planning Permission had previously been allowed at appeal. Members were therefore being asked to consider the Reserved Matters Application, seeking consent in line with Condition 1 for detailed matters of appearance, landscaping, layout and scale.

Officers drew Members' attention to the presentation slides, as detailed on pages 28 to 50 of the main agenda pack.

Officers presented the report and in doing so highlighted that the Reserved Matters application was for Phase 2, comprising of 437



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dwelling (Class C3) on land abutting Kidderminster Road/Perryfields Road, in accordance with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948.

The Reserved Matters application sought consent in line with Condition 1 for detailed matters of appearance, landscaping, layout, and scale.

Officers clarified that the position of the proposed roundabout junction off Kidderminster Road, had been determined as part of the Outline Planning Application 16/0335 allowed at appeal. So was therefore not for Members consideration in the Reserved Matters application before Members tonight.

Members were reminded that the principle of stopping up Perryfields Road had already been factored into the decision-making of the Outline appeal and had been conditioned (Condition 35) accordingly within that decision and approved in principle with its severance clearly indicated within the suite of approved plans including the Access and Movement Parameters Plan.

A total of 437 dwellings of varying house types were proposed in this phase generally comprising of 2 storey dwellings, however, 8 bungalows were also proposed, and 35 dwellings would be 2.5 storeys. 39 apartments would be provided in the form of three separate L-shaped 3 storey apartment blocks. Officers referred to the total provision of open market dwellings and affordable housing dwellings, as detailed on pages 15 and 16 of the main agenda pack.

The Phase 2 scheme proposed a total of 134 affordable units which was slightly more than the 30% requirement as it included 3 additional affordable dwellings to make up for the identified shortfall approved under Phase 1.

The approved plans also included parameter plans that showed indicative details of the access and movement of the potential development. The Access and Movement Plan showed a 'main movement route corridor.' The layout of the scheme had been defined by the main route corridor. The stopping up of Perryfields Road would enable the main route corridor to become the formal route into this strategic site.

As detailed in the report the application included the stopping up of Perryfields Road in three locations, as follows :-

- T-junction of Perryfields Road and Kidderminster Road
- Perryfields Road south of The Orchards School
- Perryfields Road adjacent to Red Cross Farm

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Officers highlighted that Active Travel England (ATE) and Worcestershire Highways – Bromsgrove had no objections to the application, and that Mott MacDonald supported the proposal.

An existing Public Right of Way (PRoW) (footpath No. BM 591) diagonally crossed the field from Perryfields Road, south of Red Cross Farm and linked into Carol Avenue. The layout of the scheme indicated that the footpath would be diverted and incorporated within the layout of scheme. Further dialogue was taking place with the applicant and The Ramblers Association (RA), to address their concerns. County Public Rights of Way have commented on the scheme and also acknowledged that an application to divert the footpath has been submitted. The County Public Rights of Way Officer noted and fully supported the intention to include the full length of the diverted footpath within the Section 38 highway adoption scheme, as detailed on page 20 of the main agenda pack.

Permeability directly to The Orchards School was considered to be convoluted given that pedestrian access/drop off area to the school had been designed towards the rear of the school via Grayshott Close. As highlighted in the report, Mott MacDonald had made reference for some form of pedestrian link to Grayshott Close.

A footpath link from the site to the drop off area of the School had been negotiated. Details of the full provision of the footpath/gate and landscaping details could be conditioned. This link would encourage occupiers to walk their children to the school site without the need to use a car.

Officers referred to the comments received from North Worcestershire Water Management and the drainage strategy and the two attenuation ponds, as detailed on page 11 of the main agenda pack.

At the invitation of the Chairman, Mr. J. Gerner, addressed the Committee on behalf of The Bromsgrove Society, in objection to the application. Ms. G. Johnson, Stantec, addressed the Committee in support of the Application, on behalf of the Applicant Taylor Wimpey UK Ltd.

Members then considered the Reserved Matters application which officers had recommended be granted.

Members raised a number of queries with regards to connectivity and the active travel plans. Connectivity with the middle schools and high schools, how would children be able to access these schools, as they would be unable to walk to these schools.

Officers stated the Connectivity Plan showed footpath links towards Kidderminster Road and bus stop facilities enabling good links to existing bus routes on the Kidderminster Road. Also, that another school

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was proposed to be built in the future on this strategic site. There was adequate connectivity.

Members stated that not everyone was able to walk everywhere; and that connectivity seemed to be reliant on everyone walking and residents not using their vehicles.

Officers clarified that these issues would have been addressed during the Outline Planning application; and that Members were being asked to consider the Reserved Matters application.

Members raised further questions with regard to information on page 9 of the main agenda pack which stated that:-

“ Across the site, a network of footpath connections are proposed within the public open space. The Applicant should note that Worcestershire County Council will not adopt footpaths/ links shown in the areas of public open space”

Members questioned as to who would be responsible and were seeking reassurance that footpath links would be maintained to safe standards.

Members also raised concerns with regard to bus stop facilities and sought assurance that Worcestershire County Council (WCC) would ensure that decent bus stops with seated facilities and bus stop kerbs would be installed and not just bus stop poles.

At this stage in the meeting, some Members expressed deep concerns that there was no representation from WCC Highways in attendance in order to respond to Members concerns and questions on a major planning application. Therefore, Members requested that their concerns and questions be raised by the case officer with WCC Highways.

In response officers commented that with regard to the public open spaces, it had not been confirmed as to whether the Council would adopt these or a management company but would be addressed at a later date. Officers clarified that sheltered bus stops would be provided and not flagpoles, and that officers would check with WCC Highways if there would be bus stop kerbs and seating.

The Chairman reiterated that officers would report back to WCC Highways the concerns raised by Members, as detailed in the preamble above.

Members further referred to the concerns raised by The Bromsgrove Society, as detailed on page 13 of the main agenda pack.

Officers informed Members that the existing PRoW to Carol Avenue was actually outside of the application site boundary. However, officers could liaise with County PRoW to see if the condition of the footpath route could be improved.

A drop off link to The Orchards School had been negotiated directly with the school and they were also happy with the pedestrian link as proposed. General access arrangements to the school off Perryfields Road would be managed by the school.

In response to further questions from Members with regard to the maintenance of open public spaces, the Development Management Manager reassured Members that the s106 agreement captured this. There would be an 'either or option' for the Council to adopt it or a management company. There would be a trigger point as to when this would be made valid; and this would have to happen.

In response to a question on drainage, officers stated that the Environment Agency had no concerns; and that North Worcestershire Water Management would be very strict to ensure that any conditions were discharged appropriately.

In response to the Chairman, officers reassured Members that their concerns raised during the course of the meeting would be raised with WCC Highways and PRow.

On being put to the vote, it was

**RESOLVED** that the Reserved Matters application be approved and that

- a) Delegated powers be granted to the Assistant Director for Planning, Leisure and Cultural Services to agree the final scope and detailed wording and numbering of conditions, as set out in pages 25 And 26 of the main agenda pack.

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**24/01218/FUL - SINGLE STOREY REAR EXTENSION TO PROVIDE LARGER KITCHEN/DINING/FAMILY AREA. 477 BIRMINGHAM ROAD, MARLBROOK, WORCESTERSHIRE, B61 0HZ. MR. A. GODWIN**

The Application had been brought to the Planning Committee as the applicant was a Bromsgrove District and Redditch Borough Council employee.

Officers presented the report and in doing so, drew Members' attention to the presentation slides as detailed on pages 56 to 60 of the main agenda pack.

The application was for a single storey rear extension to provide a larger kitchen/dining/family area. A workshop currently existed at the rear of the house, which would be removed. The site was located within a residential area where it was considered that the principle of residential development was acceptable.

As detailed in the preamble above, the proposal involved the removal of an existing rear workshop and side-garage, to be replaced by a single

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storey extension to the side and rear of the property to provide a larger kitchen/dining/family area, in addition to a W.C. and utility room.

The proposed extension would project 3 metres from the rear of the dwelling and 1.8 metres to the side of the dwelling. The height of the extension would be 3 metres. Which would be a vastly reduced footprint.

The extension would have a flat roof and would include bi-folding doors on the extended rear elevation, a window to serve the new kitchen and a pedestrian door on the side elevation.

The materials used would match existing (UPVC double glazed windows/ UPVC double glazed doors/rendered brick).

Members then considered the application.

On being put to a vote it was:

**RESOLVED** that Planning Permission be granted, subject to the Conditions as detailed on page 53 of the main agenda pack.

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## **PLANNING PERFORMANCE INFORMATION - QUARTER TWO (1 JULY 2024 - 30 SEPTEMBER 2024)**

The Chairman took the opportunity to remind the Committee that the report was for noting only.

The Development Management Manager explained that the Planning Performance Information was for Quarter 2 – 1<sup>st</sup> July to 30<sup>th</sup> September 2024; and that he was happy to take any questions on the information provided.

The Development Management Manager further highlighted that the assessment periods had traditionally been over a 2-year period (with a 9-month lag for the quality measure to enable the processing of associated appeals).

In December 2024, the Government updated its criteria document. The updated document retained the same performance thresholds but confirmed the new assessment periods which included a change to the assessment period for speed of decision-making from 24 months to 12 months. This change had been made so designation decisions were made on more up-to-date data and were more responsive to changes in performance and had come into effect from the period ending September 2024. The updated document would be used for designation decisions in the first quarter of 2025 and 2026. There were no changes regarding the period over which the quality measure was assessed.

The Development Management Manager drew Members' attention to Appendix 1 to the report, the Major Appeal Decisions Quarter 2 and the Non-Major Appeal Decisions Quarter 2.

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Officers were not overly concerned with the Non-Major Appeal Decisions, in terms of the decisions made, as sometimes the officer's recommendation did not always tally with the appeal decision, as some of this was to do with subjectivity in terms of design, impact on neighbours, and therefore the inspectorate had made a different decision.

In response to questions from Members, the Development Management Manager referred to page 63, paragraph 7.3 of the main agenda pack, that the current published data ran for the period July 2021 - June 2023. The data was intentionally nine months behind the date of publication to allow a time lag for appeals in the pipeline to be determined.

With regards to costs against the Council for the Non-Major Appeal Decisions detailed on pages 70 of the main agenda pack, there were no costs against the Council. The rules had recently changed to allow household applications (non-major) applications to apply for a cost award.

Members asked if the costs against the Council figures could be included in future reports.

The Development Management Manager explained that cost submissions set out as to why costs have been awarded. There could also be some negotiation between the Council and the applicant. The Planning Inspector would be quite precise on costs awarded. Members were further informed that there could be a 'lag' in getting the information on costs awarded and preparing these quarterly reports. With this in mind, officers would be happy to provide this information separately to Planning Committee Members.

Members agreed that good planning decisions needed to be made, and that Members should not have to be mindful, when making such decisions, of the possibility of costs against the Council being made.

Members suggested that future Planning training could include looking at previous Planning Committee decisions as lessons learnt and to also build up Members skills sets.

**RESOLVED** that the Planning Performance Information report, Quarter 2 – 1<sup>st</sup> July to 30<sup>th</sup> September 2024, be noted.

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**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**

There was no Urgent Business on this occasion.

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The meeting closed at 6.56 p.m.

Chairman

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Name of Applicant	Proposal	Plan Ref.
Mr Colin Rudge	Importation of material to re-profile and level land (retrospective)  Sumach, Priory Road, Dodford, Bromsgrove, B61 9DA	22/01431/FUL

**Councillor Kit Taylor has requested that this application be considered by Planning Committee rather than being determined under delegated powers**

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

### Consultations

#### **Conservation Officer**

Comments summarised as follows:

- Sumach comprises one of the original chartists cottages in Dodford. It has been altered and extended but its origins remains clearly legible. It is not listed but it can be considered a non-designated heritage asset (NDHA).
- The site falls within the Dodford Conservation Area (CA), which covers the historic Chartist settlement, a semi-rural area which contains a regular assortment of housing plots, in which a pattern of nearly identical historic cottages sit. These are of a well-defined architectural style, which emerged when the area was developed by the Chartist Land Company in 1847/48.
- The rear garden of Sumach runs down to the watercourse to the north. Prior to the completion of the re-profiling works there was a significant drop in ground levels from the rear of Sumach to the watercourse: around 10 to 12m. The reprofiling works have resulted in a levelling of the land but with a steep drop down to the watercourse.
- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- This is supported by Policy in BDP20 of the Bromsgrove District Plan, which amongst other things, state that development affecting heritage assets, including alterations or additions as well as development within the setting of heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets.
- There are clear views of the rear of Sumach, both from the junction of Victoria Road and Church Road, and a little further southeast on Church Road where there is gateway into the field to the north of the stream and Sumach, close to Greenfield.
- The re-profiling works have clearly introduced a steeper slope into the landscape than that which previously existed, although a steeper slope does not necessarily harm the significance of the Conservation Area.
- Prior to the completion of the re-profiling works, this introduced a harsh, visible muddy feature into what is usually a verdant landscape detracting from views across the CA.
- Post completion of the grass seeding works, the harm is considered to have been overcome. No objections are raised to the proposed landscaping plan.

## **Worcestershire Archive and Archaeological Service**

Comments summarised as follows:

- The development site has not been excavated as such but substantially regraded (built up) with material imported to site. Providing no excavation has taken place, any as yet unrecorded below ground archaeology within the area of the development should be buffered. Archaeological monitoring and recording (a watching brief) would be recommended should there be any future excavation of the site.
- Whilst the development site has the potential to contain heritage assets of archaeological interest, any below ground remains should be buffered, since there has been no excavation of the ground.

## **North Worcestershire Water Management (NWWM)**

Comments summarised as follows:

- The site falls within flood zone 1 (low risk of fluvial flooding) although it should be noted that the adjacent watercourse has not been modelled and therefore the risk may in reality be higher. The part of the site which has been re-profiled is not shown to be susceptible to surface water flooding.
- During the course of the re-profiling works we have had reports of high sediment levels within the Brook, and it is considered that the site works may have been the cause of this. Such risks generally remain until the bare ground has been fully re-vegetated, and remains a risk if the ground is at risk of subsidence although I am not qualified to comment upon the risk of subsidence of this soil. Any future issues relating to contamination of the watercourse are a matter for the Environment Agency to investigate.

## **Environment Agency**

Comments summarised as follows:

- The materials brought onto the site are not considered to be contaminated as thus no objections are raised.

## **Dodford With Grafton Parish Council**

The Parish Council object to this retrospective application.

Comments received summarised as follows:

- Prior to the re-profiling works, the site provided habitat for plant and animal species
- The site is visible from public vantage points
- The re-profiling of the land has resulted in contamination of the watercourse
- Concerns regarding possible damage to archaeological remains
- A huge and unnecessary amount of material has been brought onto the site causing a significant disruption to local residents
- The works are considered to harm the character of the Conservation Area and the character of Sumach which is considered to be a Non-Designated Heritage Asset.
- The Parish Council question the area of land described as curtilage (within the red line area)

## Public Consultation

3 letters sent 06.01.2023 (expired 30.01.2023)  
 Re-consultation 27.02.2024 (expired 15.03.2024)  
 Site notice displayed 06.01.2023 (expired 30.01.2023)  
 Press notice published 13.01.2023 (expired 30.01.2023)

4 representations have been received in objection.

Comments received are summarised as follows:

- Materials brought onto the site are believed to be contaminated
- Contamination of watercourses
- Drainage and flooding concerns
- Mud on the road causing highway safety issues together with volume of vehicles entering the site to deposit materials
- Detached buildings have been erected on the site – do these require permission?
- Harm to Conservation Area
- Adverse impact to the visual amenities of the area
- Undesirable precedent
- Raising the land levels could intrude upon sightlines potentially causing overshadowing and loss of privacy

## Relevant Policies:

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
 BDP4 Green Belt  
 BDP20 Managing the Historic Environment  
 BDP23 Water Management

### **Others**

National Planning Policy Framework (2024)

## Relevant Planning History

22/00518/FUL	Demolition of existing outbuildings and garage and replacement of newly constructed outbuilding and garage	Pending Decision	
11/0275	The erection of a single storey bedroom extension to the rear of the existing bungalow. Renovation of the existing conservatory into an enlarged kitchen area (as augmented by plans received 18/5/11).	Approved	26.05.2011
10/1118	Extensions and alterations to dwelling	Refused	27.01.2011

## **Background**

The Council's attention was drawn to the works associated with the importation of materials within the curtilage of the property Sumach in around May 2022. A retrospective planning application for these works was submitted to the Council in November 2022. During the course of the applications consideration, further materials were imported to the site. No further tipping/ importation of materials onto the site has taken place since February 2024 with the exception of (relatively speaking) much smaller quantities of topsoil together with fertiliser which has been spread at the site to aid the growing of grass seed. The site was grass seeded in the summer of 2024 and has now been planted with a number of trees. Images of the site within the presentation pack date from September 2024.

Other matters at this site have been brought to the Council's attention including the creation of a hardstanding, fencing and gates which remain under investigation. However, for the avoidance of doubt this retrospective application only concerns the importation of materials to re-profile the garden area associated with the property.

## **Assessment of Proposal**

### Site Description

The site lies to the northern side of Priory Road within the Dodford Conservation Area. The site is situated within the Green Belt.

### Proposal

This application seeks retrospective permission for the importation of materials, (predominantly clay soils) to re-profile and level land associated with the residential dwelling Sumach.

### Planning Considerations

The main issues to be considered in assessing the application are the following:

- i) Whether the proposal amounts to inappropriate development in the Green Belt and if inappropriate, do very special circumstances exist to clearly outweigh the Green Belt harm
- ii) Heritage implications
- iii) Drainage and contamination matters
- iv) Archaeological matters
- v) Other material considerations

#### i) Green Belt and whether inappropriate development

The application site is located entirely within the Green Belt. Paragraph 142 of the NPPF highlights that the Government attaches great importance to Green Belts and this is further emphasised within Paragraph 153 which states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

Policy BDP.4.4 of the Bromsgrove District Plan and Paragraphs 154 and 155 of the NPPF set out the exceptions to inappropriate development.

The works which have taken place are considered to constitute engineering operations.

Paragraph 154 of the NPPF comments at h)ii that engineering operations are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of the Green Belt.

It is considered that whilst land levels have been raised in the rear garden area serving the property Sumach, the engineering operations do not in themselves result in harm to the openness of the Green Belt.

The five purposes of the Green Belt are set out at paragraph 143 of the NPPF as:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

This retrospective application would not conflict with any of the five purposes.

It has been concluded that, from a Green Belt perspective the application does not represent inappropriate development and therefore the very special circumstances test set out under paragraph 153 of the NPPF would not be relevant in this case.

## ii) Heritage implications

The site has changed significantly when comparing its appearance prior to the first commencement of the engineering operations; during the works and post completion of the works. As set out above, with the exception of smaller quantities of top-soil and fertiliser as a top layer, the importation of materials onto the site ceased in February 2024. Photographs of the site were taken in July 2024 on germination of the grass seed and the planting of trees and images of the site within the presentation pack date from September 2024.

The site has been landscaped mostly but has not been completed in accordance with the submitted Landscape Plan SPR/01/23 Rev A and at the time of writing any harm to the character and appearance of the Conservation Area and to the Non-Designated Heritage Asset 'Sumach' is no longer considered to exist.

The submitted landscape plan shows the planting of Maple, Birch, Willow and Ash Trees to the sloped area of the site at the northern edge which would assist in the binding of the slope having regard to any subsidence concerns. Orchard planting comprising Mullberry, Quince, Medlar, Pear, Plum, Cherry and Apple trees beyond the woodland planting as native species trees are considered to be acceptable. Members will note that the Conservation Officer raises no objections to the application based on the submitted landscaping plan.

### iii) Drainage and contamination matters

NWWM as the Lead Local Flood Authority (LLFA) for the area have been consulted and have commented that the part of the site which has been re-profiled is not shown to be susceptible to surface water flooding.

It is your Officers view that the reported high sediment levels within the (adjacent) Brook are likely to have been a result of the engineering works which took at the site prior to February 2024. The 'bare ground' referred to by NWWM has now been re-vegetated.

During the course of this applications consideration, the Parish Council and the Ward Member for the area have been referred to the Environment Agency since any issues relating to contamination of the watercourse are a matter for the Environment Agency to investigate rather than NWWM or District Council matters. Members will note that the Environment Agency have been consulted on the application and comment, having visited the site, that materials imported into the site are not contaminated.

### iv) Archaeological matters

Because the site has not been excavated as such, Worcestershire County Archaeology Service consider that any unrecorded below ground archaeology within the area of the development would be unaffected by the works which have taken place.

### v) Other material considerations

The views of third parties and the Parish Council are noted. Whilst harm to residential amenity in terms of, in particular overlooking and loss of privacy have been cited as an objection, no harms in this respect have been identified.

The visual appearance of the site has changed markedly between 2022 through to 2025. Understandable objections raised with respect to (for example) noise, mud on the road and inconvenience caused by large vehicles using the narrow carriageways around Dodford are no longer an issue.

Any ongoing concerns with respect to pollution of nearby watercourses would need to be pursued separately through the Environment Agency.

### Conclusion

Whilst these works have taken place without the benefit of planning permission, in assessing the merits of this application it is important to examine the material impacts caused by the engineering operations as they exist at the time of writing.

The largely completed works are not considered to result in harm to the openness of the Green Belt or harm to the character of the Conservation Area. The resultant works are not considered harmful in terms of heritage matters, residential amenity or drainage. The seeding of the site has served to soften the appearance of the imported material and the tree cover will further naturalise the site. The landscaping proposals are acceptable albeit not fully complete. A suitable planning condition would ensure the completion of the landscaping works to the Council's satisfaction.

For the reasons set out above, this retrospective application is supported subject to the imposition of the condition set out below.

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

**Conditions:**

- 1) The re-profiled land within the area subject to this application shall be fully completed in accordance with Landscape Plan SPR/01/23 Rev A to the satisfaction of the Local Planning Authority within 6 months of the date of this decision notice.

Reason: To aide in bank stabilisation, reducing the risk of future subsidence and sediment rich run-off which may impact upon the adjacent watercourse

**Case Officer:** Steven Edden Tel: 01527 64252 Ext. 3206  
Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk)

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22/01431/FUL

Sumach, Priory Road, Dodford  
Bromsgrove, B61 9DA

Page 25 Importation of material to re profile and level land  
(retrospective)

Recommendation: Grant

# Site Location



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LOCATION PLAN  
SCALES 1/1250



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# Photograph 1



## Photograph 2



# Photograph 3



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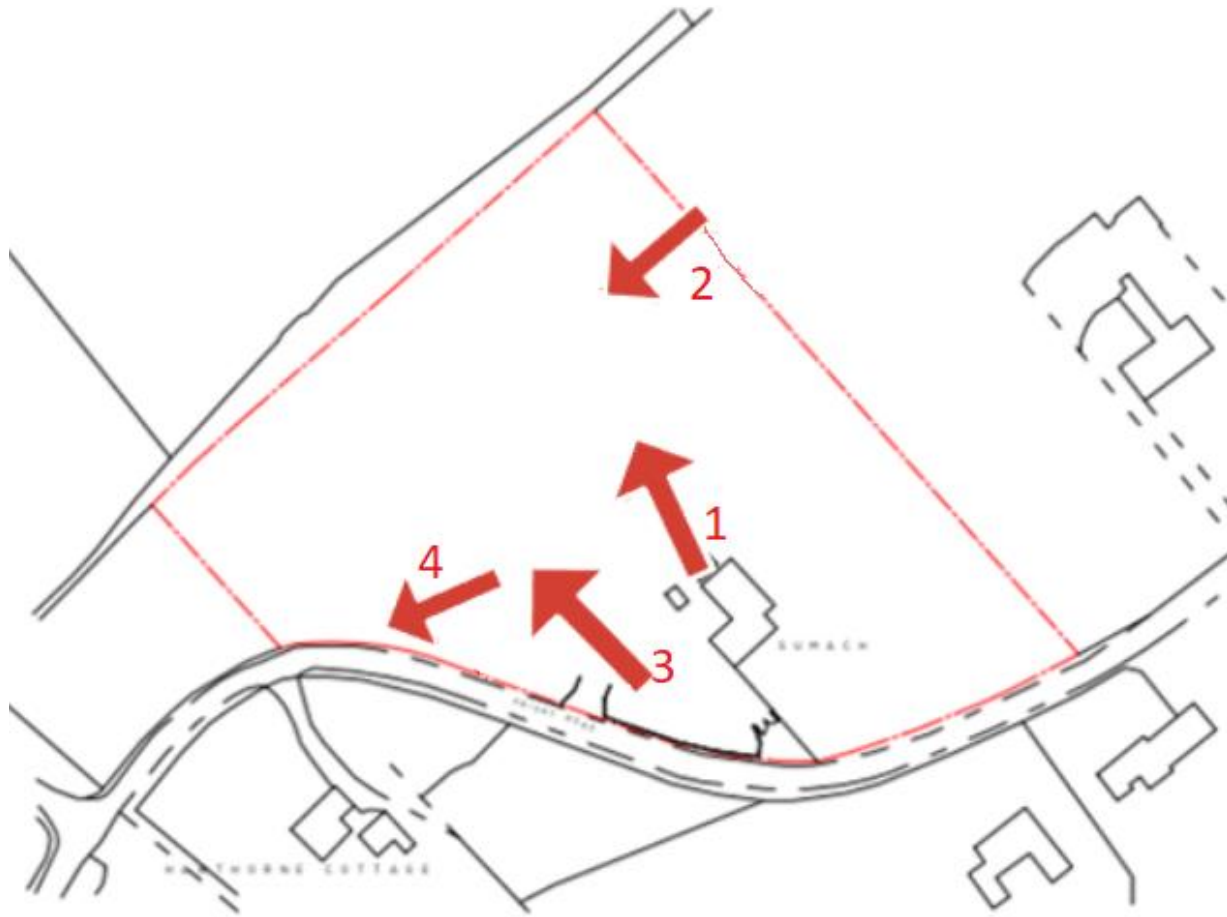
# Photograph 4



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Agenda Item 5

Approximate direction of photographs.  
All taken September 2024



LOCATION PLAN

# Landscaping Proposals





Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr and Mrs Glaze	Proposed single storey rear extension, raised patio including retaining walls, steps & handrail, new triple garage, porch and garage conversion including new render finish to front and part side elevations. New boundary wall, railings and automatic sliding gate including modified access and enlarged driveway  30 Middlefield Lane, Hagley, DY9 0PX	10.03.2025	24/01309/FUL

**Councillor Lambert has requested that this application is considered by Planning Committee rather than being determined under delegated powers**

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

### Consultations

#### **Worcestershire Highways – Bromsgrove**

- No objection subject to conditions relating to:
  - Bound materials
  - Conformity with plans

#### **Arboricultural Officer**

Comments summarised as follows:

- The Beech tree identified as T1 (in plan GD2706/07) has been felled. The Beech tree identified as T2 on the same plan remains. On reviewing this tree, I have raised a TPO on T2.
- I do not object to the removal of the vegetation to the front of the property subject to replacement planting being shown within a submitted landscape scheme.
- The plan shows that the new driveway will be installed on 'Permeable Block Paving over Cellweb Root Protection Matting and Geo Membrane' which would be welcomed.
- I would require more information regarding the driveway installation and an Arboricultural Method Statement to be submitted to show how T2 would be protected under any proposed development.

#### **Hagley Parish Council**

The Parish Council objects to the application.

Comments summarised as follows:

- The area is characterised by boundary hedges or low boundary walls and mature trees and shrubs. Any loss would have a detrimental impact on the existing character of the area and the street scene
- The garage is substantial in size constructed forward of the building line and harmful to the character of the area. Whilst there are garages constructed forward of the building line further down Middlefield Lane there are none in this vicinity.
- Given the levels difference at the rear of the property, the rear extension may breach the 45-degree line guidance having regard to impact upon number 28.

## **Public Consultation**

5 letters sent 9 January 2025 (expired 2 February 2025)

No responses received

## **Councillor Lambert**

Comments summarised as follows:

- I would like to call in the application to Planning Committee if you are minded to approve given my concerns as follows:
- I trust you will have consulted the tree officer with regard to the proposed loss of the established vegetation by the introduction of the boundary wall and gates and the loss of a mature tree by the proposed construction of the triple garage. This particular section of Middlefield Road is characterised by boundary hedges or low boundary walls and mature trees and shrubs, the loss of which would have a detrimental impact on the existing character of the area and the street scene which would be contrary to local and national policies. In terms of biodiversity, the Council should be working towards BNG rather than loss.
- With regard to the siting of the garage, this is substantial in size and to be constructed forward of the building line which, I believe, would be contrary to guidance within the High-Quality Design SPD. There are garages constructed forward of the building line further down Middlefield Lane but not in this vicinity.
- The rear extension, given the levels difference at the rear of the property, may breach the 45-degree line guidance having regard to impact upon number 28.

## **Relevant Policies:**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP19 High Quality Design

### **Others**

National Planning Policy Framework (2024)

Bromsgrove High Quality Design SPD

## **Relevant Planning History**

None

## **Site Description**

30 Middlefield Lane is a detached property located within a residential area within Hagley. The dwelling which probably dates from the 1940s/50's, is a wide fronted detached house.

## **Proposal**

Planning permission is sought for a single storey rear extension, raised patio including retaining walls, steps and handrail, new triple garage, porch and garage conversion including new render finish to front and part side elevations. The scheme also includes a new boundary wall, railings and automatic sliding gate including modified access and enlarged driveway.

The proposed rear extension would project 3.4m from the rear of the existing dwelling and would enlarge the existing kitchen/dining room. The height of the extension would be less than 3m in height, with a flat roof and a roof lantern.

The existing porch would be replaced with a new oak framed porch which would be similar in size to the existing.

The existing garage would be converted to a home office with utility to the side.

The proposed garage would be positioned in front of the existing garage and along the boundary between the neighbour at number 28. The proposal includes a small link/walkway allowing access into the proposed garage from the main house.

The proposed garage would measure 6.7m in width and 8.3m in length, with a hipped roof.

The existing vehicular access would be utilised and following removal of the existing laurel and planting, would be widened to four metres in width and a new boundary wall facing Middlefield Lane constructed. The brick wall and railings would have a height of 1.9 metres with brick piers and gate posts at a height of 2.2 metres. New brickwork setts would be placed across the driveway entrance with the driveway access constructed from tarmac. The automatic steel framed sliding gates would have a height of 2 metres and would be set six metres back from the edge of the carriageway.

## **Assessment of Proposal**

The site is located within a residential area where it is considered that the principle of such development is acceptable, subject to compliance with Policy BDP19 of the Bromsgrove District Plan and guidance set out in the Bromsgrove High Quality Design SPD.

The proposed rear extension and patio area would extend further beyond the rear of the dwelling of the neighbours at number 28. There is however a separation distance of approximately 7m from the side of the raised patio and the side of number 28, with trees between the boundaries, which shields this side of the application site. The separation in question is considered to be sufficient and acceptable having regard to the context of the site.

There is a separation distance of over 12 metres to the neighbour at number 32 with the application site being lower than that of no. 32.

A separation distance of over 40m to the neighbours at the rear from the rear of the application site.

There would be no conflict with the 45-degree line guidance set out within the Councils SPD High Quality Design.

I am satisfied that the living conditions and amenities enjoyed by neighbouring properties would not be harmed by this development having regard to matters including loss of light, outlook or privacy. Also, it is noteworthy that no objections have been received from the occupants of neighbouring properties.

Paragraph 3.1.11 of the Council's High Quality Design SPD comments that alterations or extensions must not normally project forward of the principal elevation or that fronting the public domain. This guidance should be read in the context of respecting local styles and features to maintain local distinctiveness.

Considering this case on its merits, the scale of the proposed triple garage would be in proportion with this relatively large house.

That the scale and forward siting of the garage is considered to be acceptable in this case given the fact that the host property is very well set back from the highway as are the majority of properties to this side of Middlefield Lane. The garage would be partially screened by landscaping and as such the proposals would not injure the visual amenities of the area. Materials to be used would be a new silicone render which would be acceptable in its context, noting that rendered properties are not uncommon along this section of Middlefield Road. (It is noted that number 49 Middlefield Lane has a garage in a similar position behind a wall and fencing) to that proposed.

The proposed boundary treatments are considered to be acceptable in their context. The Tree officer has raised no objection to the loss of the laurel and planting to the frontage of the property subject to new planting to be introduced by means of a planning condition

The Tree Officer has been consulted and has noted that Tree T1 which was previously located at a part of the site which is now to be occupied by the proposed garage has been felled. It is noted that the tree was felled lawfully since the tree was not protected at the time of its removal.

The Beech tree identified as T2 on the same plan remains and is now protected by means of a TPO. The Tree Officer raises no objections subject to the imposition of appropriate conditions, which are recommended below.

The applicant's agent has advised officers that they will comply with the conditions in question; will be submitting an Arboricultural Method Statement, further information regarding detailed driveway installation and an appropriate landscaping scheme.

Worcestershire County Highways were consulted as part of the application and raise no objections subject to the imposition of planning conditions. The requested condition on bound material for the vehicular access is not deemed necessary given the plans indicate brickworks setts and tarmacadam. The use of these materials is covered by the requirements of condition 2.

Councillor Lambert has raised the issue of BNG. For the reference of Members, BNG legislation does not apply to householder development.

## **Conclusion**

Notwithstanding the views of the Parish Council and the Ward Member, the application is considered to be in compliance with Policy BDP.19 of the Bromsgrove District Plan and any approval would not result in harm to the visual amenities of the area.

Similarly, I am satisfied that the proposals would not result in harm to residential amenity noting that objections to this application have not been received from the occupiers of the nearest affected neighbours (28 Middlefield Lane and 32 Middlefield Lane), or neighbours at 55, 57 and 59 Park Road to the rear of the application site.

**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:

GD2706/01 - Existing Ground Floor Plan  
GD2706/02 - Existing Elevations Plan  
GD2706/03 - Proposed Ground Floor Plan  
GD2706/04 - Proposed Elevations Plan  
GD2706/05 - Location Plan  
GD2706/06 - Block Plan  
GD2706/07 - Proposed Site Plan  
Materials as specified on the planning application form

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

- 3) Tree T2 as shown on drawing number GD2707/07 and the Root Protection Areas must be protected during the construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials shall take place within the Root Protection Areas of any retained trees. This fencing and /or ground protection shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Reason: In order to protect trees which form an important part of the amenity of the site.

- 4) No development above foundation level of the scheme hereby approved shall take place until a scheme of landscaping, including details of proposed tree and shrub planting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the sizes, numbers, species and grade of all proposed trees/plants; and specifications to ensure successful establishment and survival of new planting. The approved details of landscaping shall be carried out in the first planting season following the practical completion of the development.

All such planting shall be maintained to encourage its establishment for a minimum of five years following practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of the visual amenity of the area

- 5) Prior to first commencement of development on the proposed driveway and garage, an Arboricultural Method Statement (AMS), Tree Protection Plan and a plan to show that the new driveway will be installed on 'Permeable Block Paving over Cellweb Root Protection Matting and Geo Membrane' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved documents.

Reason: In order to protect the tree which form an important part of the amenity of the site.

- 6) The Development hereby approved shall not be brought into use until the layout has been provided as shown on drawing GD2706/07.

Reason: To ensure conformity with submitted details.

**Case Officer:** Tara Ussher Tel: 01527 64252 Ext. 3220  
Email: tara.ussner@bromsgroveandredditch.gov.uk

# 24/01309/FUL

30 Middlefield Lane, Hagley, DY9 0PX

single storey rear extension, raised patio including retaining walls, steps & handrail, new triple garage, porch & garage conversion including new render finish to front and part side elevations. New boundary wall, railings and automatic sliding gate including modified access and enlarged driveway

Recommendation : Approve

# Site location Plan





# Satellite View



# Existing Front & Rear Elevations

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Existing Front Elevation

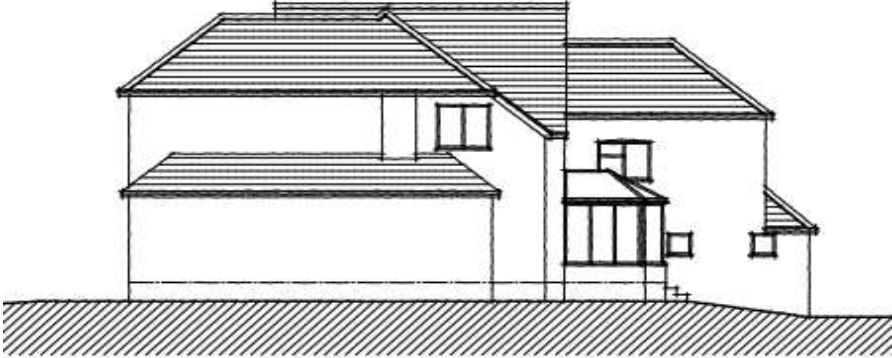


Existing Rear Elevation

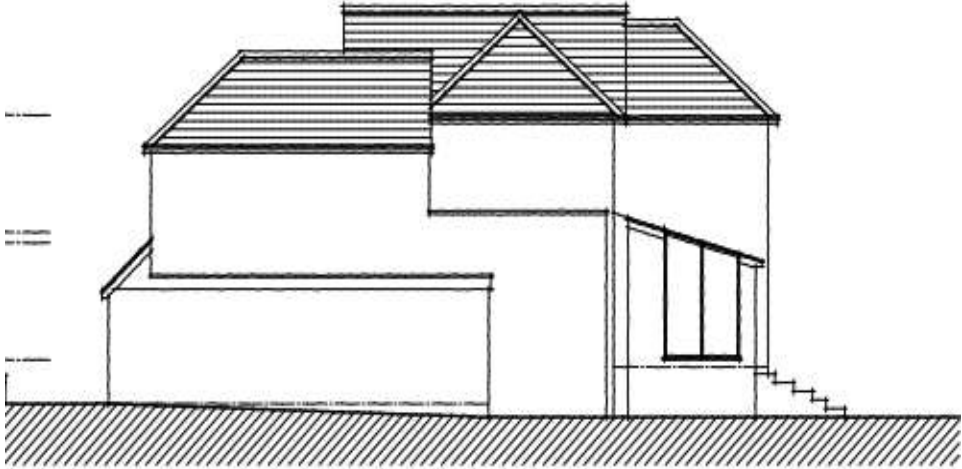
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# Existing Side Elevations

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Existing Side Elevation



Existing Side Elevation

REV.	DATE	DESCRIPTION

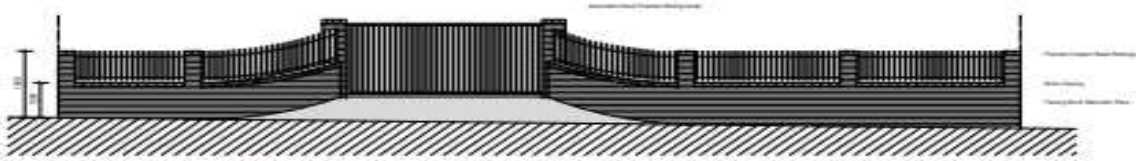
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# Existing Ground Floor Plan

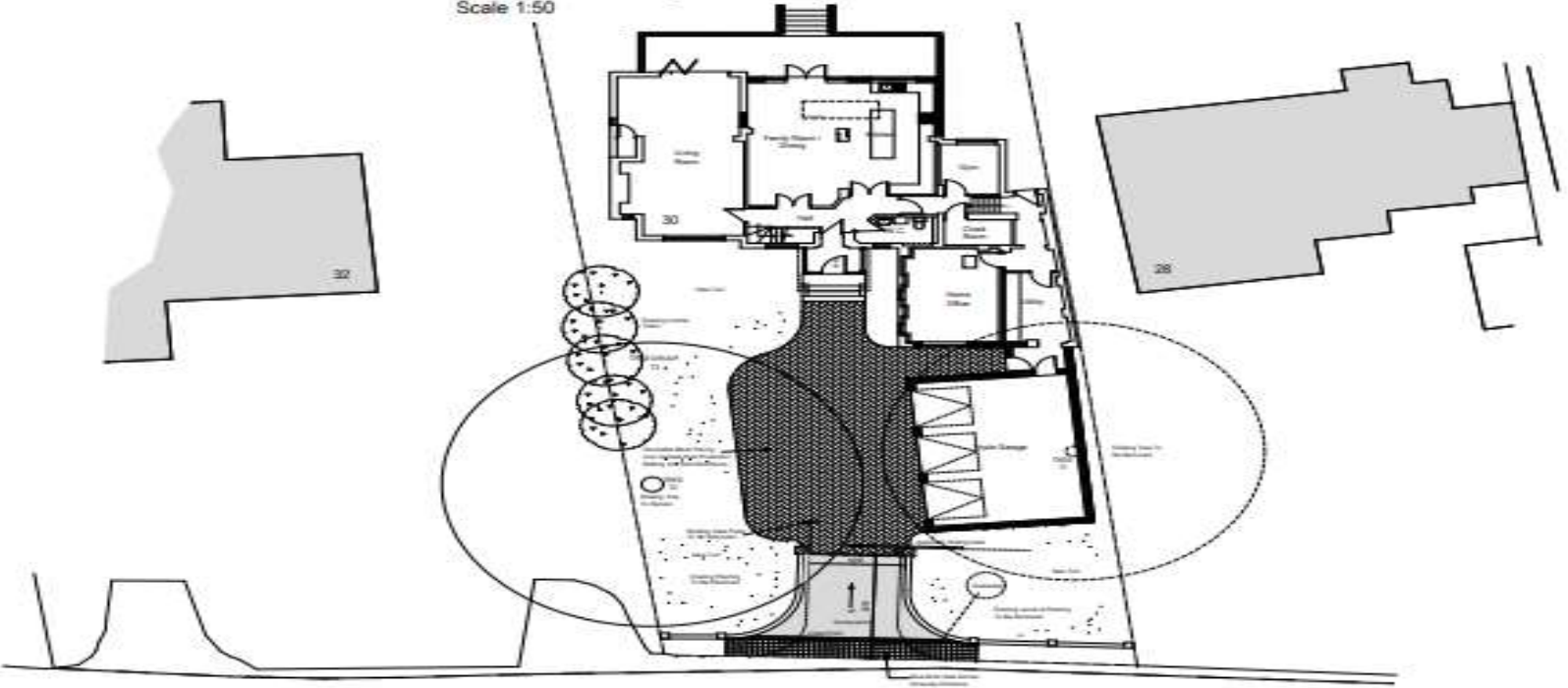


Existing Ground Floor Plan

# Proposed Site Plan

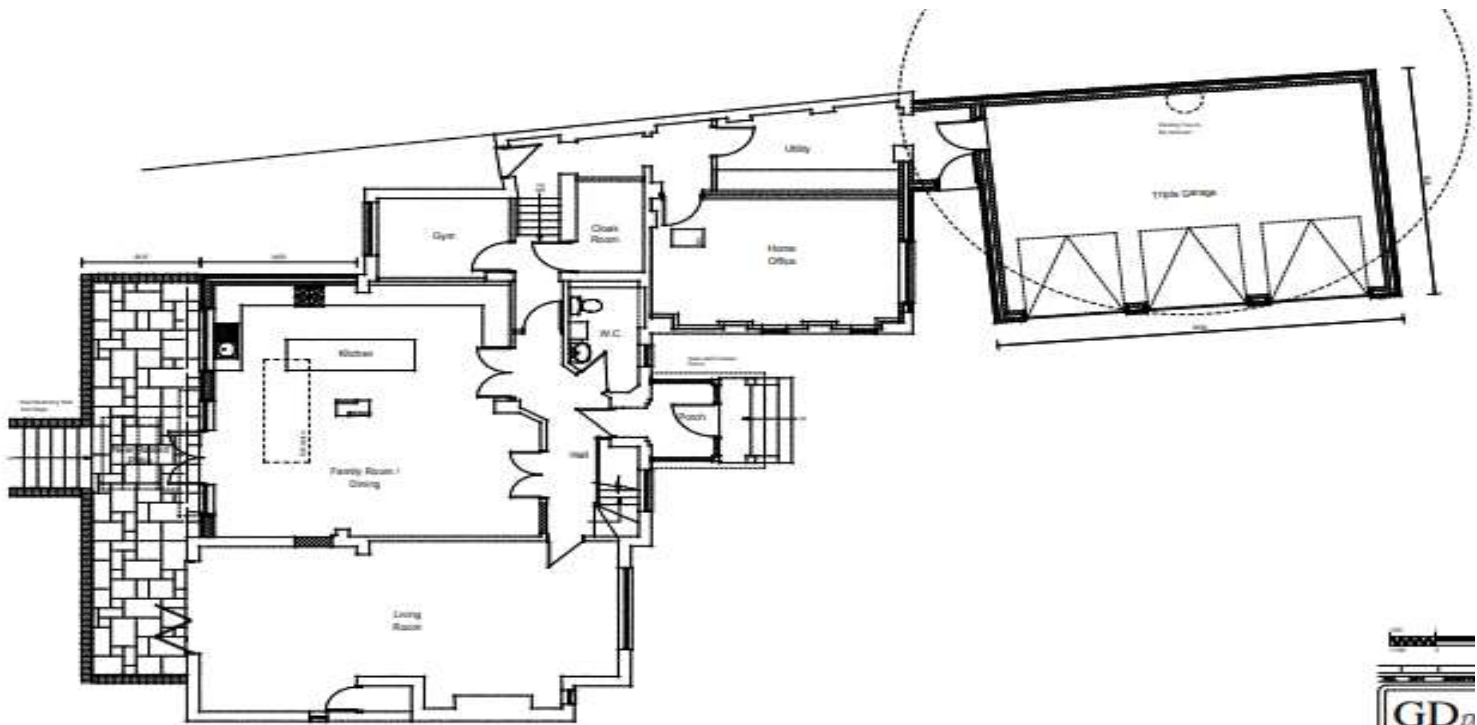


Proposed Wall & Railings  
Scale 1:50



PROPOSED SITE PLAN Scale 1:100

# Proposed Ground Floor Plan



Proposed Ground Floor Plan



# Proposed Front & Rear Elevations

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Proposed Front Elevation

- New Silicone Render To Front Elevation
- New Upvc Windows
- New Oak Framed Porch
- Plain Roof Tiles To Match Existing
- New Raised Patio with Handrail & Balustrade



Proposed Rear Elevation

- New Flat Roof & Roof Lantern
- Silicone Render
- Powder Coated Bi-Fold Doors &
- New Raised Patio with Handrail, Balustrade & Steps

# Proposed Side Elevations



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# Existing Rear Views



# Existing Front View



# Existing Front View



# Existing Front View



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## Planning Performance Information Quarter Three (1 October 2024 – 31 December 2024)

<b>Responsible Portfolio Holder</b>	Councillor Kit Taylor
<b>Responsible Assistant Director</b>	Ruth Bamford

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### 1.0 Purpose of Report

- 1.1 To receive an item of information in relation to planning performance and the outcomes of recent planning appeal decisions. Officers will answer any related questions at the meeting as necessary.

### 2.0 Recommendation

- 2.1 The Committee is asked to **RESOLVE** that this item of information is noted.

### 3.0 Report

- 3.1 This report provides details on the determination timescales for planning applications and planning appeals at Bromsgrove District Council when tested against the Government set timescales. This paper seeks to provide Members with a quarterly breakdown where applicable. Appendix One to this report contains a list of planning appeals determined in the relevant quarter.

### 4.0 Planning Statistics

- 4.1 On a quarterly basis, Local Planning Authorities supply information to the Ministry of Housing, Communities and Local Government (MHCLG) on planning application type, volume, the speed of determination and other matters such as the number of planning Enforcement Notices, Breach of Condition Notices, Certificates of Lawfulness and Notification applications. The Government then use this information to publish planning performance data for each Local Authority that assesses the speed of decision making and the quality of decision making for major and non-major applications.
- 4.2 The Ministry of Housing, Communities and Local Government publishes the document 'Improving Planning Performance'. This sets out that a local planning authorities' performance is based on two measures, that of the speed and the quality of their decisions on planning applications for major and non-major development. The document sets out the relevant performance targets and the concept of being designated if targets are not met. It also sets out that the assessment periods have traditionally been over a 2-year period (with a 9-month lag for the quality measure to enable the processing of associated appeals).
- 4.3 In December 2024, the Government updated its criteria document. The updated document retains the same performance thresholds but confirms the new assessment periods which includes a change to the assessment period

for speed of decision-making from 24 months to 12 months. This change has been made so designation decisions are made on more up-to-date data and are more responsive to changes in performance. This change came into effect for the period ending September 2024. The updated document will be used for designation decisions in the first quarter of 2025 and 2026. There are no changes regarding the period over which the quality measure is assessed.

## 5.0 Speed of Decision-Making

- 5.1 Planning performance is now based on a one-year rolling assessment period and measures the speed of decision-making.
- 5.2 Speed of decision-making is measured by the proportion of applications that are decided within the statutory determination period (8 weeks for non-major applications and 13 weeks for major applications), or an agreed extended period of time.
- 5.3 The Government requires a minimum of **60%** of major and **70%** of non-major applications to be determined in time, or within an agreed extension of time.
- 5.4 Underperformance for speed of decision-making is when a Local Planning Authority determines a lesser proportion of applications in time compared to the required threshold.

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## 6.0 Bromsgrove District Council Speed of Decision-Making Figures

- Speed of decision-making for major applications over the rolling one-year period = **78.5%**
- Speed of decision-making for non-major applications over the rolling one-year period = **88.05%**

**NB:** The Government requires a minimum of **60%** of major applications and **70%** of non-major applications to be determined in time, or within an agreed extension of time.

**Source:** These are internal Officer level calculations.

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## 7.0 Quality of Decision-Making

- 7.1 The information on the quality of decision making looks at the Local Planning Authority's performance over a two-year period. The performance data looks at the number of major and non-major applications determined by the District Council, how many have been refused, how many decisions have been appealed and how many appeals have been allowed. It then expresses the result of a percentage of the total applications in those categories.

- 7.2 Quality of decision-making is measured by the proportion of total decisions, or non-determinations, that are allowed at appeal. Fundamentally the performance measure is assessing how many applications the Authority has refused that have gone to appeal and the decision has been overturned by the Planning Inspectorate. The Government have set the maximum threshold that no Authority should exceed **10%** of decisions overturned at appeal.
- 7.3 The current published data runs for the period January 2022 – December 2023. The data is intentionally nine months behind the date of publication to allow a time lag for appeals in the pipeline to be determined.
- 7.4 Underperformance for quality of decision-making (represented by the proportion of applications that are subsequently overturned at appeal) is when an Authority achieves a higher proportion of applications overturned at appeal compared to the required threshold.
- 

## 8.0 Bromsgrove District Council Quality of Decision-Making Figures

- Quality of decision-making for major applications for the most recent period available (January 2022 – December 2023) = **7.7%**
- Quality of decision-making for non-major applications for the most recent period available (January 2022 – December 2023) = **2.3%**

**NB:** The Government requires that no Local Planning Authority should exceed 10% of decisions overturned at appeal.

**Source:** Table 152a and 154 [Live tables on planning application statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/live-tables-on-planning-application-statistics)

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## 9.0 Further Statistical Information

- 9.1 Members can access further information relating specifically to applications received and determined, application types, outcomes and those relating to a particular geographical area of the District, by using the Public Access advanced search and completing the relevant drop-down options. Guidance on how to use the advanced search function of Public Access can be found in the Public Access User Guide.
- 9.2 Planning Application statistics for all Local Planning Authorities across England are also published on a quarterly basis by MHCLG. Information on planning application statistical performance is available on the GOV.UK live tables. The tables can be accessed here: [Live tables on planning application statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/live-tables-on-planning-application-statistics).
- 9.3 The Planning Inspectorate also publishes statistics in relation to their timeliness with planning appeals, which can be accessed here: [Statistics at The Planning Inspectorate - Planning Inspectorate - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/statistics-at-the-planning-inspectorate)

- 9.4 The Government is also promoting the 'Planning Performance Dashboard' [Planning Performance Dashboard Table Final.xlsx](#) which shows the proportion of decisions made by a local planning authority with, and without, the use of Extension of Time agreements. The Government considers providing this level of information enhances the transparency of planning performance data.
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## 10.0 Bromsgrove District Council Appeal Decisions

- Number of major appeals allowed in Quarter 3 and dismissed in Quarter 3:  
**Allowed = 0**  
**Dismissed = 0**
  - Number of non-major appeals allowed in Quarter 3 and dismissed in Quarter 3:  
**Allowed = 2**  
**Dismissed = 2**
- 10.1 A list of appeal decisions received in Quarter 3 are provided in Appendix One attached to this report.
- 

## 11.0 Financial, Legal, Policy and Risk Implications

- 11.1 It is important to manage and monitor the speed of decision-making and the quality of decision-making.

## 12.0 Consultation

- 12.1 There has been no consultation other than with relevant District Council Officers.

## 13.0 Author of Report

- 13.1 The author of this report is Dale Birch (Development Management Manager) who can be contacted on 01527 881341 or [d.birch@bromsgroveandredditch.gov.uk](mailto:d.birch@bromsgroveandredditch.gov.uk) for more information.

## 13.2 Date of Report

20 February 2025

## 14.0 Appendices

- 14.1 Appendix One  
Appeal Decisions: Quarter Three
-



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## Appendix One Appeal Decisions: Quarter Three

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### Major Appeal Decisions Quarter 3 (0)

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### Non-Major Appeal Decisions Quarter 3 (4)

<b>Application Reference</b>	23/00151/FUL
<b>Decision Status</b>	Delegated
<b>Appeal Reference</b>	APP/P1805/W/24/3338865
<b>Site</b>	45a Linthurst Road, Barnt Green
<b>Proposal</b>	Extensions and alterations to dwellinghouse to include porch, first floor, rear and side extension and a single storey rear extension
<b>Inspectorate Decision</b>	Allowed
<b>Date of Decision</b>	3 October 2024

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<b>Application Reference</b>	23/00625/FUL
<b>Decision Status</b>	Delegated
<b>Appeal Reference</b>	APP/P1805/W/24/3341974
<b>Site</b>	Arosa, The Holloway, Alvechurch
<b>Proposal</b>	Subdivision of dwelling into 9 no. self-contained apartments
<b>Inspectorate Decision</b>	Dismissed
<b>Date of Decision</b>	4 October 2024

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<b>Application Reference</b>	22/00248/INV
<b>Decision Status</b>	Delegated
<b>Appeal Reference</b>	APP/P1805/C/24/3340066 (Enforcement Notice appeal)
<b>Site</b>	Riverside Farm, Redhill Road, Kings Norton
<b>Proposal</b>	Material change of use of the land from a mix of agriculture and equestrian uses to a mixed use comprising the use of land for (i) the keeping of animals for exhibition and educational purposes (ii) equestrian and (iii) educational use, plus security hut and various structures/enclosure
<b>Inspectorate Decision</b>	Allowed (the Enforcement Notice was amended but the substantive matters were allowed). Dismissed insofar as it related to siting of portacabin/security hut
<b>Date of Decision</b>	29 October 2024

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<b>Application Reference</b>	24/00514/FUL
<b>Decision Status</b>	Delegated
<b>Appeal Reference</b>	APP/P1805/D/24/3350642
<b>Site</b>	1 Poplar Drive, Barnt Green
<b>Proposal</b>	Two-storey and first-storey front extensions, and a pitched roof over, and single-storey extension to the rear of, the existing side flat-roofed garage.
<b>Inspectorate Decision</b>	Dismissed
<b>Date of Decision</b>	5 November 2024

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