

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

THURSDAY 5TH JUNE 2025, AT 6.00 P.M.

PRESENT: Councillors H. J. Jones (Chairman), M. Marshall (Vice-Chairman),
A. Bailes, J. Clarke, D. J. A. Forsythe, E. M. S. Gray,
R. E. Lambert, J. Robinson and J. D. Stanley

Officers: Mr. D. M. Birch, Mr. M. Howarth, Anthony Collins,
Mr. A. Hussain (via Microsoft Teams), Mr. S. Edden,
Miss C. Gilbert and Mrs. P. Ross

12/25 **TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF
SUBSTITUTES**

Apologies for absence were received from Councillors S. J. Baxter and
C. A. Hotham.

13/25 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

14/25 **UPDATES TO PLANNING APPLICATIONS REPORTED AT THE
MEETING**

The Chairman announced that a Committee Update had been circulated
to Members prior to the meeting commencing, with a paper copy also
made available to Members at the meeting.

Members indicated that they had had sufficient time to read the contents
of the Committee Update and were happy to proceed.

15/25 **22/01431/FUL - IMPORTATION OF MATERIAL TO RE-PROFILE AND
LEVEL LAND (RETROSPECTIVE). SUMACH, PRIORY ROAD,
DODFORD, BROMSGROVE, B61 9DA. MR. C. RUDGE**

The application was brought to Planning Committee for consideration at
the request of Councillor K. Taylor, Ward Councillor.

Officers presented their report and in doing so drew Members' attention
to the presentation slides, also detailed on pages 16 to 22 of the main
agenda pack. Members were informed that the presentation slides also
included some recent photographs taken two weeks previously. The site
had changed considerably during recent works and post works.

The application was retrospective and was for the importation of material to re-profile and level land at Sumach, Priory Road, Dodford, Bromsgrove, B61 9DA.

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

Officers referred to the relevant planning history, as detailed on pages 9 and 10 of the main agenda pack.

Members' attention was drawn to page 10 of the main agenda pack, which detailed 'Background' information.

The application site was located within the Green Belt. Paragraph 142 of the National Planning Policy Framework (NPPF) highlighted that the Government attached great importance to Green Belts, and this was further emphasised within Paragraph 153, which stated that local planning authorities should ensure that substantial weight was given to any harm to the Green Belt.

Policy BDP4.4 of the Bromsgrove District Plan and Paragraphs 154 and 155 of the NPPF set out exceptions to inappropriate development.

The works which had taken place were considered to constitute engineering operations. It was considered that whilst land levels had been raised in the rear garden area serving the property Sumach, the engineering operations did not in themselves result in harm to the openness of the Green Belt.

The five purposes of the Green Belt, as set out at paragraph 143 of the NPPF, were detailed on page 11 of the main agenda pack.

Officers highlighted that this retrospective application would not conflict with any of the five purposes of the Green Belt.

Worcestershire Archive and Archaeological Service had raised no concerns, with their comments being included on pages 8 and 12 of the main agenda pack.

Members' attention was further drawn to the comments received from North Worcestershire Water Management (NWWM), in respect of drainage and contamination matters. They had referred the Parish Council and Ward Member for the area to the Environment Agency since any issues related to contamination of the watercourse was a matter for the Environment Agency to investigate. The Environment Agency were consulted with on the application and having visited the site, had commented that materials imported into the site were not contaminated, as detailed on page 12 of the main agenda pack.

As highlighted in the Officers conclusion, in the report, the largely completed works were 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 were not considered harmful in terms of heritage matters, residential amenity or drainage. The seeding of the site had served to soften the appearance of the imported material and the tree cover would further naturalise the site. The planning condition, as detailed on page 13 of the main agenda pack, had been included to ensure that the landscaping works were completed to the Council's satisfaction.

At the invitation of the Chairman, Councillor R. Jennings addressed the Committee on behalf of Dodford with Grafton Parish Council.

Members then considered the application, which Officers had recommended that planning permission be granted.

RESOLVED that planning permission be granted, subject to the Condition as detailed on page 13 of the main agenda pack.

16/25

24/00960/FUL - PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) AND ASSOCIATED INFRASTRUCTURE. LAND OFF ILLEY LANE, HUNNINGTON. MR. G. WATSON

It was noted that Planning Application 24/00960/FUL had been withdrawn from the agenda and would be considered at a future meeting of the Planning Committee.

17/25

25/00372/FUL - DEMOLITION OF THE EXISTING COVERED YARD AND TIMBER SHED AND REPLACEMENT WITH A NEW TIMBER BUILDING TO CREATE NEW RESTAURANT AREA AND INTERNAL ALTERATIONS INCLUDING THE CONVERSION OF EXISTING STORAGE AREA TO KITCHEN. THE NAILERS ARMS, 62 DOCTORS HILL, BOURNHEATH, WORCESTERSHIRE, B61 9JE. MRS. P. KAU

The application was brought to Planning Committee for consideration at the request of Councillor K. J. May, Ward Councillor.

Officers drew Members' attention to pages 3 and 4 of the Committee Update, which detailed further comments from Worcestershire County Council (WCC), Highways, with regards to footways, speed concerns, impact on the highway, and car parking. Further comments from Worcestershire Regulatory Services (WRS) in respect of noise and odour. Amended Plans received for this proposal, which had resulted in Condition 2 being updated, as two of the Plans previously stated in Condition 2 needed to be substituted.

A copy of the Committee Update was provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers presented their report and in doing so drew Members' attention to the presentation slides, also detailed on pages 90 to 92 of the main agenda pack. It was noted that the presentation slides, shown at the meeting, had been updated to include the amended plans.

The application was for the demolition of the existing covered yard and timber shed to be replaced with a new timber building to create a new restaurant area and internal alterations which included the conversion of an existing storage area to a kitchen.

As detailed in the Committee Update, the amended plans and amendments related to the existing fencing that currently surrounded the covered courtyard and timber shed, where the proposed extension would be sited. It was unclear from the proposed plans, whether this fencing would be retained. The plans had now been amended so that it was now clear that the fencing surrounding this area would be removed. The fencing would only be retained around the bin storage area to the rear of the proposed extension.

Officers informed the Committee that 8 representations, in objection to the application had been received, the reasons for the objections were detailed on page 83 of the main agenda pack. Bournheath Parish Council had also submitted a representation in objection to the application, as detailed on pages 82 and 83 of the main agenda pack.

The comments received from WCC Highways and WRS, who had raised no objections, were detailed on pages 81 and 82 of the main agenda pack.

Concerns over highways safety, traffic and parking provision had been received from neighbouring occupiers and Bournheath Parish Council. Members were asked to note, that WCC, Highways had raised no objection to the proposal. Having noted that the site currently had 85 car parking spaces, which was considered to be more than sufficient for the existing and proposed floor areas.

Having received notification that one of the Public Speakers was unable to attend the meeting, the Chairman invited the Council's Legal Advisor to read out the statement received from Mrs. L. Danckert-Curtis, in objection to the application.

At the invitation of the Chairman, Councillor S. T. Nock, Ward Councillor also addressed the Committee. Having addressed the Committee, Councillor S. T. Nock then left the meeting room.

Members then considered the application, which Officers had recommended be granted.

Members raised questions on the amount of car parking spaces, whereby Officers explained that the information received from the applicant had indicated that there were 85 car parking spaces. The car

parking spaces were not marked out on the site but had been marked out on information submitted with the application. Officers further stated that, as detailed in the Committee Update, that WCC, Highways had visited the site on two occasions during its busiest periods.

Some Members further commented that having attended a Site Visit, that there was extensive car parking on the site. No changes were being proposed to the entrance to the site, so there would be no impact on the highway. A dilapidated building would be turned into a smart addition to the area.

Members queried the concerns raised in respect of a change of use, and that some of the representations received referred to a change of use, with the premises being used as a shop and takeaway.

Officers clarified that although the proposed description did not contain any reference to a change of use of the premises to a shop or takeaway, the plans originally submitted with the application did incorrectly label the existing bar area as a 'retail Shop Area.' These plans had since been superseded and amended plans submitted. These amended plans now showed this area of the building to be retained as a 'Bar Area.' There was no reference within the application that the proposed restaurant would be used as a takeaway.

Members further commented that there were no reasons to refuse the application on highways grounds, since WCC, Highways had not raised any concerns or objections to the application. There was ample car parking at the premises, there would be no significant increase in traffic or any severe impact on the highway.

RESOLVED that planning permission be granted, subject to

- a) Conditions 1, 3 and 4, as detailed on page 88 of the main agenda report, and
- b) Amended Condition 2 – that the development hereby approved shall be carried out in accordance with the following plans and drawings:
 - Drawing No. 15013778-1 Location Plan
 - Drawing No. 06 Existing Block Plan
 - Drawing No. 2 Rev. A Proposed Ground Floor Plan
 - Drawing No. 4 Rev. A Existing and Proposed Front and Side Elevations
 - Drawing No. 5 Existing and Proposed Side Elevations

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

18/25

TO CONSIDER ANY URGENT BUSINESS, DETAILS OF WHICH HAVE BEEN NOTIFIED TO THE ASSISTANT DIRECTOR OF LEGAL, DEMOCRATIC AND PROCUREMENT SERVICES PRIOR TO THE COMMENCEMENT OF THE MEETING AND WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, CONSIDERS TO BE OF SO URGENT A NATURE THAT IT CANNOT WAIT UNTIL THE NEXT MEETING.

There was no urgent business on this occasion.

The meeting closed at 6.30 p.m.

Chairman