



## **BROMSGROVE DISTRICT COUNCIL**

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

**THURSDAY 4TH JUNE 2026**  
**AT 6.00 P.M.**

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

**MEMBERS:** Councillors A. Bailes, J. Clarke, D. J. A. Forsythe,  
E. M. S. Gray, H. J. Jones, B. Kumar, R. E. Lambert,  
M. Marshall, S. R. Peters, J. Robinson and J. D. Stanley

### **AGENDA**

1. Election of Chairman
2. Election of Vice- Chairman
3. To receive apologies for absence and notification of substitutes
4. 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.

5. To confirm the accuracy of the minutes of the meetings of the Planning Committee held on 9th April and 11th May 2026 (Pages 7 - 28)

6. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
7. 17/01468/FUL - Construction of freestanding restaurant with associated drive thru, car parking and landscaping and associated works. Alterations to access. Land at Stourbridge Road, Bromsgrove. McDonald's Restaurants Ltd and Cordwell Leisure Developments Ltd. (Pages 29 - 62)
8. 25/00118/FUL - Change of use from bulky goods retail to a mix of convenience and comparison goods retailing. Unit 1, Brook Retail Park, Sherwood Road, Bromsgrove. Sainsbury's Supermarkets Limited. (Pages 63 - 88)
9. 25/00798/S73 - Application for the variation of part of the wording of Conditions 32 and 33 of Outline Planning Application 16/0335 (allowed at appeal (Appeal Reference: APP/P1805/W/20/3265948)) to amend the occupation trigger numbers included within the aforementioned conditions comprising the following: Condition 32 Amending the occupation trigger for a roundabout at the Junction of Rock Hill / Fox Lane from 100 dwellings to 398 dwellings ; amending the occupation trigger for cycle improvements along Stourbridge Road from 100 dwellings to 153 dwellings; amending the occupation trigger for improvements at the Worcester Road/ Shrubbery Road junction from 100 dwellings to 550 dwellings and; Condition 33 Amending the occupation trigger for a signal-controlled junction on the A448 Kidderminster Road from 200 dwellings to 396 dwellings; and roundabout works on the A448 Kidderminster Road from 200 dwellings to 332 dwellings. Land at Perryfields Road, Bromsgrove. Taylor Wimpey UK Ltd. (Pages 89 - 114)
10. 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.

John Leach  
Chief Executive

Parkside  
Market Street  
BROMSGROVE  
Worcestershire  
B61 8DA

28th May 2026

**If you have any queries on this Agenda please contact  
John Swann  
Democratic Services Officer**

**Parkside, Market Street, Bromsgrove, B61 8DA  
Tel: 01527 64252 ext 3443  
Email: [john.swann@bromsgroveandredditch.gov.uk](mailto:john.swann@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 65252 ext 3443 or by email to [john.swann@bromsgroveandredditch.gov.uk](mailto:john.swann@bromsgroveandredditch.gov.uk) before 12 noon on Tuesday 2<sup>nd</sup> June 2026

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 Tuesday 2nd June 2026.

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.



## **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](http://www.bromsgrove.gov.uk)