

**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

**MONDAY, 7TH FEBRUARY 2011**

**AT 2.00 P.M.**

PRESENT: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, Miss D. H. Campbell JP, Mrs. J. Dyer M.B.E., B. Lewis F.CMI, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, C. J. Tidmarsh, P. J. Whittaker and C. J. K. Wilson

Observers: Councillors Mrs. R. L. Dent, D. L. Pardoe and L. J. Turner

Officers: Ms. R. Bamford, Ms. T. Lovejoy, Mr. D. M. Birch, Mr. M. Dunphy, Mr. D. Kelly, Mr. S. Hawley (Worcestershire Highways) and Mr. A. C. Stephens

128/10 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor R. J. Deeming.

129/10 **DECLARATIONS OF INTEREST**

Councillor P. J. Whittaker declared a personal interest in application ref. 10/1093-SG as the applicant was a customer of his agricultural business.

130/10 **MINUTES**

The minutes of the meeting of the Planning Committee held on 10th January 2011 were submitted.

**RESOLVED** that, subject to the substitution of "Councillor Mrs. J. Dyer M.B.E." with "Councillor Mrs. J. D. Luck" in the list of Declarations of Interest at Minute No. 121/10, the minutes be approved as a correct record.

131/10 **09/1010-HLP - B1 OFFICES AND REPLACEMENT ESTATE MANAGEMENT / AGRICULTURAL BUILDING (AS AMENDED BY HERITAGE STATEMENT (REV A) RECEIVED 03.08.2010 AND AS AMENDED BY SITE PLAN (REV B) RECEIVED 03.08.2010) (AS AUGMENTED BY LANDSCAPE STRATEGY RECEIVED 03.08.2010 AND AUGMENTED BY BAT SURVEY RECEIVED 15.06.2010 AND INITIAL BADGER SURVEY RECEIVED) - HAGLEY HALL, HALL LANE, HAGLEY, DY9 9LG - LORD C. COBHAM**

The Chairman reported that the application had been withdrawn.

- 132/10 **10/0064-HLP - LISTED BUILDING CONSENT - B1 OFFICES AND REPLACEMENT ESTATE MANAGEMENT/AGRICULTURAL BUILDING (AS AMENDED BY HERITAGE STATEMENT (REV A) RECEIVED 03.08.2010 AND AS AMENDED BY SITE PLAN (REV B) RECEIVED 03.08.2010) (AS AUGMENTED BY LANDSCAPE STRATEGY RECEIVED 03.08.2010 AND AUGMENTED BY BAT SURVEY RECEIVED 15.06.2010 AND INITIAL BADGER SURVEY RECEIVED) - HAGLEY HALL, HALL LANE, HAGLEY, DY9 9LG - LORD C. COBHAM**

The Chairman reported that the application had been withdrawn.

(NOTE: Councillor Mrs. J. D. Luck requested that if, in future, any Member of the Committee considered it necessary for any officer who had been consulted as part of the application process on a specific proposal to attend the meeting; for example, to respond to questions and to give advice, as the case may be; then that officer (wherever possible) should seek to make him/herself available to be present at that specific meeting. This was noted.)

- 133/10 **10/0849-DK - ADDITIONAL FACILITIES TO THE EXISTING RESIDENTIAL HOME TO PROVIDE 22 BEDROOMS FOR SEVERE DEMENTIA AND ALZHEIMERS SUFFERERS - THE LEYS REST HOME, OLD BIRMINGHAM ROAD, ALVECHURCH, B48 7TQ - MR. A. MIDHA**

The Head of Planning and Regeneration Services reported the views of the Environmental Health Manager. She also reported the receipt of a letter from the applicant in support of his application, and responded with her own comments in respect of the letter.

At the invitation of the Chairman, Mr. A. Sinclair addressed the meeting and spoke in opposition to the application, whilst Councillor R. Hollingworth spoke in his capacity as Ward Member for the area in which the application site was located.

**RESOLVED** that permission be refused for reasons (a), (b), (c) and (d) as set out on pages 79 and 80 of the report.

- 134/10 **10/0851-SC - EXTENSION TO CAR PARK FACILITIES AND BRACES LANE PLAYING FIELDS / POS - BRACES LANE RECREATION GROUND, BRACES LANE, MARLBROOK, BROMSGROVE, B60 1ED - BROMSGROVE DISTRICT COUNCIL**

**RESOLVED** that permission be granted subject to the conditions and notes set out or referred to on pages 86 and 87 of the report.

- 135/10 **10/1104-SC - ERECTION OF SINGLE STOREY BUILDING FOR USE AS CHANGING ROOMS - BRACES LANE RECREATION GROUND, BRACES LANE, MARLBROOK, BROMSGROVE, B60 1ED - MR. K. WILLIAMS**

**RESOLVED** that permission be granted subject to the conditions set out on page 94 of the report.

136/10 **10/0920-DMB - OUTLINE APPLICATION WITH MEANS OF ACCESS FROM SELSDON CLOSE AND PEDESTRIAN / CYCLE ACCESS FROM LEA GREEN LANE, TO BE DETERMINED (INTERNAL ACCESS, LAYOUT, SCALE, APPEARANCE AND LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL), FOR THE ERECTION OF UP TO 76 DWELLINGS (CLASS C3), PUBLIC OPEN SPACE, BALANCING POND AND ASSOCIATED EARTHWORKS TO FACILITATE SURFACE WATER DRAINAGE, LANDSCAPING, CAR PARKING, AND OTHER ANCILLARY WORKS) - LAND AT SELSDON CLOSE, WYTHALL - TAYLOR WIMPEY UK LIMITED**

The Head of Planning and Regeneration Services informed the Committee that discussions in respect of financial contributions towards education provision, by way of a planning obligation under Section 106 of the Town and Country Planning Act 1990, were ongoing.

At the invitation of the Chairman, Mr. T. Dayman addressed the Committee and spoke in opposition to the proposals, whilst Mrs. K. Ventham spoke in favour of the application.

Consideration was then given to the application which the Head of Planning and Regeneration Services, according to the recommendation contained within the report, would have been minded to approve subject to the satisfactory completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 in respect of:-

- (a) play space provision;
- (b) balancing pond maintenance;
- (c) education provision;
- (d) the promotion of sustainable access schemes, to comprise improvements to the walking and cycling network in the locality, and including accessibility to Wythall Station; and
- (e) the securing of 30 affordable housing units.

However, Members of the Committee expressed concern over drainage and highways issues which they considered should be addressed at the outline stage of the application.

**RESOLVED** that, on the suggestion of Councillor S. R. Peters, further consideration of this application be deferred in order to obtain further information in respect of drainage and highways issues.

137/10 **10/1034-DK - FOUR 1 BEDROOM TWO STOREY HOUSES - LAND TO THE REAR OF OAKLEY HOUSE, EAST ROAD, BROMSGROVE, B60 2NN - MR. T. DAYMAN**

The Head of Planning and Regeneration Services reported the receipt of a further two letters in respect of the application, together with additional supporting comments from the applicant to address Members' observations raised following the site visit.

At the invitation of the Chairman, Mr. P. Comer addressed the Committee and spoke in opposition to the proposals, whilst Mr. T. Dayman spoke in favour. Councillor Mrs. R. L. Dent also addressed the Committee and spoke in her capacity as one of the Ward Members for the area in which the application site was located.

Consideration was given to the application which had been recommended for approval by the Head of Planning and Regeneration Services. However, on the matter being put to the vote, Members considered the application should be refused on the following issues:-

- (i) Overlooking and loss of privacy, thereby leading to a loss of residential amenity;
- (ii) Overdevelopment of the site;
- (iii) Poor design, contrary to PPS3; and
- (iv) Loss of parking provision serving Oakley House adjacent to the application site.

**RESOLVED:**

- (a) that permission be refused for the reasons (i) to (vi) above; and
- (b) that the exact wording of these reasons, to form the reasons on the Notice of Refusal of Planning Permission quoting the relevant Structure Plan, Local Plan, etc. policies, be delegated to the Head of Planning and Regeneration Services.

138/10 **10/1093-SG - PROPOSED DETACHED DWELLING AND GARAGE - POST OFFICE, 65 GREENHILL, BURCOT, BROMSGROVE, B60 1BL - LAZY LIZARD SECURITIES LTD.**

The Head of Planning and Regeneration Services clarified the address of the application site as being 65 Greenhill, Blackwell, Bromsgrove. She also reported the views of the Environmental Health Manager and the Tree Officer.

At the invitation of the Chairman, Mr. R. Lewis addressed the Committee and spoke in favour of the application.

**RESOLVED** that permission be granted subject to the conditions and notes set out or referred to on pages 138 to 140 of the report.

139/10 **10/1143-DK - VARIATION OF CONDITION 1 TO INVOLVE NEW AMENDED PLANS TO PLANNING PERMISSIONS 10/0901 AND B/2008/0451 (PROVISION OF A NEW RSPCA RE-HOMING CENTRE, ANIMAL HOSPITAL, INSPECTORATE BASE, OFFICES AND EDUCATION CENTRE THROUGH THE RE-USE AND CONVERSION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF THE NEW BUILDINGS AND EXTENSIONS TO REPLACE EXISTING BUILDINGS) - NEWBROOK FARM, FRANKLEY GREEN, FRANKLEY, B32 4AX - RSPCA**

**RESOLVED** that permission be granted subject to the condition and notes set out or referred to on pages 145 and 146 of the report.

140/10 **TREE PRESERVATION ORDER (NO. 11) 2010 - TREES ON LAND TO THE EAST OF BROOK CRESCENT, HAGLEY**

Consideration was given to a report in respect of Tree Preservation Order (No. 11) 2010, which related to trees on land to the east of Brook Crescent, Hagley.

**RESOLVED** that the Bromsgrove District Council Tree Preservation Order (No. 11) 2010 be confirmed, with the amendments as listed in Appendix A to the report.

141/10 **APPEAL DECISIONS**

The Committee gave consideration to a report which outlined the decisions on two planning appeals which had been received since the last meeting of the Committee.

The Head of Planning and Regeneration Services reported that the appeal relating to application ref. 10/0813-RL had been allowed by the Inspector on 18th January 2011.

**RESOLVED** that the report be noted.

The meeting closed at 4.05 p.m.

Chairman