

**Bromsgrove District Council
Planning Committee**

**Committee Updates
16 July 2007**

Application Ref No	Update
B/2007/0263/LD	<p>Applicant has written directly to Members setting out his views.</p> <ul style="list-style-type: none"> • A 2m gap is not practical due to the relationship of the dwelling to the neighbour. SPG1 states that greater distances than 1m are required for larger plots and this is not the case with the application site. • We have amended the scheme and a 1m gap will be retained. SPG1 refers to gaps and not to overhanging eaves etc. • The resubmission has no greater set back or set down as SPG1 does not state what distance is required but refers to subordination. The set back matches my neighbours. • Do not appreciate 'spirit' of policy; applicant used SPG1 as a guide. Suggests that spirit is to enable occupiers to meet their changing needs. • Considers street scene to be 'eclectic' and proposal will not be harmful. Concerns over delays already encountered with proposal.
B/2007/0356/DMB	<p>Birmingham City Council – additional views received 06.07.07: Reinforcement of previous views</p> <p>AWM – views received 09.07.07:</p> <ul style="list-style-type: none"> • This is an iconic site with a politically sensitive history which should be subject to high standards of design throughout when new development is proposed • Advantage West Midlands offers it support to the principle of development on this site <p>WCC(HP) – views received 13.07.07:</p> <ul style="list-style-type: none"> • The comments have now been received from the Traffic Assessment (TA) Officer. This Officer has concluded that the application is acceptable.

- The subject of parking provision for the various elements of the development has also now been clarified and is considered acceptable.
- I am now recommending approval of the application subject to inclusion of a suitable condition stating that the Travel Plan needs to be agreed.

16.7.07 received following:

Direction received from the Highways Agency (TR110 May 2007) requesting the application not be granted for a period of a least 6 months to allow resolution of highway issues

*Reason for direction given as follows:
Insufficient information has been provided in support of the planning application reference (B/2007/0356) to ensure that the M42 Motorway continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the highways Act 1980 and in the interests of road safety.*

Covering letter dated 16.7.07 received with TR110 considers that the HA have been actively involved in discussion on a regular basis with Bromsgrove, Worcestershire County Council, Birmingham City Council and other key organisations. The HA recognises the regeneration and economic benefits that a successful and sustainable development can provide at Longbridge.

The HA is working with key stakeholders to ensure that a clear a robust evidence base is provided alongside the LAAP to address the transport issues. The evidence base requirement is strongly supported by Circular 02/2007. It is important that transport interventions are important to ensure traffic generating uses are not on site in advance of sustainable transport options and an improved highways network.

As two consultations have been undertaken and the HA has been involved in both, the HA consider

	<p>the LAAP to have a material weight when deciding the Cofton Centre proposals.</p> <p>Although not directly consulted the HA is aware of this application and considers the application does not adhere to some of the key principles within the emerging LAAP. Attention to Principle 2 and principle 13.</p> <p>The HA want to ensure that the development at Longbridge is assessed holistically at this key site in the West Midlands. Circular 2/2007 advises that where multiple development proposals will have a combined impact on the Strategic Highway network then proportional investment may be required. The HA raises objections to the scheme which may be considered with wider discussions to ensure that transport implications are fully assessed.</p> <p>Given the above</p> <p>Minded to Refuse (based on HA direction TR110)</p> <p>Recommendation the determination of the application be DELEGATED to the Head of Head and Environment Services upon the expiry of the publicity period of 19th July 2007</p>
<p>B/2007/0411/DB</p>	<p>Clarification that the views of WCCHP have been received and are as reported in the consultation section.</p> <p>Conservation Officers verbal comments 16.07.07. – Concern over quality of design being proposed. But considers enhanced landscaping will off set any harm to setting of Conservation Area.</p>
<p>B/2007/0454/SW</p>	<p>RECOMMENDATION should read as follows: Subject to the applicants entering into a suitable legal mechanism covering contributions towards the off site provision of play space and the revocation of application B2003/1004 that the determination of the application be DELEGATED to the head of Planning and Environment Services</p> <p>Under other issues Please also note: Members will note the reference to the previous extant</p>

	<p>permission under reference B/2003/1004.</p> <p>This application was in outline form and contained the present site area and an element of land accessed off Fox lane. In order to ensure that this parcel of land is not subject to any further applications given the moratorium in place the applicant has agreed to revoke this consent in favour of building out this permission. This may be adequately controlled by a suitable legal mechanism which is reflected in the Recommendation.</p>
<p>B/2007/0456/SW</p>	<p>1 Letter of objection received to the wider development of plots with specific reference made to drainage issues on the site especially with recent rainfall.</p> <p>Drainage conditions recommended by ENG as follows:</p> <ul style="list-style-type: none"> • 4. The disposal of water shall be by means approved by the LPA. The approved systems shall be operational before building works commence. Soakaways/ land drains are to be provided for the stable block. No direct outfall to any ditch or stream is permissible . Soakaways should also be provided for any hard surfacing/wash down areas with an additional catch pit system. <p>Reason: In order to secure satisfactory drainage conditions from the sit in accordance with policy ES4 of the BDLP.</p>
<p>B/2007/0466/DMB</p>	<p>Email received from applicant 02.07.07:</p> <ul style="list-style-type: none"> • Confirmation that Persimmon Homes accept the Education Contribution as requested in relation to the Section 106 Agreement. • However, following discussions with WCC, it has been agreed the sum of £12,716 will be reduced by £1,444, down to £11,272 to compensate for the existing bungalow that has to be demolished. <p>Strategic Housing Officer – views received 04.07.07:</p> <ul style="list-style-type: none"> • No objection • The provision of 29 units of affordable housing in the form of Shared Ownership assists in meeting the identified housing needs of the District. • The Housing Needs Survey indicates a significant shortfall of two bedroom affordable dwellings in the District. • The survey indicates that up to a third of the annual shortfall in affordable housing (418 units

	<p>per annum) can be met through 'Intermediate Housing' which includes shared ownership.</p> <p>Amended Water Vole survey received 06.07.07:</p> <ul style="list-style-type: none"> • Following discussions with the WWT and the Council's Natural Environment, the depths of the proposed pools have been changed from 30cm to 40cm. This is reflected in the amended report. <p>Amend description to: (as amended by Water Vole Survey received 06.07.07)</p>
B/2007/0496/DMB	<p>Amended plans received 06.07.07 further reducing the scale of the proposed activity room</p> <p>The revised structure has an open porch aspect with glazing to the front elevation and dimensions 5.3 metres by 6.6 and a height of 5.7 metres, with a resultant floor area of 34.98 square metres (previously 35 square metres)</p> <p>Amend description to: (as amended by plans received 06.07.07)</p> <p>Email received from applicant's Agent 09.07.07: Confirmation that notwithstanding the notation on the submitted floor plans, Ref: 06D22b, the activity room is to be connected to the existing Lodge by a path only. The reference to a corridor is an error.</p>
B/2007/0498/DI	<p>EDO comment received on: 05/70/2007 strongly supporting this application.</p> <p>EHO comment received on: 27/06/2007, recommends that conditions should be attached to any planning permission granted as the site historically comprised a petrol filling station and the proposal involves disturbance of the ground which is potentially contaminated.</p> <p>WCC (HP) comment received: 11/07/2007 Recommends that the permission be refused as the applicant proposes to introduce a soakaway system in the Public Highway. However the matter of drainage could be addressed through the use of an appropriate condition.</p>
B/2007/0573/LD	<p>Two additional neighbour objection letters received largely reflecting other residents' concerns, as stated in the Committee report.</p>

CEHO notified 12.06.07 responded 12.07.07: No objection
WCC (HP) notified 12.06.07 response awaited.

Representation received from Councillor Selway
16.07.07.;

- Setting out discussions with the case officer, familiarity with the file and information gathered from the National Autistic Society (NAS) most specifically the leaflet 'Care Services for people with Autism'.
- This raises questions including the degree of Autism of occupants and the impact that may have on amenity and the appropriate physical environment required. Suggests that this information is outstanding.
- Considers two matters require investigation ; how to ensure amenity of neighbours is preserved and residents have an appropriate physical environment.
- Residents previously experienced problems with the care home. Their comments are therefore rational and evidence based.
- Concerns over the severity of Autism of residents and associated staffing levels required for residents with profound severity.
- Request further information concerning running of the home, and implications for residents before a sound condition or appropriate conditions could be drafted. Questions whether home is suitable for the proposed residents.
- Therefore request deferral of application to enable details of running of the home and information about residents to be received.