

**Bromsgrove District Council
Planning Committee**

**Committee Updates
13 August 2007**

Application Ref No	Update
B/2007/0539/DMB	<p>1 letter received from Lickey Hills Society 03.08.07:</p> <ul style="list-style-type: none"> • Concern over proximity of site to the Green Belt and the Lickey Hills Country Park • Would impose more building into this area of Great Landscape Value which would effectively increase the visual effect of the built environment. • Rather than levelling this sloping site to the highest point, it ought to be levelled to its lowest point by excavation
B/2007/0546/HLP	<p>One letter expressing no objection to the proposal, which would assist the general community of Hopwood.</p> <p>An email has been received from the agents (07.08.07) following on from conversations with BC this sets out; that all barns have to comply with Building Regulations and this would apply to brick built barns too. They suggest that the proposal must not therefore represent major reconstruction. They state it is possible to add finishes from inside and so retain existing cladding on the existing frame. Parking is to be provided on existing hardsurfacing and they conclude that the building can be converted without additional extension and without causing harm to the green belt.</p> <p>BC - Sets out that a building regulations application will be required for the proposal, foul and storm drainage will be required, Fire exits may be needed, Access statements will be required for each office unit, the proposal involves an internal metal stud system and the external skin would need to resist penetration by precipitation. As the cladding has been recently installed this issue may have already been addressed. 08.08.07.</p> <p>Furthermore, a letter has been received from Pegasus Planning on 9th August, setting out;</p> <p>The development does not propose any alterations to the</p>

existing access, that the site is not isolated by virtue of their being commercial and leisure uses in Ash Lane. Reference is also made to a recent appeal decision concerning Lower Shepley Farm. They state that the Inspector found benefits in bringing a suitable building into productive use outweighs a small increase in the need to travel by car. It goes on to state that the application site enables choices of transport methods and that the proposal is acceptable with respect to its impact on Ash Lane and the highway network. Comment is also made with respect to the issue of major reconstruction and the agents are of the view that the buildings can be converted without major reconstruction. They urge the Council to reconsider its view on this point.

Amend reason for refusal number 2 to read B1 not B2.

<p>B/2007/0682/HB</p>	<p>Please note expiry date of the application should read 16.08.07 not the one stated in the report</p> <p>5 further objections received from local residents, expressing</p> <ul style="list-style-type: none"> ▪ Concerns of possible pollutants and health risks ▪ concerns about the health & safety of horses in the adjacent field – possibility of a spark landing on a horse’s rug may cause the horse to burn ▪ Concern that the landscaping condition to the previous application has still not been implemented. <p>The south elevational drawing is incorrect insofar as existing features ie. fire escape, tank. flue have not been shown and the roofline as shown is incorrect. Attempts have been made to contact the agent to rectify the drawing but he has been unavailable. Therefore it is now recommended to refuse the application as follows:</p> <p style="padding-left: 40px;">‘Insufficient information has been provided to show the relationship of the proposed incinerator to other features on the existing south elevation of the sawmill. Furthermore, correct information has not been provided with regard to the existing roofline. As such the proposal is contrary to Policy S19 of the Bromsgrove District Local Plan.’</p>
<p>B/2007/0720/DI</p>	<p>Belbroughton PC: Objection received on: 08/08/2007 suggesting that officers explore the nature of the “existing track.”</p> <p>One letter received from resident setting out that the improvement of the track is necessary for many reasons, including safety if people and animals, the track has been here for many years and is on old OS maps, track enables equestrian activities and protects green belt from urbanisation, the use for horses is not harmful to the landscape and the land does not have good agricultural value.</p>

B/2007/0777/DI	<p>This application was formally withdrawn on: 06/08/2007.</p> <p>Photographic evidence was taken by the Enforcement Section on: 08/08/2007 which indicates that the shed has now been removed from the site. However given that the stables remain unauthorised in the absence of an approved planning permission <u>recommend that recommendation b) remains</u> and that; Members authorise appropriate action to secure the removal of the unauthorised structures and delegate authority to the Head of Planning and Environment Services in consultation with the Head of Legal, Equalities and Diversity to select the most appropriate course of action.</p> <p>Belbroughton PC Objection received on: 08/08/2007.</p>
B/2007/0800/DI	Belbroughton PC Objection received on: 08/08/2007.
PI/2006/00220 Sec 3 report	Verbal update received from the owner of the property that he will have the bungalow demolished as soon as possible, hopefully within the month.