

**Bromsgrove District Council
Planning Committee**

**Committee Updates
15th August 2011**

Application Ref No	Update
	<p>Members should note that the Government has issued a Draft National Planning Framework (July 2011) which is intended to replace all of the existing Planning Policy Guidance and Planning Policy Statements (PPGs and PPSs). The Framework is currently going through a consultation process.</p> <p>Members need to be mindful of the contents of the Framework insofar as it relates to housing applications. Paragraph 110 states:</p> <p><i>‘The presumption in favour of sustainable development means that Local Plans should be prepared on the basis that objectively assessed development needs should be met, unless the impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole. Applications should be considered in accordance with the presumption’.</i></p> <p>This means that where a proposal is considered against the provisions of the development plan and accords with it, then there is a presumption in favour of granting permission and <i>significant and demonstrable harm</i> needs to be demonstrated to warrant refusal.</p> <p>Members should note that the National Planning Framework is at a consultation stage and it does not replace the policies of the current development plan and does not currently carry significant weight. However, the principles outlined above should be considered when determining planning applications.</p>
08/1038-DK	<p>Tree Officer - Response received 03.08.2011 as follows:</p> <p>The application retains the bulk of the existing trees and hedges and proposes substantial additional tree planting as part of the landscaping scheme. Although the proposed building is sited close to existing boundary trees and hedges, I am satisfied that construction is possible without causing their loss and allowing room for additional planting subject to suitable conditions of tree protection and landscaping. I therefore have no objection subject to conditions.</p> <p>Members should note that no additional information has been received from the applicant other than that considered in the report and the highway objection remains.</p>

10/0987-SC	<p>02.08.2011 - Additional comments received from occupiers 237 Worcester Road raising the following additional comments/objections:</p> <ul style="list-style-type: none"> • Concern that building B will look directly into the windows on the rear elevation of 237 Worcester Road and into rear garden and contravenes 45 degree rule. • Scale of buildings out of keeping with area. <p>The above comments are noted, however, it is viewed that only oblique overlooking could occur from first floor windows at the front of building B and that separation distances between habitable rooms is in accordance with SPG 1, subject to an obscure glazing condition for the proposed en-suite window.</p>
11/0410-DK	<p>This item has been WITHDRAWN 10.08.2011 and will not be considered by Planning Committee.</p>
11/0502-SC	<p>Please note that Councillor J. Boswell has requested that this application be considered by the Committee, rather than being determined under delegated powers.</p> <p>WH - written comments received 02/08/2011: No objection s.t.c</p> <p>Correction to the 'Notes' section of the Officer report: The recent application (11/0329) for a dwelling on this site was determined at the May 2011 Planning Committee not at the June 2011 Planning Committee as stated in the report.</p> <p>Members should additionally note that the dwelling proposed by application 11/0329 was set off from the adjacent dwelling at No.19 Summerfield Road by 1.5m. In contrast, this application proposes a dwelling that is set off from the adjacent dwelling at No.19 Summerfield Road by 3m at ground floor level and 5.8m at first floor level.</p>
11/0567-HR	<p>Planning permission would not be required for the proposal.</p> <p>Other examples of CCTV cameras on Worcester Road include:</p> <ul style="list-style-type: none"> • a CCTV camera above the Letting Agents 'Simply Lets' (see Photo: Existing CCTV example 1) • a CCTV camera above the neighbouring 'Love To Love' Night Club (see Photo: Existing CCTV example 2) <p>The Drawings submitted as part of the application include:</p> <ul style="list-style-type: none"> • Drawing No.2; Plan Showing Proposed CCTV Camera and Bracket at Worcester Road; at scale 1:50; date received 28.06.2011

	<ul style="list-style-type: none">• Drawing No.3; Proposed Side Elevation; date received 28.06.2011• Drawing No.7; Image Illustrating Proposed Camera Height; date received 28.06.2011
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