

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 10TH OCTOBER 2011

AT 2.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), Mrs. S. J. Baxter, Mrs. J. M. Boswell, Ms. M. T. Buxton (substituting for Mrs. C. M. McDonald), M. A. Bullivant, R. A. Clarke, E. J. Murray, J. A. Ruck, C. B. Taylor, C. J. Tidmarsh (during minute nos. 67/11 to 71/11, and 73/11 and 74/11) and C. J. K. Wilson

Observers: Councillor J. S. Brogan, Councillor R. Hollingworth, Councillor P. Lammas, Councillor B. Lewis F.CMI, Councillor C. R. Scurrall, Councillor L. J. Turner and Councillor M. J. A. Webb

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

67/11 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors R. J. Laight and Mrs. C. M. McDonald.

68/11 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:-

<u>Member</u>	<u>Application(s)</u>	<u>Nature of Interest</u>
Councillor Mrs. S. J. Baxter	11/0529-DK	Personal. Personal friend of the applicant's agent.
Councillor R. A. Clarke	11/0665-SG	Personal. Knows the applicant.
Councillor C. J. Tidmarsh	11/0568-SC	Prejudicial. It is anticipated that Councillor Tidmarsh's grand-daughter and the applicant's son will live in one of the flats if the application is approved. During consideration of the application, Councillor Tidmarsh left the room and took no part in the consideration and voting thereon.
Councillor C. J. Tidmarsh	11/0742-HR	Personal. Member of the Advanced Institute of Motorists.
Councillor C. J. Tidmarsh	11/0743-HR	Personal. Member of the Advanced Institute of Motorists.

<u>Member</u>	<u>Application(s)</u>	<u>Nature of Interest</u>
Councillor J. A. Ruck	11/0743-HR	Personal. Member of Wildmoor Residents' Association.

<u>Officer</u>	<u>Application</u>	<u>Nature of Interest</u>
Mr. S. Hawley, Worcestershire Highways	11/0676-SC	Prejudicial. Applicant is a colleague of his wife and brother. During consideration of the application, Mr. Hawley left the room.

69/11 **MINUTES**

The minutes of the meeting of the Planning Committee held on 12th September 2011 were submitted.

RESOLVED that the minutes be approved as a correct record.

70/11 **11/0343-DMB - OUTLINE PLANNING APPLICATION (ACCESS SUBMITTED FOR DETERMINATION) FOR APPROXIMATELY 80 RESIDENTIAL UNITS INCLUDING 12 RETIREMENT FLATS AND ASSOCIATED COMMUNAL FACILITIES; ACCESS, PARKING, AMENITY SPACE AND ASSOCIATED WORKS - LAND AT CHURCH ROAD, CATSHILL, BROMSGROVE, B61 0JY - CALA HOMES**

The Head of Planning and Regeneration Services reported the views of the Strategic Housing Manager, together with additional comments received from the Highways Agency.

At the invitation of the Chairman, Ms. A. Garth addressed the Committee and spoke in opposition to the proposed development. Mr. F. Cook also spoke against the proposals, and Councillor J. S. Brogan spoke in his capacity as one of the Ward Members for the area in which the application site was located. Mr. M. Robson spoke on behalf of the applicant in favour of the proposal.

RESOLVED:

- (a) that authority be delegated to the Head of Planning and Regeneration Services to determine the application upon the completion of an agreement under Section 106 of the Town and Country Planning Act 1990, as amended, in respect of financial contributions relating to:-
 - (i) play space provision; and
 - (ii) the securing of 32 affordable housing units;
- (b) that upon the completion of the agreement referred to in (a) above, permission be granted subject to any additional reasonable conditions and notes considered necessary by the Head of Planning and Regeneration Services.

(NOTE: Under paragraph 17.7 of the Council Procedure Rules, Councillors Mrs. S. J. Baxter and J. A. Ruck requested that it be recorded that they abstained from voting on this resolution.)

71/11 **11/0529-DK - PROPOSED OUTLINE PLANNING APPLICATION TO ADR ALVE 7, BIRMINGHAM ROAD, ALVECHURCH, FOR UP TO 10 RESIDENTIAL DWELLINGS WITH ASSOCIATED OPEN SPACE, SITE ACCESS AND INFRASTRUCTURE - LAND AT BIRMINGHAM ROAD, ALVECHURCH, B48 7TE - MR. D. READING AND MR. A. WALPOLE**

The Head of Planning and Regeneration Services reported the views of the Tree Officer. In addition, she reported the receipt of a Supplementary Planning Statement relating to Housing Densities and the Provision of Affordable Housing, together with the comments of the Strategic Planning Manager and the Urban Designer in response to this document. In response to a request from Members of the Committee, the Head of Planning and Regeneration Services clarified the density of dwellings on both the west side of Birmingham Road, and those on the east side of Willow Brook Road.

She also reported the receipt of two additional letters commenting on the proposals, as well as the receipt of a Unilateral Undertaking in respect of a commuted sum for affordable housing, public open space and education provision.

At the invitation of the Chairman, Mr. N. Gough spoke on behalf of the applicants in favour of the proposals, as did Councillor R. Hollingworth in his capacity as one of the Ward Members for the area in which the application site was located. Mr. J. Cypher also addressed the Committee, speaking on behalf of Alvechurch Parish Council.

RESOLVED that permission be refused for the reasons set out on page 76 of the report.

72/11 **11/0568-SC - RENOVATION OF EXISTING DWELLING INTO 1 NO. COMMERCIAL UNIT (USE CLASS A1), 2 NO. 1 BEDROOM FLATS WITH ON SITE PARKING - 25 ALCESTER ROAD, LICKEY END, BROMSGROVE, B60 1JT - MR. S. SMITH**

The Head of Planning and Regeneration Services reported a correction to the report concerning this application stating that the site was defined as 'residential' within the Bromsgrove District Local Plan 2004, not as Green Belt as printed on page 77 of the report. She also reported the receipt of two emails raising concerns about the proposals.

At the invitation of the Chairman, Mrs. A. Massey addressed the Committee and spoke in opposition to the proposals, as did Councillor M. J. A. Webb in his capacity as one of the Ward Members for the area in which the application site was located. Mr. S. Smith also addressed the Committee and spoke in support of his application.

RESOLVED that permission be granted subject to the conditions and notes on pages 82 and 83 of the report, together with the addition of a further appropriately worded condition in respect of delivery time restrictions.

73/11 **11/0665-SG - PROPOSED DETACHED PROPERTY - 5 CAMBRIA CLOSE, MAJORS GREEN, SOLIHULL, B90 1DR - MR. P. SHELDON**

The Head of Planning and Regeneration Services reported the receipt of amended plans for both the existing and the proposed dwelling and explained how the amendments removed the requirement for refusal reason 3 on page 91 of the report. She also reported the views of Worcestershire Highways, the Worcestershire Regulatory Services and the Tree Officer.

At the invitation of the Chairman, Mr. G. Phillips addressed the Committee and spoke in objection to the proposed development, as did Councillor L. J. Turner in his capacity as one of the Ward Members for the area in which the application site was located. Mr. S. R. Peters also addressed the Committee, speaking on behalf of Wythall Parish Council.

RESOLVED that permission be refused for reasons nod. 1, 3 and 4 set out on pages 91 and 92 of the report.

74/11 **11/0676-SC - ERECTION OF REPLACEMENT DWELLING - 83 BROOK ROAD, FAIRFIELD, BROMSGROVE, B61 9JY - MR. AND MRS. R. GARVIN**

The Head of Planning and Regeneration Services reported the receipt of an email from the applicant and clarified the comments made therein.

At the invitation of the Chairman, Mrs. L. Harvey addressed the Committee spoke on behalf of Bournheath Parish Council, and Mr. R. Garvin spoke in favour of his application. Councillor B. Lewis F.CMI also addressed the Committee in his capacity as the Ward Member for the area in which the application site was located.

RESOLVED that permission be refused for the reason set out on page 99 of the report.

75/11 **11/0742-HR - 4 X 0.3M², NON-REFLECTIVE METAL SIGNS; POWDER COATED STEEL LEGS - A456 HAGLEY ROUNDABOUT, BIRMINGHAM ROAD, HAGLEY - BROMSGROVE DISTRICT COUNCIL**

The Head of Planning and Regeneration Services reported clarified that the 'Certificate Type' for the application was 'Certificate B', not 'A' as per the report. She also reported the views of Worcestershire Highways.

RESOLVED that advertisement consent be granted in accordance with the notes set out on page 102 of the report.

76/11 **11/0743-HR - 4 X 0.3M², NON-REFLECTIVE METAL SIGNS; POWDER COATED STEEL LEGS - STONEYBRIDGE ISLAND, SANDY LANE, WILDMOOR, BROMSGROVE - BROMSGROVE DISTRICT COUNCIL**

The Head of Planning and Regeneration Services reported clarified that the 'Certificate Type' for the application was 'Certificate B', not 'A' as per the report. She also reported the views of Worcestershire Highways, and that Belbroughton Parish Council had been consulted on the application but no response had yet been received. However, she stated that, as a result of this additional consultation, the recommendation would have to be amended in order that a decision could be made on the application upon the expiry of the publicity period.

At the invitation of the Chairman, Mrs. M. Rees spoke in objection to the proposals, as did Councillor B. Lewis F.CMI in his capacity as the Ward Member for the area in which the application site was located.

RESOLVED:

- (a) that, subject to the receipt of no further representations during the remainder of the consultation period, authority to approve advertisement consent be delegated to the Head of Planning and Regeneration Services upon the expiry of the publicity period on 31st October 2011; or
- (b) that, in the event of further representations being received before the expiry of the publicity period, authority to determine the application be delegated to the Head of Planning and Regeneration Services in consultation with the Chairman of the Planning Committee to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly.

77/11 **APPEAL DECISIONS**

Consideration was given to a report which detailed the outcomes in several recent planning appeals.

RESOLVED that the report be noted.

The meeting closed at 4.30 p.m.

Chairman