

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 5TH MARCH 2012
AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), J. A. Ruck (Vice-Chairman), Mrs. S. J. Baxter, Mrs. J. M. Boswell, M. A. Bullivant, R. A. Clarke, Mrs. H. J. Jones, R. J. Laight, Mrs. C. M. McDonald, E. J. Murray, C. B. Taylor, C. J. Tidmarsh and C. J. K. Wilson

Observers: Councillor L. J. Turner

Officers: Mr. D. M. Birch, Mr. A. Hussain, Mr. D. Kelly, Ms. J. Smyth, Mr. S. Hawley (Worcestershire Highways) and Mr. A. C. Stephens

117/11 **APOLOGIES FOR ABSENCE**

No apologies for absence were received.

118/11 **DECLARATIONS OF INTEREST**

Councillor R. A. Clarke declared a personal interest in application ref.: 12/0048-MT (relating to Glenfield House Nursing Home, Middle Lane, Wythall) as he was the Ward Councillor for the area in which the application site was located.

119/11 **MINUTES**

The minutes of the meeting of the Planning Committee held on 6th February 2012 were submitted.

RESOLVED that the minutes be approved as a correct record.

120/11 **11/1003-SG - ERECTION OF A 2 STOREY SIDE EXTENSION AND THE INSTALLATION OF AN EXTERNAL STAIRCASE - 71 ALCESTER ROAD, HOLLYWOOD, B47 5NP - TESCO STORES LTD.**

The Head of Planning and Regeneration Services clarified that the proposal involved the sub-division of the building the subject of the application into two separate units, rather than three as stated in the report.

She also reported the receipt of a letter in support of the application.

At the invitation of the Chairman, Mr. M. Ellway addressed the Committee and spoke in support of the application, followed by Councillor L. J. Turner who spoke in his capacity as one of the Ward Councillors for the area in which the application site was located.

RESOLVED that permission be granted subject to the conditions and notes set out or referred to on pages 12 and 13 of the report, together with the following additional condition:-

6. The building on the site shall accommodate no more than two separate units. No further subdivision creating additional units shall take place without the prior written consent of the Local Planning Authority.

Reason: To limit the use of the site in the interests of proper planning in accordance with policy DS13 of the Bromsgrove District Local Plan 2004 and the advice contained within PPS1: Delivering Sustainable Development.

121/11 **11/1031-SG - CONVERSION OF BARN INTO LIVING ACCOMMODATION - ADJ. CORNERSTONE, COFTON CHURCH LANE, COFTON HACKETT, B45 8BB - MS. A. HAWKER**

The Head of Planning and Regeneration Services reported that a structural report and protected species survey had been received to support the application and that the description of the proposed development had been modified to account for this. The conclusions and recommendations contained within the supporting information were also reported to the Committee.

In the light of the new information, she stated that refusal recommendations 3 and 4 on page 24 of the report would be deleted, and that refusal reason 2 had been modified to the following:-

- "2. The form, bulk and design of the proposed conversion would detrimentally erode the simple form and utilitarian character and appearance of the building, and the proposal would involve major new building works contrary to policies DS2 and C27 of the Bromsgrove District Local Plan 2004, the Council's Supplementary Planning Guidance Note 4: The Conversion of Rural Buildings, and policy D.16 of the Worcestershire County Structure Plan 2001."

Finally, the Head of Planning and Regeneration Services reported the comments of Cofton Hackett Parish Council.

At the invitation of the Chairman, Dr. C. Ridley addressed the Committee and spoke in favour of the application.

RESOLVED that permission be refused for reasons nod. 1 and 5 as set out on page 24 of the report, together with the modified reason no. 2 as referred to above.

122/11 **11/1032-SG - CONVERSION OF BARN INTO LIVING ACCOMMODATION (LISTED BUILDING CONSENT) - ADJ. CORNERSTONE, COFTON CHURCH LANE, COFTON HACKETT, B45 8BB - MS. A. HAWKER**

The Head of Planning and Regeneration Services reported the comments of Cofton Hackett Parish Council.

RESOLVED that Listed Building Consent be refused for the reason set out on page 29 of the report.

123/11 **12/0048-MT - PROPOSED GAZEBO (RESUBMISSION OF APPLICATION 11/0686) - GLENFIELD HOUSE NURSING HOME, MIDDLE LANE, WYTHALL, B38 0DG - MR. C. GRANT**

The Head of Planning and Regeneration Services reported the comments of the Drainage Engineer.

She also reported that the recommendation contained within the report (referred to on both page 31 and page 36) had been revised to take into account the expiry of the publicity period for the application being on 9th March 2012.

At the invitation of the Chairman, Mr. N. Bradnack addressed the Committee and spoke in opposition to the proposals, followed by Mr. P. Horridge who spoke in support of the application.

Consideration was then given to the application which the Head of Planning and Regeneration Services was minded to refuse upon the expiration of the publicity period on 9th March 2012, subject to no further representations being received. However, on the matter being put to the vote, Members considered that significant weight should be given to the contents of paragraph 7.18 of the supporting Planning Statement (January 2012) which had been submitted with the application, and that the lightweight and open-sided appearance of the structure itself did not affect the openness of the Green Belt.

Paragraph 7.18 of the supporting Planning Statement (January 2012) asserted that -

"The benefits of the scheme are significant. The gazebo provides an important component of the life for a number of elderly and vulnerable people living in the Nursing Home who have no alternative way of safely enjoying the grounds of the home, the surrounding countryside and local wildlife. These benefits are wholly in line with Government policy guidance on providing accommodation for the elderly set out in the National Minimum Standards for Care Homes, the End of Life Care Strategy and the more recent Essential Standards of Quality and Safety."

The Committee considered that these issues constituted very special circumstances to outweigh the harm that would be caused to the openness of the Green Belt and the purposes of including land within the Green Belt.

RESOLVED:

- (a) that, subject to the receipt of no further representations during the remainder of the consultation period, authority to approve the application, subject to the imposition of suitable and reasonable conditions, be delegated to the Head of Planning and Regeneration Services upon the expiry of the publicity period on 9th March 2012; or

- (b) that, in the event of further representations being received before the expiry of the consultation 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.

124/11 **APPEAL DECISIONS**

Consideration was given to a report which referred to a number of planning appeal decisions which had recently been received.

RESOLVED that the report, and accompanying appendices, be noted.

The meeting closed at 7.05 p.m.

Chairman