

Name of Applicant
Type of Certificate

Proposal

Map/Plan Policy Plan Ref.
Expiry Date

Bromsgrove District Housing Trust 'A'	Provision of 3 no. new build dwellings for affordable rent, with car parking space and private amenity rear gardens (as amended by plans received 31.08.2012). Land adjacent to 47 Breakback Road, Bromsgrove, Worcestershire	RES	12/0600 28.08.2012
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This application was deferred at the Planning Committee Meeting of 17th September to allow a further period of consultation between the Applicant, Officers and local residents.

Members should note that the previous planning committee report is attached as an Appendix to the report.

Members considered that, in view of additional information received, particularly in regard to: current and future parking issues; access to existing properties; and the ability of emergency service vehicles to gain access to the road, further consultation work was required prior to a decision being made on the application.

These matters are addressed in turn below.

Further period of consultation between the Applicant, Officers and local residents

A meeting for further consultation involving the applicant, Planning Officers and 3 local residents has been arranged for Monday 29th October at The Council House. The purpose of the meeting is to clarify the planning and non-planning issues associated with this proposal and to establish the next steps. The outcome of this meeting will be reported to Members in the Committee updates.

In respect of previous consultation between the applicant and local residents, it is noted that the applicant sent letters to 20 local residents bordering the site to advise them that a planning application for development was going to be submitted (dated 25.06.12). A letter was also sent to the occupiers of the garages to advise them that a planning application had been submitted on 24.07.12.

Issues relating to current and future parking issues, and access to existing properties

It is noted that West Mercia Constabulary was unable to support the application due to the effects regarding on street parking and concerns over the walking distance to any alternative parking provision. When the application was presented at the Planning Committee, these comments were influential in the application being deferred for further information and discussion.

In respect of this matter, further consultation has been carried out with West Mercia Constabulary to substantiate the comments put forward. Further comments were requested in respect of the following areas:

- past/existing car parking / obstruction issues along Breakback Road,
- past/existing disputes over parking along Breakback Road where the Police have been involved, and
- evidence that 250m is an unreasonable distance for residents to travel are areas where further comment is needed.

Further comments in respect of the matters above are currently outstanding and will be reported to Members in the Committee updates.

Members will be mindful of the fact that the parking area is effectively a privately owned facility that could at any point in time, be closed off by the applicant and thus the same effect on parking could result, without any planning proposal being decided.

Emergency Services Access

The Technical Fire Safety Officer has now attended the site to assess fire service access and water supplies. It was confirmed that the existing road structure and proposed use of the existing feeder road would allow access for the Fire Service to within 45 Metres of all points of the proposed dwellings as required. Water supplies were found to be suitable and available at existing locations both at the top and bottom of Breakback Road. For these reasons it is concluded that the site is entirely suitable for fire service access.

Conclusion

This application was deferred at the Planning Committee Meeting of 17th September for the following three reasons: to allow for further consultation between the applicant, officers and local residents; to clarify issues relating to current and future parking issues; and to understand whether the proposed access can be appropriately serviced by a fire tender. It has been found that the site is completely appropriate to allow for fire service access therefore it is considered that this matter has been resolved. Members will be updated on the two outstanding matters in the Committee updates.

RECOMMENDATION: that permission be **GRANTED**