

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 7TH JANUARY 2013 AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), Mrs. S. J. Baxter, J. S. Brogan, R. A. Clarke, Mrs. H. J. Jones, R. J. Laight, P. Lammas, Mrs. C. M. McDonald, E. J. Murray, J. A. Ruck, C. J. Tidmarsh and C. J. K. Wilson

Observers: Councillor Mrs. R. L. Dent and Councillor R. Hollingworth

Officers: Ms. R. Bamford, Mr. D. M. Birch, Mr. G. Boyes, Mr. M. Dunphy, Mrs. C. Felton, Mr. D. Kelly, Ms. T. Lovejoy, Mrs. S. Sellers, Mr. S. Hawley (Highways Authority), Mr. C. Poole (Worcestershire Regulatory Services), Mr. R. Williams (Worcestershire Regulatory Services) and Mrs. J. Smyth

81/12 **TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

There were no apologies for absence.

82/12 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:

Cllr. R.A.Clarke	12/0755	Pre-determination in the matter. Cllr. Clarke withdrew from the meeting and was not present and took no part in its consideration and voting thereon.
Cllr. R.J.Laight	12/0455	Other disclosable interest - acquainted with the Applicant. Cllr. Laight withdrew from the meeting and was not present and took no part in its condition and voting thereon.

83/12 **TO CONFIRM THE ACCURACY OF THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 3RD DECEMBER 2012**

The minutes of the meeting of the Planning Committee held on 3rd December 2012 were submitted.

RESOLVED that the minutes be approved as a correct record.

84/12 **2012/0593 - OUTLINE APPLICATION FOR UP TO 175 RESIDENTIAL UNITS AND 700 SQUARE METRES OF CLASS B1 FLOORSPACE (ACCESS SUBMITTED FOR DETERMINATION), ACCESS, AMENITY SPACE AND ASSOCIATED WORKS - LAND AT KIDDERMINSTER ROAD, HAGLEY - CALA HOMES**

The Head of Planning and Regeneration Services reported on additional representations received from third parties and Councillor Colella (Hagley Ward Councillor), as detailed in the Update provided for Members prior to the meeting.

Also highlighted were various Counsel submissions received on behalf of Hagley Parish Council, Cala Homes and the District Council, full copies of which had been provided with the Update Report for Committee Members and made available in the public gallery prior to commencement of the meeting.

A late submission of additional public transportation information received from the Applicant's agent, relating to bus services, was also reported.

Officers from Worcestershire Regulatory Services and the Highways Authority were also present and provided clarification on various matters relating to Air Quality and Highway in response to Committee members queries.

At the invitation of the Chairman, Ms Rachel Jenkins, addressed the Committee on behalf of Hagley Action Group, objecting to the Application. Mr Michael Robson, Mr Phil Jones and Mr Simon Emson, the Applicant's representatives, also addressed the Committee. Ms Sian Griffiths, addressed the Committee on behalf of Hagley Parish Council. Councillors C.R. Scurrill and S.R. Colella also spoke to the Committee in their capacity as Ward Members for the area in which the application site was located.

RESOLVED that

- 1) authority be delegated to the Head of Planning and Regeneration Services to determine the Outline Planning following receipt of a suitable and satisfactory legal mechanism in relation to:
 - (i) Enhanced education facilities at Hagley Primary School;
 - (ii) Enhanced medical facilities at Hagley Surgery, Victoria Passage, Hagley;
 - (iii) Public transport enhancement measures (new gold standard bus shelter on Park Road near the A456 junction and additional cycle shelters at Hagley Railway Station);
 - (iv) Pedestrian and cycle signage from the application site to Hagley Village Centre and Hagley Railway Station;
 - (v) The future maintenance of the SuDs facilities (including the balancing ponds);

and

- (vi) The transfer of the SuDs facilities (including the balancing ponds) and the provision of a right of access if deemed appropriate;
 - (vii) The provision and subsequent maintenance in perpetuity of the on-site open space provision;
 - (viii) The securing of 71 affordable dwellings; and
- 2) the Conditions and informatives set out or referred to on pages 62 to 73 of the report.

At this point in the proceedings, following consideration of the Planning Application above and prior to consideration of the next item of the business on the Agenda, the meeting adjourned at 19.40pm and reconvened at 19.55pm.

85/12 **2012/0455 - EXTENSION TO EXISTING COLD STORE - SEAFIELD LANE, PORTWAY, WORCESTERSHIRE B98 9DB - OAKLAND INTERNATIONAL LTD**

The Head of Planning and Regeneration Services reported on the views received from Worcestershire Local Enterprise Partnership and Officers responses to those views.

At the invitation of the Chairman, Mr Robert Knox addressed the Committee on behalf of residents in Seafield Lane and Beoley Village, objecting to the Application. Mr Dean Attwell, for the Applicant, also addressed the Committee.

RESOLVED that Planning Permission be refused for the reason set out or referred to on page 84 of the report.

86/12 **2012/0694 - CONVERSION OF BARN INTO LIVING ACCOMMODATION - ADJACENT TO CORNERSTONE, COFTON CHURCH LANE, COFTEN HACKETT, REDNALL, BIRMINGHAM B45 8BB - MS A HAWKER**

The Head of Planning and Regeneration Services reported that it was Officers intention to consider both the Planning and Listed Building Consent applications together given that they were intrinsically linked. It was noted, however that, for clarity, the record of the Committee's decisions would be recorded separately in the formal minutes of the meeting.

At the invitation of the Chairman, Mr Garth Wood, a nearby resident, addressed the Committee, objecting to the application. Mr Keith Duncan, on behalf of Cofton Hackett Parish Council, also addressed the committee, objecting to the application.

RESOLVED that Planning Permission be granted subject to the Conditions set out or referred to in Pages 92 to 93 of the report.

87/12 **2012/0695 - CONVERSION OF BARN TO LIVING ACCOMMODATION - LISTED BUILDING CONSENT - ADJACENT TO CORNERSTONE, COFTON CHURCH LANE, COFTON HACKETT, REDNALL, BIRMINGHAM B45 8BB - MS A HAWKER**

RESOLVED that Listed Building Consent be granted, subject to the Conditions set out or referred to on Page 97 of the report.

88/12 **2012/0755 - PROPOSED CHANGE OF USE OF LAND FOR THE SALE AND STORAGE OF MOTOR VEHICLES - YEW TREE FARM, CRABMILL LANE, HOLLYWOOD - MR M KHABEER**

At the invitation of the Chairman, Mr Maurice Nathan, Agent for the Applicant, addressed the Committee.

RESOLVED that Planning Permission be refused for the reasons set out or referred to on Page 103 of the report.

89/12 **2012/0886 - CONVERSION OF A REDUNDANT BUILDING INTO TWO BUNGALOWS - BALAN FARM, PACKHORSE LANE, KINGS NORTON - MR BRIAN HIGGINS**

This matter was withdrawn from the Agenda by the Head of Planning and Regeneration Services in order to evaluate the planning history of the site, and was not discussed.

90/12 **2012/0895 - ERECTION OF 1 NO. DETACHED DWELLING AND ASSOCIATED PARKING - 1 BLAKES FIELD DRIVE, BARNT GREEN, BIRMINGHAM, WORCESTERSHIRE B45 8JT - MR SHAUN HUSSEY**

The Head of Planning and Regeneration Services reported a correction in relation to the description of the proposed development, in that it should have read "Erection of a detached dwelling house" and clarified that no demolition of the existing building on the site was proposed. A recent appeal decision for the site, relating to demolition of the existing dwelling and erection of three detached dwellings, was also highlighted. A late response from Worcestershire Highways, requesting additional conditions, was reported. The conditions related to:

- HC2 Single access – new – no footway
- HC5 Visibility Splays
- HCB Vehicle Access construction
- HC25 Access, turning and parking

At the invitation of the Chairman, Mr John Jowitt, representing a nearby neighbour, addressed the Committee objecting to the Application. Mr Gareth Jones, on behalf of the Applicant, also addressed the Committee. Councillor

C.B.Taylor also addressed the Committee in his capacity as Ward Member for the area on which the application site was located.

RESOLVED that Planning Permission be granted, subject to the Conditions set out or referred to on Page 116 of the report, the additional Highway conditions requested by the Highways Authority, as detailed in the preamble above, and the following additional condition:

“7. The mature boundary to Plymouth Road to be retained and maintained, other than to allow for the proposed access to the site.

Reason: In the interests of the amenity of the area in accordance with Policy DS13 of the Bromsgrove District Local Plan 2004.”

91/12 **TREE PRESERVATION ORDER (NO.10) 2012 - TREES ON LAND AT 6 HILLVIEW ROAD, RUBERY, BIRMINGHAM B45 9HH**

RESOLVED that

- 1) Tree Preservation Order (No.10) 2012, relating to trees on land at 6 Hillview Road, Rubery, Birmingham B45 9HH be confirmed with modification; subject to
- 2) a drainage survey being undertaken in relation to any potential root damage within the area, and a further report with photographs of the trees in question being brought to the Planning Committee on the outcomes of the survey.

92/12 **CONFIDENTIAL MINUTES**

The confidential minutes of the meeting of the Planning Committee held on 3rd December 2012 were submitted.

RESOLVED that the confidential minutes be approved as a correct record.

The meeting closed at 9.17 p.m.

Chairman