

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 3RD MARCH 2008, AT 2.00 P.M.

PRESENT: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, Mrs. J. Dyer M.B.E., D. Hancox, E. J. Murray, D. L. Pardoe (substituting for Mrs. J. D. Luck), S. R. Peters, C. J. Tidmarsh, P. J. Whittaker and C. J. K. Wilson

Observer: Councillor R. Hollingworth

Officers: Mr. D. Hammond, Mrs. D. Warren, Mrs. H. L. Plant and Mr. A. C. Stephens

147/07 **APOLOGIES**

Apologies for absence were received from Councillors B. Lewis F.CMI, Mrs. J. D. Luck and C. R. Scurrall.

148/07 **DECLARATIONS OF INTEREST**

No declarations of interest were received.

149/07 **MINUTES**

The minutes of the meeting of the Planning Committee held in public session on 4th February 2008 were submitted.

RESOLVED that the minutes be approved as a correct record.

150/07 **B/2007/1137-DMB - FRONTAGE EXTENSION TO RETAIL STORE SALES AREA AND REAR EXTENSION TO WAREHOUSE, AND ALTERATIONS TO CAR PARK - MORRISONS SUPERMARKET, BUNTSFORD PARK ROAD, BROMSGROVE - WM. MORRISON SUPERMARKETS PLC**

The Head of Planning and Environment Services clarified details in respect of parking space provision and the location of the ATM facilities.

RESOLVED:

- (a) that the power to approve the application be delegated to the Head of Planning and Environment Services subject to:
- (i) the conditions and notes set or referred to on pages 15 and 16 of the report; and
 - (ii) the applicant entering into a suitable legal mechanism in respect of monetary contributions for the provision of a controlled

pedestrian crossing facility on the A38 and highway improvement works.

- (b) that, in the event of the legal mechanism referred to in (a)(ii) above not being finalised by the expiry date for the application (10th March 2008), the power to refuse the application be delegated to the Head of Planning and Environment Services

151/07 **B/2007/1354-RL - TWO STOREY SIDE AND REAR EXTENSION - 216 STOURBRIDGE ROAD, CATSHILL, BROMSGROVE - MR. DAVID WOOLDRIDGE**

The Head of Planning and Environment Services reported the receipt of comments from Worcestershire Highways and the Tree Officer.

RESOLVED that permission be refused for the reasons referred to on page 19 of the report, together with the following additional reasons:-

3. The proposal will result in additional vehicular movements on and off the Stourbridge Road which will increase conflict at this junction. In addition, the proposal makes insufficient on-site provision for parking space and will result in obstruction to movement of vehicles on adjacent roads. The development will therefore be contrary to the free flow of traffic and will fail to protect highway safety and will be in conflict with policies T.1 and T.4 of the Worcestershire County Structure Plan 2001, policy TR11 of the Bromsgrove District Local Plan 2004 and the advice in PPG13.
4. The proposed office extension would result in the loss of trees and hedges which form an important element of the character of the area and would thus have a detrimental effect on the local landscape being contrary to policies QE1 and QE3 of the West Midlands Spatial Strategy, policies CTC.1 and CTC.6 of the Worcestershire County Structure Plan, policies DS13 and C17 of the Bromsgrove District Local Plan and the general provisions of PPS9 - Biodiversity and Geological Conservation.

152/07 **B/2008/0045-RL - CONVERSION OF BUNGALOW TO DORMER BUNGALOW AT FERNDALE, 2A MILESTONE DRIVE, HAGLEY - G. TEAGUE BUILDING CONTRACTORS LTD.**

At the invitation of the Chairman, Mr. A. Dingley addressed the Committee and spoke in favour of the application.

RESOLVED that permission be granted subject to the conditions set out on pages 23 and 24 of the report.

153/07 **APPEAL DECISIONS**

Members considered a report which detailed the decisions of planning appeals which had been determined since the last meeting of the Committee.

RESOLVED that the report be noted.

154/07 **B/2008/0090-LD - PROPOSED FRONT CONSERVATORY TO NURSING HOME TO PROVIDE OCCUPATIONAL THERAPY ROOM FOR RESIDENTS - HOPWOOD COURT, BIRMINGHAM ROAD, HOPWOOD, ALVECHURCH - MR. J. ROACH**

(The Chairman agreed to the consideration of this item as a matter of urgency because a decision was required before the next meeting of the Committee.)

The Head of Planning and Environment Services reported the receipt of an application for a proposed front conservatory to Hopwood Court Nursing Home, Birmingham Road, Hopwood, Alvechurch, to provide an occupational therapy room for residents.

At the invitation of the Chairman, Mr. J. Roach addressed the Committee and spoke in favour of the application. In addition, Councillor R. Hollingworth, as Ward Councillor, also spoke in support of the application.

He stated that Worcestershire Highways, the Drainage Engineer and Alvechurch Parish Council had been consulted on the plans, all of whom had responded with no objections to the scheme. He added that three letters in support of the proposals had also been received.

In considering the application, Members of the Committee felt that the improvement to the living accommodation for the residents of the nursing home, combined with the minimal mass of the proposal and the sensitive siting of the development, resulted in the limited harm to the Green Belt and, therefore, would constitute very special circumstances to overcome Green Belt considerations.

RESOLVED that permission be granted subject to any conditions and / or notes which are considered necessary by the Head of Planning and Environment Services.

155/07 **LOCAL GOVERNMENT ACT 1972**

RESOLVED that, under Section 100 1 of the Local Government Act 1972, as amended, the public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act, as amended, the relevant paragraphs of that part being as set out below, and that it was in the public interest to do so:-

<u>Minute No.</u>	<u>Paragraphs</u>
156/07	2, 3 and 6

156/07 **CONFIDENTIAL MINUTES**

The minutes of the meeting of the Planning Committee held in private session on 4th February 2008 were submitted.

Planning Committee
3rd March 2008

RESOLVED that the minutes be approved as a correct record.

The meeting closed at 2.55 p.m.

Chairman