PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), S. J. Baxter, M. A. Bullivant, R. A. Clarke, P. Lammas, C. M. McDonald, C. J. Spencer, C. J. Tidmarsh and C. J. K. Wilson

Officers: Mr. D. M. Birch, Mr. S. Hawley (Worcestershire Highways Authority), Mrs. T. Lovejoy and Mrs. J. Smyth

27/14 APOLOGIES

Apologies for absence were received on behalf of Councillors K.A. Grant-Pearce and E.J. Murray.

28/14 DECLARATIONS OF INTEREST

There were no declarations of interest declared.

29/14 TO CONFIRM THE ACCURACY OF THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 14TH AUGUST 2014

The minutes of the meeting of the Planning Committee held on 14th August 2014 were submitted.

RESOLVED that the minutes of the meeting be approved as a correct record.

30/14 13/0819 - RESIDENTIAL DEVELOPMENT COMPRISEING THE ERECTION OF 24 DWELLINGS - LAND AT E390664 N280055, BROOK CRESCENT, HAGLEY, WORCESTERSHIRE - BILLINGHAM AND KITE LTD

The Head of Planning and Regeneration Services reported on additional representations made by Councillor S.R. Colella, Ward Councillor, Dr. Peter King, Vice-Chairman and Lead Councillor for Planning for Hagley Parish Council and an additional representation received from a neighbouring occupier.

The Committee was also informed that the reported Community Centre Contribution provided for in the Section 106 Agreement had, subsequent to further negotiations with the Applicant, been increased to £10,500. Receipt of an amended Plan relating to the proposed street scene requested by Officers was also noted.
Members also noted that, further to a query by the Applicant as to the need for an Archaeological Condition (Condition 17 in the Report) and discussions with Worcestershire County Council’s Historic Environment Record / Planning Officer, it was intended that the would remain as per the Report, all as detailed in the Update report published on the Council’s Website and provided to Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Dr P. King, on behalf of Hagley Parish Council addressed the Committee. Councillor S. R. Colella, in whose Ward the application site is located, also addressed the Committee.

RESOLVED that

1) authority be delegated to the Head of Planning and Regeneration Services to determine the Planning Application following receipt of a suitable and satisfactory legal mechanism in relation to the following matters:

   a) on-site provision of 9 no. affordable housing units to be maintained as such in perpetuity;

   b) on-site open space provision and an off-site financial contribution of £25,000 towards enhanced open space facilities within the vicinity of Hagley;

   c) a financial contribution of £16,560 towards enhanced medical facilities for Hagley Doctor’s Surgery and Belbroughton Surgery with a 80 / 20 % split in favour of Hagley;

   d) a financial contribution of £110,370 towards enhancing education facilities for Hagley Primary School and Haybridge School;

   e) a financial contribution of £10,500 towards enhancing facilities for Hagley Community Centre;

   f) a financial contribution of £1,680 towards car parking enhancements for Hagley Centre; and

2) The Conditions and Informatives set out or referred to on pages 17 to 22 of the report.
The Committee was reminded that a decision on this application had been deferred at the meeting of the Planning Committee on the 28th July 2014 in order for Officers to have further discussions in relation to various matters Members had raised during their debate at that meeting.

Members noted the reported outcomes of those discussions together with an oral update from Officers on a response received from the West Midlands Fire Service in relation to access provision for emergency vehicles, who had confirmed that the Service could achieve access to all premises in Breakback Road and that sufficient water hydrants were also available.

At the invitation of the Chairman, Mr J. Chambers, a local resident, addressed the Committee objecting to the Application. Mr M. Brown, on behalf of Bromsgrove District Housing Trust, the Applicant, also addressed the Committee. Councillor M. Buxton, in whose Ward, the application site was located, also addressed the Committee.

RESOLVED that Planning Permission be granted subject to the Conditions set out or referred to on pages 28 to 31 of the report.

The Head of Planning and Regeneration Services reported on an additional late representation received, as detailed in the Update Report published to the Council’s Website and provided for Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, and with his agreement, the Council’s Solicitor, Mrs. T. Lovejoy read out a representation on behalf of Mr. D. Esposito, a local resident, objecting to the Application as Mr Esposito had not been able to attend the meeting in person. Mr. E. Thompson, on behalf of Bromsgrove District Housing Trust, the Applicant, also addressed the Committee.
RESOLVED that Planning Permission be granted, subject to the Conditions and Informatives set out or referred to on pages 39 to 43 of the report.

The meeting closed at 7.09 p.m.

Chairman