

1. Apologies for absence and notification of substitutes
2. To confirm the accuracy of the Minutes of last Meeting (Pages 1 - 6)
3. Declaration of Interests
4. B/2007/0263-LDO - Kitchen extension, garage conversion to utility/WC, bedroom/en-suite extension (re-submission of B/2006/1094) - 5 Sandhills Lane, Barnet Green - Mr. K. Neale (Pages 7 - 10)
5. B/2007/0356-DMB - Industrial and warehouse units with use classes B1(a) and (c), B2 and B8 with associated access, parking, service yards and landscaping: outline - Part Cotton Centre, Groveley Lane, Cotton Hackett - Redman Heenan Properties Limited (Pages 11 - 20)

AGENDA

(NOTE: Updates to the Reports of the Head of Planning and Environment Services will be available in the Council Chamber one hour prior to Meeting. You are advised to arrive in advance of the start of the Meeting to allow yourself sufficient time to read the updates.)

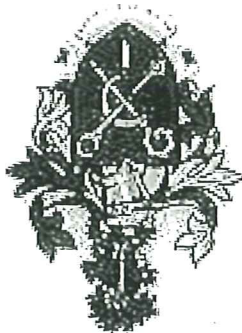
MEMBERS: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, S. R. Colella, Mrs. J. Dyer M.B.E., D. Hancox, B. Lewis F.C.M.I, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, C. R. Scurrell, P. J. Whittaker and C. J. K. Wilson

COUNCIL CHAMBER, THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

MONDAY, 16TH JULY, 2007, AT 2.00 PM

MEETING OF THE PLANNING COMMITTEE

BROMSGROVE DISTRICT COUNCIL



Appendix A

This pot obtained from Intraact.

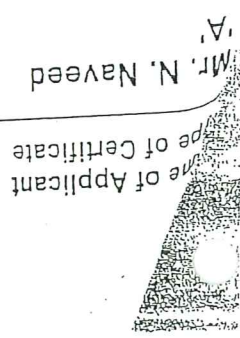
Agenda

6. B/2007/0392-DMB - Single storey laboratory classroom - Bromsgrove School, Worcester Road, Bromsgrove - Bromsgrove School (Pages 21 - 24)
7. B/2007/0411-DMB - Erection of six no. commercial units for B1/B2/B8 use - Plot 8, Saxon Business Park, Hanbury Road, Stoke Prior - Mongoose Limited (Pages 25 - 28)
8. B/2007/0433-HLP - Erection of three storey building comprising retail use in ground floor and 22 apartments above and associated works - At Land at junction of new Road/Beverley Road, Rubery - Rubery Development Limited (Pages 29 - 46)
9. B/2007/0454-SW - Proposed redevelopment to provide 12 x 1 bedroom apartments (resubmission of B/2006/1405) - 34 and adjoining land, Rock Hill, Bromsgrove - Elmsvayne Homes Ltd. (Pages 47 - 52)
10. B/2007/0456-SW - Erection of 3 Stables, feed store and 1 tack room Pool House Farm, Hockley Brook Lane, Belbroughton - Mr. and Mrs. Halls (Pages 53 - 58)
11. B/2007/0466-DMB - Demolition of existing structures and erection of 51 apartments with associated access and car-parking provision; resubmission of B/2006/1048 - Land at School Drive, Bromsgrove - Persimmon Homes (South Midlands) Limited (Pages 59 - 84)
12. B/2007/0496-DMB - Change of use to residential care home (Class C2), extensions and erection of replacement structure - The Lodge, West Hills House, West Hills Lane, Alvechurch - Castlebeck Care (Teesdale) Limited (Pages 85 - 92)
13. B/2007/0498-D1 - Cross Roads Garage, Kidderminster Road, Woodcote Green - Amended application - Proposed car showroom and shop - R. D. Skidmore (Pages 93 - 96)
14. B/2007/0573-LDO - Change of use from dwelling to home for people with learning difficulties - 47 Wellington Road, Bromsgrove - Mr. K. Thakqar (Pages 97 - 108)
15. Tree Preservation Order (No.1) 2007 - 47 Wildmoor Lane, Catshill, Bromsgrove (Pages 109 - 118)
16. Tree Preservation Order (No. 2) 2007 - 18 and 16a Littleheath Lane, Lickey End, Bromsgrove (Pages 119 - 122)
17. Appeal Decisions (Pages 123 - 124)

18. To consider any other business, details of which have been notified to the Head of Legal and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting

K. DICKS  
Chief Executive

The Council House  
Burcot Lane  
BROMSGROVE  
Worcestershire  
B60 1AA  
16th July 2007



Mr. N. Naveed  
Name of Applicant  
Type of Certificate

Map/Plan Plan. Ref  
Policy Expiry Date  
Proposal

Green B/2007/0498  
Belt 25/07/2007  
Woodcote Green - Amended application -  
Cross Roads Garage, Kidderminster Road,  
Proposed car showroom and shop (as  
amended by plans received on: 02/07/2007)

**RECOMMENDATION:**

- (i) that permission be REFUSED and;
- (ii) Members should authorise appropriate action to secure the removal of the unauthorised structures and delegate authority to the Head of Planning and Environmental Services in consultation with the Head of Legal and Democratic Services to select the most appropriate course of action.

Consultations

Dodford PC  
V. C. (HP)  
ENG  
FC  
CEHO  
LP

Consulted on: 01/06/2007. No objection to date.  
Consulted 01/06/2007. No objection received on: 21/06/2007 subject to the satisfactory approval by the Local Planning Authority for the disposal of storm water.  
Consulted 01/06/2007. No response to date.  
Consulted 01/06/2007. No objection: 20/06/2007.  
Consulted 01/06/2007. No objection received on: 14/06/2007 summarised as follows: -

The proposal would be inappropriate development in the Green Belt.  
The proposal would be in an unsustainable location.  
Consulted on: 05/07/2007. No response to date.  
2 letters posted on: 01/06/2007 (expires on: 22/06/2007).  
Site notice posted on: 08/06/2007 (expires on: 09/06/2007).  
Objection received on: 20/06/2007, summarised as follows:

- Concerned about the position of the new window which would be approximately 4.5 metres from our showroom window.
- The stair case opens into our yard.
- My roof had to be down sized before permission was granted.
- 11 car parking spaces as opposed to 6 on the previous permission will greatly restrict movement of traffic for the site which serves 3 business premises.
- The first application was refused.
- The second application was recommended for refusal, then approved.
- I have objected to all applications and note that this has not been recognised for the approval of the second application.
- The proposal would result in a loss of light and air.

The site and its surroundings

The application site lies on the north side of the Kidderminster Road at the junction with Fockbury Road, Dodford and lies within the designated Green Belt.

Proposal

This is a retrospective application for an amended application ref. B/2004/0890 for a proposed car showroom and village shop which was granted permission by Members. This amended scheme refers to the implementation of a greater first floor area, including raising the height of the roof and the formation of a first floor level.

Relevant Policies

- WMSS QE3
- WCSP SD.2, SD.3, SD.4, DS.4, DS.5, SD.6, SD.7, SD.8, SD.9, D.28, D.35, D.38, D.39, T.1
- BDLP DS1, DS2, DS3, DS6, DS13, TR8
- Others PPS1, PPG2, PPS6, PPS7, PPS13

Relevant Planning History

- B/2004/0890 Car showroom and village shop - resubmission of B/2003/0932. Granted: 14.10.2004.
- B/2003/0932 Proposed car showroom, work shop and village shop. Refused: 17/11/2003.
- B/2002/0812 Alternative showroom and workshop with workshop. Granted: 03/10/2002.
- B/2002/0386 Alternative showroom and workshop with toilets. Withdrawn: 08/05/2002.
- /2000/0189 Projecting icons and shop sign. Advertisement Consent Granted: 19/04/2002.

Notes and Green Belt Policy

The main issue to take into consideration is whether the impact of the amended scheme would entail any additional or significant harm to the openness/ visual amenity of the Green Belt in relation to the previous approved scheme which would be a 'fall-back' position for the applicant. If it is considered that greater harm would be caused then the proposal would, by definition constitute inappropriate development in the Green Belt and as such, it would be necessary to establish whether any 'very special circumstances' exist to clearly outweigh the harm caused.

Fundamental differences between the two applications

For the purpose of assessing the impact between the previous approved scheme B/2004/0890 and this amended scheme B/2007/0498, I consider that a table format distinguishing the differences between the two should be used: -

Proposed amendments B/2007/0498		Existing permission B/2004/0890	
Height	Front elevation taken from central position to highest part of roof 8.3 metres. Rear elevation taken from central position to highest part of roof 8.3 metres.	Front elevation taken from central position to highest part of roof 7.5 metres. Rear elevation taken from central position to highest part of roof 7.5 metres.	Side elevation (East) small pitched roof suitable for the housing of the mezzanine floor.
Total proposed first floor: 256m <sup>2</sup> . Therefore if the floor space of the mezzanine floor is deducted, a total additional floor space area of approximately 151m <sup>2</sup> would be created.	Side elevation (East) This elevation would involve the continuation of the existing roof line to cater for the proposed first floor provision.	Approximate floor space area of mezzanine floor: 109m <sup>2</sup>	

Summary

The previous building which was granted permission B/2004/0890 was predominantly a single storey building with a comparatively small, first floor mezzanine floor. This current scheme would involve infilling the existing space at ground floor level to create a significantly larger overall building and first floor level. Therefore I consider that the proposal would result in a building which would be of a greater, size, scale and bulky appearance which would be exacerbated further by its highly prominent corner position in the street scene and by definition the proposal would constitute an inappropriate development in the Green Belt. No 'very special circumstances' have been put forward to outweigh the harm caused and for the following reasons I recommend that permission be refused.

**RECOMMENDATION: that permission be REFUSED:-**

(i) The retrospective scheme would result in a building which would be of a greater, size, scale and bulky appearance which would be exacerbated further by its highly prominent corner position in the street scene. Therefore by definition the proposal would constitute an inappropriate form of development which would unduly harm the openness and visual amenity of the Green Belt. No 'very special circumstances' have been put forward to outweigh the harm caused and for the following reasons the proposal would contravene policy QE3 of the West Midlands Spatial Strategy, policies D.38, D.39 of the Worcestershire County Structure Plan, policies DS1, DS2, DS3, DS6 and DS13 of the Bromsgrove District Local Plan and the general provisions of PPG2 - Green Belts.

(ii) Members should authorise appropriate action to secure the removal of the unauthorised structures and delegate authority to the Head of Planning and Environmental Services in consultation with the Head of Legal and Democratic Services to select the most appropriate course of action.

Bromsgrove District Council  
 Planning Committee

Committee Updates  
 16 July 2007

Application Ref No	Update
<p>B/2007/0263/LD</p> <p>Applicant has written directly to Members setting out his views.</p> <ul style="list-style-type: none"> <li>• A 2m gap is not practical due to the relationship of the dwelling to the neighbour. SPG1 states that greater distances than 1m are required for larger plots and this is not the case with the application site.</li> <li>• We have amended the scheme and a 1m gap will be retained. SPG1 refers to gaps and not to overhanging eaves etc.</li> <li>• The resubmission has no greater set back or set down as SPG1 does not state what distance is required but refers to subordination. The set back matches my neighbours.</li> <li>• Do not appreciate 'spirit' of policy; applicant used SPG1 as a guide. Suggests that split is to enable occupiers to meet their changing needs.</li> <li>• Considers street scene to be 'eclectic' and proposal will not be harmful. Concerns over delays already encountered with proposal.</li> </ul>	<p>Birmingham City Council – additional views received 06.07.07:                      Reinforcement of previous views</p> <p>AWM – views received 09.07.07:                      This is an iconic site with a politically sensitive history which should be subject to high standards of design throughout when new development is proposed</p> <ul style="list-style-type: none"> <li>• Advantage West Midlands offers it support to the principle of development on this site</li> </ul> <p>WCC(HP) – views received 13.07.07:                      The comments have now been received from the Traffic Assessment (TA) Officer. This Officer has concluded that the application is acceptable.</p>
<p>B/2007/0356/DMB</p>	

<p>Under other issues Please also note: Members will note the reference to the previous extant Services</p> <p>DELEGATED to the head of Planning and Environment B2003/1004 that the determination of the application be provision of play space and the revocation of application mechanism covering contributions towards the off site Subject to the applicants entering into a suitable legal RECOMMENDATION should read as follows:</p>	<p>B/2007/0454/SW</p>
<p>Clarification that the views of WCCHP have been received and are as reported in the consultation section.</p> <p>Conservation Officers verbal comments 16.07.07. - Concern over quality of design being proposed. But considers enhanced landscaping will off set any harm to setting of Conservation Area.</p>	<p>B/2007/0411/DB</p>
<p>the LAAP to have a material weight when deciding the Cotton Centre proposals.</p> <p>Although not directly consulted the HA is aware of this application and considers the application does not adhere to some of the key principles within the emerging LAAP. Attention to Principle 2 and principle 13.</p> <p>The HA want to ensure that the development at Longbridge is assessed holistically at this key site in the West Midlands. Circular 2/2007 advises that where multiple development proposals will have a combined impact on the Strategic Highway network then proportional investment may be required. The HA raises objections to the scheme which may be considered with wider discussions to ensure that transport implications are fully assessed.</p> <p>Given the above</p> <p>Minded to Refuse (based on HA direction TR110)</p> <p>Recommendation the determination of the application be DELEGATED to the Head of Head and Environment Services upon the expiry of the publicity period of 19<sup>th</sup> July 2007</p>	



<p>per annum) can be met through 'intermediate housing' which includes shared ownership.</p> <p>Amended Water Vole survey received 06.07.07:</p> <ul style="list-style-type: none"> <li>• Following discussions with the WWT and the Council's Natural Environment, the depths of the proposed pools have been changed from 30cm to 40cm. This is reflected in the amended report.</li> </ul> <p>Amend description to: (as amended by Water Vole Survey received 06.07.07)</p>	
<p>Amended plans received 06.07.07 further reducing the scale of the proposed activity room</p> <p>The revised structure has an open porch aspect with glazing to the front elevation and dimensions 5.3 metres by 6.6 and a height of 5.7 metres, with a resultant floor area of 34.98 square metres (previously 35 square metres)</p> <p>Amend description to: (as amended by plans received 06.07.07)</p> <p>Email received from applicant's Agent 09.07.07: Confirmation that notwithstanding the notation on the submitted floor plans, Ref: 06D22b, the activity room is to be connected to the existing Lodge by a path only. The reference to a corridor is an error.</p>	<p>B/2007/0496/DMB</p>
<p>EHO comment received on: 27/06/2007, recommends that conditions should be attached to any planning permission granted as the site historically comprised a petrol filling station and the proposal involves disturbance of the ground which is potentially contaminated.</p> <p>WCC (HP) comment received: 11/07/2007 Recommends that the permission be refused as the applicant proposes to introduce a soakaway system in the Public Highway. However the matter of drainage could be addressed through the use of an appropriate condition.</p>	<p>B/2007/0498/D1</p>
<p>Two additional neighbour objection letters received largely reflecting other residents' concerns, as stated in the Committee report.</p>	<p>B/2007/0573/LD</p>

