

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

2ND FEBRUARY 2015 AT 6.00 P.M.

PRESENT: Councillor R.J. Laight (Elected Chairman for the meeting) and Councillors S. J. Baxter, M. A. Bullivant, R. A. Clarke, K. A. Grant-Pearce, R. J. Laight, P. Lammas, C. M. McDonald, E. J. Murray, C. J. Spencer, C. J. Tidmarsh and C. J. K. Wilson

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

65/14 **ELECTION OF CHAIRMAN**

In the absence of the Chairman and Vice-Chairman, the Committee was asked to nominate one of its' Members to Chair the meeting.

RESOLVED that Councillor R.J. Laight be appointed as Chairman for the duration of the meeting.

66/14 **APOLOGIES**

Apologies for absence were received on behalf of Councillors R.J. Deeming (Chairman) and P. J. Whittaker (Vice-Chairman).

67/14 **DECLARATIONS OF INTEREST**

Councillor M.A Bullivant an interest in Planning Application 2014/0960 (73 May Lane, Hollywood) as a local Ward Councillor.

There no other declarations of interest made.

68/14 **2014/0786 - PROPOSED NEW DETACHED RESIDENTIAL DWELLINGS - 206 STOURBRIDGE ROAD, BROMSGROVE, B61 OAR - MS CELIA HITCH**

The Committee was informed of an error in the application report which had indicated that Councillor Stuart Dudley had called in the application for the Planning Committee to determine because he was the Agent for the Applicant. Officers clarified that, in fact, the application had been brought to the Committee for consideration by Officers in view of Councillor Dudley's involvement as Agent for the Applicant, in line with standard procedures.

RESOLVED that Planning Permission be granted, subject to the Conditions and Informatives as detailed on pages 4 and 5 of the agenda report.

69/14 **2014/0789 - PROPOSED REAR EXTENSION, INTERNAL ALTERATIONS AND NEW PITCHED ROOF TO REPLACE FLAT ROOF - GREENLANDS, DAGNELL END ROAD, REDDITCH, WORCESTERSHIRE B98 9BJ - MR STEVEN GRIMES**

The Committee noted an Update on this Application in relation to additional consultation responses received from Alvechurch Parish Council to amended plans, as detailed in the Update Report published on the Council's Website, copies of which had been made available for Committee Members and the public gallery prior to commencement of the meeting.

RESOLVED that Planning Permission be granted, subject to the Conditions detailed on page 13 of the agenda report.

70/14 **2014/0821 - DEMOLITION OF EXISTING STRUCTURES AND THE ERECTION OF 81 BED. CARE HOME, 66 BED. EXTRA CARE APARTMENTS FOR OLDER PERSONS AND 26 AFFORDABLE APPARTMENTS FOR OLDER PERSONS, WITH SUPPORTING FACILITIES, PARKING AND ACCESS - LAND AT RECREATION ROAD, BROMSGROVE, WORCESTERSHIRE, B61 8DT - ASPEN RETIREMENT LTD**

At the invitation of the Chairman, Mr John Montgomery, the Applicant's Agent, addressed the Committee.

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services to:

- 1) approve full Planning Permission following receipt of a suitable satisfactory legal mechanism in relation to:
 - (i) **mitigations for the additional demands on the wider transport network generated by the development: £85,849.92**
This contribution will specifically contribute towards all or any of the following:
 - A448 Kidderminster Road/St Johns Street/B4091 (Hanover Place)
 - A448 (Market Street)/B4184 Market Place
 - Enhanced bus timetable information at Bromsgrove Bus Station
 - (ii) **Parking Management: £4,000.00**
In Churchfields (if deemed appropriate)

- (iii) **Open space enhancement works: £160,150.00**
This contribution will specifically contribute towards enhancement works and improved accessibility works to the Recreation Ground, Bromsgrove
 - (iv) **The securing of 26 affordable apartments**
To include provision, tenure mix and occupancy restriction set at a minimum age of 60 years;
- 2) subject to the Conditions and Informatives as detailed on pages 37 to 39 of the Agenda report;
- and
- 3) refuse full Planning Permission if the suitable and satisfactory legal mechanism referred to at Resolution 1) above is not agreed and signed by all parties and engrossed by **3rd March 2015**.

71/14 **2014/0940 - ERECTION OF NEW DWELLING (RE-SUBMISSION OF APPLICATION 2014/0124) - LAND ADJACENT TO 63 MEARSE LANE, BART GREEN, BIRMINGHAM, WORCESTERSHIRE B45 8HJ - MR GRAHAM FITZPATRICK**

The Committee were informed of comments received from the Council's Tree Officer in relation to the development having an adverse effect on and conflict with a protected Lime Tree on the application site. Members were informed that, in view of the Tree Officer's comments, an additional reason for refusal was proposed to support Officer's recommendation that the application be refused.

At the invitation of the Chairman, Professor Alan Hallsworth addressed the Committee objecting to the Application on behalf of Dr J Rahman, a nearby resident. Mr. Graham Fitzpatrick, the Applicant, also addressed the Committee.

RESOLVED that Planning Permission be refused for the reasons detailed on page 46 of the Agenda report and the following additional reason:

3. The development would have a materially detrimental impact upon the visual amenity of the locality and cause a detrimental impact on the character of the surrounding area through the loss of protected tree cover judged to be worthy of a Tree Protection Order by the Local Planning Authority, contrary to Policy C17 of the Bromsgrove District Local Plan, the guidance contained within Section 10.0 of the adopted Lickey and Blackwell Village Design Statement and the provisions of the NPPF.

72/14 **2014/0941 - TWO STOREY EXTENSION TO SIDE AND REAR - 108 REDDITCH ROAD, ALVECHURCH, B48 7RY - MR AND MRS JAKE MORRIS**

The Committee noted various representations received from Alvechurch Parish Council, neighbours at 106 and 110 Redditch Road and the Applicant's Agent, all as detailed in the Update report, copies of which were provided for Committee Members and the public gallery prior to commencement of the meeting.

Members also noted an error on page 49 (4th paragraph) of the main report, which should have referred to 106 Redditch Road being a bungalow, and not 108 Redditch Road as stated.

At the invitation of the Chairman, Mr Jake Morris, the Applicant, addressed the Committee.

RESOLVED that Planning Permission be refused for the reason stated on page 49 of the Agenda report.

73/14 **2014/0960 - CHANGE OF USE OF A1 RETAIL TO A3 TO ENABLE EXTENSION OF RESTAURANT - 73 MAY LANE, HOLLYWOOD, BIRMINGHAM, WORCESTERSHIRE B47 5PA - MR ABDUL MATIN**

The Committee noted updates in respect of a petition that had been received in support of the proposed extension and a proposal by Officers to amend the reason for Condition 4, as detailed in the Update report provided for Committee Members and the public gallery prior to the commencement of the meeting.

At the invitation of the Chairman, Mr Colin Slater, a local resident addressed the Committee objecting to the Application. Councillor L.J. Turner, in whose Ward the application site was located, also addressed the Committee.

RESOLVED that Planning Permission be granted, subject to the Conditions as detailed on page 55 of the Agenda report, but with Condition 4 to read as follows:

- 4) the restaurant operation at this site granted under this consent shall be restricted to a maximum number of sixty 'covers' at any time.

Reason: in order to satisfactorily control the scale of operations at this site in the interests of protecting residential amenity and highway safety in accordance with Policies DS13 and TR8 of the Bromsgrove District Local Plan 2004.

The meeting closed at 7.45 p.m.

Chairman