

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

26TH JANUARY 2015 AT 6.00 P.M.

PRESENT: Councillors P. J. Whittaker (Vice-Chairman in the Chair), M. A. Bullivant, M. T. Buxton (substituting for Councillor C.M. McDonald), R. A. Clarke, R. J. Laight, P. Lammas, B. Lewis (substituting for Councillor S.J. Baxter), E. J. Murray, C. R. Scurrall (substituting for Councillor C.J. Spencer), C. J. Tidmarsh and C. J. K. Wilson

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

59/14 **APOLOGIES**

Apologies for absence were received on behalf of Councillors R.J. Deeming (Chairman), S.J. Baxter, C.M. McDonald and C.J. Spencer.

60/14 **DECLARATIONS OF INTEREST**

No declarations of interest were made.

61/14 **MINUTES**

The minutes of the meeting of the Planning Committee held on 5th January 2015 were submitted.

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

62/14 **2014/0475 - AMENDED PLANS - CONSTRUCTION OF 10 NO. 1 BEDROOM, 2 PERSON AFFORDABLE WALK UP FLATS, 1 NO. 1 BEDROOM, 2 PERSON BUNGALOW,, TOGETHER WITH EXTERNAL WORKS, CAR PARKING AND LANDSCAPING - LAND AT VICARAGE CLOSE, VICARAGE CLOSE, BROMSGROVE, WORCESTERSHIRE - MR GARY FOWLER FOR BROMSGROVE DISTRICT HOUSING TRUST (BDHT)**

The Committee noted additional comments received from Councillor Caroline Spencer as detailed in Update Report (a) and as published on the Council's Website. Copies of the Update were also provided for Committee members and the public gallery prior to commencement of the meeting.

Whilst generally supportive of the proposed development, some concerns were expressed in relation to bin storage and waste collections. Officers provided clarification on proposals for communal bins in the proposed flats and provision of composting bins.

RESOLVED that Planning Permission be granted, subject to the Conditions and Informative as detailed on pages 13 to 16 of the Agenda report.

63/14 **2014/0752 - INSTALLATION OF A SOLAR PARK WITH AN OUTPUT OF APPROXIMATELY 8.94 MW ON LAND ASSOCIATED WITH RECTORY FARM - LAND AT RECTORY FARM, GRAFTON LANE, BROMSGROVE, WORCESTERSHIRE - MR MARKUS WIERENGA**

This matter was withdrawn from the Agenda at the request of the Applicant's Agent and was not discussed.

64/14 **2014/0824 - RESERVED MATTERS APPLICATION TO CONSIDER MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING THE GRANTING OF OUTLINE PLANNING PERMISSION 2012/092 FOR UP TO 178 HOUSES - LAND AT BLEAK HOUSE FARM, STATION ROAD, WYTHALL, WORCESTERSHIRE - MILLER HOMES (MIDLANDS)**

The Committee noted a number of updates in relation to additional neighbour representations received and further Consultee responses from Worcestershire County Council Highways and Landscape Officers, Wythall Parish Council, the District Council's Leisure and Tree Officers, Worcestershire Regulatory Services and West Mercia Constabulary, as detailed in Update Report (b) published on the Council's Website, copies of which were also provided for Committee members and the public gallery prior to commencement of the meeting.

Members noted a proposed amendment to Condition 2 and further additional Conditions and Informatives that Officers considered to be necessary in response to the additional comments and representations received from consultees.

At the invitation of the Chairman, Mrs Heather Bibbings, on behalf of Wythall South Action Group, herself and a Qualified Architect, addressed the Committee objecting to the Application. Mr Luke Beaumont, for the applicant, also addressed the Committee.

RESOLVED that,

- a) authority be delegated to the Head of Planning and Regeneration Services to determine this Reserved Matters Application following the expiry of the publicity period on 28th January 2015;

- b) in the event that further representations are received, authority be delegated to the Head of Planning and Regeneration Services, in consultation with the Chairman of the Planning Committee, to assess whether any new material considerations have been raised and to issue a decision after the expiry of the statutory publicity period accordingly;
- c) subject to the Conditions and Informatives as detailed on Pages 45 to 48 of the main Agenda Report, but with Condition 2 being amended to
“include an additional plan regarding the no-dig details for the construction of the sections of footpath within the root protection areas of trees (Drawing No. WYT/CELL/1”;
- d) and subject to the following additional Conditions and Informatives:
11. The sections of the footpath falling within the root protection area of the tree directly opposite plot 132 shall be constructed using a no dig ground support material in accordance with Drawing Number WYT/CELL/1.
 12. The sections of footpath falling within the root protection area of the trees along plots 169 and 170 shall be constructed using a no dig ground support material in accordance with Drawing Number WYT/CELL/1.

Reasons: In order to protect the trees which form an important part of the amenity of the site in accordance with policy DS13 and C17 of the Bromsgrove District Local Plan January 2004.

13. Notwithstanding the approved plans, the boundary along the rear of plots 89 – 100 shall consist of 1.2m high post and rail fence to be erected behind the existing hedge.

Reason: In order to protect the rural character of the area in accordance with Policy DS13 and S7 of the Bromsgrove District Local Plan 2004.

14. Notwithstanding the approved plans, the boundary along the rear of plots 101 - 103 shall consist of native hedgerow with 1.2m high post and rail fencing behind.

Reason: In order to protect the rural character of the area in accordance with Policy DS13 and S7 of the Bromsgrove District Local Plan 2004.

15. Notwithstanding the approved plans, the boundary to the rear of properties on Station Road will consist of 1.8m high close board fencing.

Reason: To protect the amenities of existing residents in accordance with Policy DS13 and S7 of the Bromsgrove District Local Plan 2004.

16. Notwithstanding the approved plans, prior to the commencement of development, full details for the erection of gates to the side of plots 17, 23, 123, 150, 172 and 176 shall be submitted and approved in writing by the Local Planning Authority. Full details shall include the height, materials, siting and specification for each gate.

Reason: In order to protect the amenities of future occupiers in accordance with Policy DS13 and Policy S7 of the Bromsgrove District Local Plan 2004.

17. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

18. Prior to the first occupation of any 2 bedroom dwelling hereby approved secure parking for 2 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

19. Prior to the first occupation of any 3 or 4 bedroom dwelling hereby approved, that does not have its own garage shall provide secure parking for 4 cycles to comply with the Council's standards within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

20. Prior to the commencement of the development hereby permitted engineering details of the access serving plots 170-178 onto Station Road shall be submitted and approved in writing by the Local Planning Authority, and the development shall not be occupied until the scheme has been constructed in accordance with the approved details.

Reasons: To ensure the safe and free flow of traffic onto the Highway.

21. Development shall not begin until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning

Authority, and the development shall not be occupied until the scheme as been constructed in accordance with the approved drawings.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

Additional Informatives

1) Section 38 Agreement Details

If it is the Developer's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.

2) Drainage Details for Section 38

It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

The applicant is, therefore, advised to submit the Engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements to be assessed.

3) Temporary Direction Signs to Housing Developments

This consent does not authorise the erection of temporary direction signs on the Public Highway. Should the applicant wish to direct traffic to the development site they should seek the consent of the Highway Authority. All temporary directional sign proposals should be submitted to the Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No signs should be erected without the consent of the Highway Authority.

The meeting closed at 6.53 p.m.

Chairman