

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

5TH OCTOBER 2015 AT 6.00 P.M.

PRESENT: Councillors P.L. Thomas (Vice-Chairman), C. Allen-Jones, S. J. Baxter, M. T. Buxton, G. N. Denaro, C.A. Hotham, K.J. May, S. R. Peters, S. P. Shannon and P. J. Whittaker

Officers: Miss. E. Farmer, Mr. A. Fulford, Mr. A. Hussain, Mr. A. Novis, Mrs. I. Roberts, Mrs A Rutt and Mrs. J. Smyth

35/15 **APOLOGIES**

Apologies for absence were received on behalf of Councillor R.J. Deeming (Chairman) and Councillor M. Glass. Councillor G.N. Denaro was confirmed as Councillor Glass's substitute for the meeting.

36/15 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:

Councillor P.L. Thomas declared an Other Disclosable Interest in Item 6 on the Agenda (Planning Application 2015/0361 (Woodside Poultry Farm, Seafield Lane, Portway, Redditch) in that he was acquainted with Mr Dean Attwell of Oakland International, the Applicant, but not to the extent that it would affect consideration of the application.

Councillors C. Allen-Jones declared an Other Disclosable Interest in Item 6 on the Agenda (Planning Application 2015/0361 (Woodside Poultry Farm, Seafield Lane, Portway, Redditch) in that he had met Mr. Dean Attwell of Oakland International, the Applicant, prior to being elected to the Council.

Councillor S.J. Baxter declared an Other Disclosable Interest in Item 7 on the Agenda (Planning Application 2015/0492 – Balan Farm, Packhorse Lane, Hollywood) in that she was a close personal friend of a neighbour to the application site. Councillor Baxter withdrew from the meeting prior to consideration of the Application and took no part in its discussion nor voted on the matter.

Councillor G.N. Denaro declared an Other Disclosable Interest in Item 7 on the Agenda (Planning Application 2015/0492 – Balan Farm, Packhorse Lane, Hollywood) in that he had, as Ward Member, called the matter in for the Committee to consider at its previous meeting and had made representations expressing objections to the proposal. Councillor Denaro withdrew from the

meeting prior to consideration of the application and took no part in its discussion nor voted on the matter.

Councillor C.A. Hotham declared an Other Disclosable Interest in Item 10 on the Agenda (Planning Application 2015/0644 – Woodfield, Alcester Road, Finstall) in that the Applicant was known to him. Councillor Hotham withdrew from the meeting prior to consideration of the application and took no part in its discussion nor voted on the matter.

From the public gallery, Councillor R.L. Dent declared an Other Disclosable Interest in Agenda Item 7 (Planning Application 2015/0632 – New Road Dental Surgery, 68 New Road, Bromsgrove) in that she was a patient at the Surgery. Councillor Dent participated in the public speaking process for this Application, representing local residents on behalf of Councillor P.L. Thomas, in whose Ward the application site was located.

37/15 **MINUTES**

The minutes of the meeting of the Planning Committee held on 7th September 2015 were submitted.

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

38/15 **2015/0361 - DEMOLITION OF EXISTING BUILDINGS TO ENABLE RE-DEVELOPMENT AS A B8 STORAGE AND DISTRIBUTION FACILITY WITH ASSOCIATED LANDSCAPING WORKS - WOODSIDE POULTRY FARM, SEAFIELD LANE, PORTWAY, REDDITCH, WORCESTERSHIRE B98 9DD - MR DEAN ATTWELL**

In view of interest in this application from the public gallery, the Chairman decided to amend the running order of the Agenda to allow the Committee to consider this matter first.

The Committee noted an update report on this application in regard to comments received from Worcestershire Regulatory Services in response to a Noise Survey submitted by the Applicant. Additional comments received from the Council's Highways Engineer in relation to proposed visibility splays were also highlighted, as was Officer's proposals to amend refusal reason 2 in terms of residential amenity and attach an additional reason for refusal. Members further noted Officer responses to additional correspondence that had been received from the Applicant, all as detailed in the update report provided to Members of the Committee and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mr. J. Hoare, on behalf of the Applicant, addressed the Committee.

Having considered all of the information provided, the Committee was of the view that, as the site operated on a 24 hour 7 days a week basis, further

information was required in relation to traffic flows to and from the application site in terms of a 24 hour period and not just peak day times. Members also asked that the Traffic Assessment provided with the Application be circulated to Members for information.

RESOLVED that the matter be deferred to enable Officers to seek further information from the Highways Authority in regard to the impact of traffic flows over a 24 hour period in view of the 24 hour operation of the application site.

Following the conclusion of the above matter, the Chairman briefly adjourned the meeting to allow members of the public to vacate the public gallery.

39/15

2014/1007 - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS - 1 BLAKES FIELD DRIVE, BARNT GREEN, BIRMINGHAM, WORCESTERSHIRE B45 8JT - MR HUSSEY

At the invitation of the Chairman, Mr. J. Watson, objecting, addressed the Committee. Miss. D. Savage, on behalf of the Applicant, also addressed the Committee. Parish Councillor S. Nock also addressed the Committee on behalf of Lickey and Blackwell Parish Council, in objection to the application. Councillor C.B. Taylor, in whose Ward the application site is located, also addressed the Committee.

Members then considered the Applicant, which was recommended for approval by Officer. Having considered all of the information provided, Members were of the view that the proposal would result in a too high density level in a predominately low level residential area and was therefore over-development of the site.

RESOLVED that planning permission be refused for the following reason:

By virtue of the scale of the proposed dwellings, the plot sub-division and dwelling types proposed, the development would amount to an overdevelopment of the site contrary to the identified special character, low density and traditional built form of the locality. This conflicts with policies DS13, S7, S8 and BG4 of the BDLP, the provisions of SPG1 and the NPPF

40/15

2015/0492 - DEMOLITION OF PART OF EXISTING BUILDING AND CONVERSION OF REMAINDER TO A SINGLE DWELLING - BALAN FARM, PACKHORSE LANE, HOLLYWOOD, WORCESTERSHIRE B38 ODN - MR BRIAN HIGGINS

At the invitation of the Chairman, Mr. A. Tyler of Tyler Parkes Partnership, the Applicant's Agent, addressed the Committee.

RESOLVED that planning permission be granted, subject to the Conditions detailed on pages 35 to 36 of the main agenda report.

41/15

2015/0514 - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF REPLACEMENT DWELLING AND BARN / STABLES - BRACKENDALE, HOLT LANE, ROMSLEY, WORCESTERSHIRE B62 0ND - MR ADRIAN MERRITT

Officers highlighted various additional points raised by the Applicant's Agent in a further letter of representation received from them, as detailed in the Update report provided for Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mr. R. Gasgoine, the Applicant's Agent, addressed the Committee.

The Committee then considered the Application, which had been recommended for refusal by Officers. Having regard to the Officers report and additional information provided, Members were of the view that the deterioration of the site had not resulted through abandonment as suggested and considered that a new dwelling, to replace the dwelling that previously existed, would tidy up the site and be of benefit to the wider green belt area. Members therefore considered that very special circumstances existed to grant planning permission, subject to the removal of permitted development rights, a reduced timescale of one year for the development to commence, negotiations with the Applicant to re-draw and reduce the curtilage of the property and any other standard conditions considered necessary.

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services, to grant planning permission, subject to the following Conditions:

- 1) 1 year to commence development
- 2) Removal of permitted development rights
- 3) In accordance with submitted plans .

42/15

2015/0632 - SINGLE-STOREY SIDE EXTENSION TO PROVIDE PRIVATE RECEPTION AREA - NEW ROAD DENTAL SURGERY, 68 NEW ROAD, BROMSGROVE, WORCESTERSHIRE B60 2LA - NEW ROAD DENTAL PRACTICE

Officers reported on two further letters of representation received from members of the public.

At the invitation of the Chairman, Mr. R. Mainwaring, a close neighbour to the application site, addressed the Committee in objection. Mr.S. Greybanks of Central Building Design, the Applicant's Agents, also addressed the Committee. Councillor R.L. Dent, representing local residents, addressed the Committee on behalf of Councillor P.L. Thomas who had called in the

application for the Committee's consideration and in whose Ward the application site was located.

The Committee then considered the Applicant, which Officers had recommended for approval. Having considered the Officers report and representations made, Members were of the view that a further extension to the building would amount to over-development of the site. Members also considered that the location of the air conditioning unit nearer to the neighbouring property would have a negative impact in terms of noise.

RESOLVED that planning permission be refused for the following reasons:

- 1) By virtue of the scale of the proposal, the extension would appear cramped and contrived, amounting to a cumulative over-development of the site, contrary to Policies DS13 and E4 of the Bromsgrove District Local Plan and the provisions of the NPPF.
- 2) The proposed air conditioning units, by virtue of their siting and close relationship with the side boundary would impact negatively on the amenity of the neighbouring property, No. 70 New Road, which is contrary to Policy E4 of the Bromsgrove District Local Plan and the provisions of the NPPF.

43/15

2015/0644 - REMOVAL AND REPLACEMENT OF EXISTING TIMBER STABLE BLOCK WITH BRICK, TIMBER CLAD WITH TILED ROOF - WOODFIELD, ALCESTER ROAD, FINSTALL, WORCESTERSHIRE B60 1EW - MR ANDREW MADDISON

At the invitation of the Chairman, Mr. A. Maddison, the Applicant, addressed the Committee.

The Committee then considered the Application, on which Officers had recommended refusal. Having considered the Officers report and representations, Members were of the view that local Policies allowed for the proposed brick build and height of the stables to be acceptable in very special circumstances and considered that in order to accommodate the height and bulk of the Shire horses to be stabled in the building, very special circumstances existed. Members were therefore minded to grant permission subject to standard conditions to be provided by Officers as considered necessary to the permission.

RESOLVED that planning permission be granted, subject to the following conditions:

- 1) Development to commence within 3 years
- 2) In accordance with submitted plans
- 3) The Stables shall be for the stabling of horses and associated equipment only and for the personal use of the residents of Woodfield, Alcester Road, Fininstall. The stables shall not be used commercially.

Reason: In order to protect the amenities of the area in accordance with Policy D13 of the Bromsgrove District Local Plan 2004.

44/15 **2015/0710 - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE AND AGRICULTURAL STORE - SUNDAY HILL, WHINFIELD ROAD, DODFORD, BROMSGROVE, WORCESTERSHIRE B61 9BG - MR AND MRS R LYDON**

At the invitation of the Chairman, Mr. R. Lydon, the Applicant, addressed the Committee.

RESOLVED that planning permission be refused for the reasons set out on page 54 of the main agenda report.

The meeting closed at 8.30 p.m.

Chairman