

**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

**9<sup>TH</sup> MAY 2016 AT 6.00 P.M.**

PRESENT: Councillors R. J. Deeming (Chairman), P.L. Thomas (Vice-Chairman), C. Allen-Jones, M. T. Buxton, M. Glass, C.A. Hotham, S. R. Peters, S. P. Shannon and L. J. Turner

Officers: Miss S. Bell, Mr. D. M. Birch, Miss. E. Farmer, Mr. A. Fulford, Mr. S. Hawley (Worcestershire Highways Authority), Mr. A. Hussain, Mrs. J. Smyth and Mrs. S. Willetts

117/15 **APOLOGIES**

Apologies for absence were received on behalf of Councillors S.J. Baxter and K.J. May. Councillor L.J. Turner was confirmed as Councillor Baxter's substitute for the meeting.

118/15 **DECLARATIONS OF INTEREST**

There were no declarations of interest made.

119/15 **MINUTES**

The minutes of the meeting of the Planning Committee held on 4<sup>th</sup> April 2016 were submitted.

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

120/15 **2016/0120 - ERECTION OF WAREHOUSE BUILDING - GEORGE ROAD, BROMSGROVE ENTERPRISE PARK, BROMSGROVE B60 3GT - COMMERCIAL BUILDINGS BROMSGROVE LTD**

Officers reported on further Consultee responses from the North Worcestershire Economic Development and Regeneration service, Worcestershire Highways Authority and an additional Condition in respect of external lighting, all as detailed in the published Update Report, copies of which were provided to Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mr. M. Jackson, local resident, addressed the Committee objecting to the Application. Mr. B. Greenaway, the Applicant's Agent, also addressed the Committee.

The Committee then considered the Application, which Officers had recommended for approval. Having considered all of the information, including the public speaking representations, Members were of the view that the proposed development would have a severe impact on the amenities of nearby residents in Bridge Road due to its proximity and proposed operational hours.

**RESOLVED** that Planning Permission be refused for the following reason:

"The proximity of Building A of the development is considered overbearing to the neighbouring residential properties in Bridge Road and consequently, is considered detrimental to the amenities enjoyed by the occupiers of these properties.

The development is considered contrary to Policy E9(e) and DS13 of the Bromsgrove District Local Plan 2004 and the advice and guidance contained in the National Planning Policy Framework."

121/15

**2016/0191 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF RETIREMENT LIVING HOUSING FOR THE ELDERLY (CATEGORY LL TYPE ACCOMMODATION), INCLUDING COMMUNAL FACILITIES, LANDSCAPING, CAR PARKING AND AFFORDABLE HOUSING (RE-SUBMISSION OF APPLICATION REF. 2015/0836) - FORMER FIRE STATION AND LIBRARY BUILDING, WINDSOR STREET, BROMSGROVE, WORCESTERSHIRE B60 2BJ - MCCARTHY AND STONE RETIREMENT LIFESTYLE LTD**

Officers reported on two further letters of support and comments received from the North Worcestershire Economic Development and Regeneration Services, as detailed in the published Update Report, copies of which were provided to Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mr. M. Norton, a resident objecting to the Application, addressed the Committee. Ms. L. Matthewson, the Applicant's Agent, also addressed the Committee.

**RESOLVED** that Planning Permission be refused for the reasons set out on page 23 of the main agenda report.

122/15

**2016/0216 - ERECTION OF AGRICULTURAL POULTRY BUILDING - LAUREL FARM, DAGNELL END ROAD, REDDITCH, WORCESTERSHIRE B98 9BD - MR ROBERT CALDECOTT**

**RESOLVED** that Planning Permission be granted, subject to the Conditions and Informative set out on page 27 of the main agenda report.

123/15

**2016/0225 - DISCHARGE OF SECTION 106 AGREEMENT STATING DETACHED GARAGE SHALL REMAIN INCIDENTAL TO THE MAIN DWELLING, DATED 24.10.1995 AND ATTACHED TO PLANNING APPLICATION 1995/0164 FOR ERECTION OF DETACHED GARAGE - FARTHINGS, HOLY CROSS LANE, BELBROUGHTON, STOURBRIDGE, WORCESTERSHIRE DY9 9SH - MRS LOUISE SUTTON**

At the invitation of the Chairman, Mrs. L. Sutton, the Applicant, and Mr. D. Wall, the Applicant's Agent, addressed the Committee in support of the Application.

**RESOLVED** that the request for the removal of the Section 106 Agreement attached to Planning Permission 1995/0164 be refused for the reason set out on page 31 of the main agenda report.

124/15

**ADDITIONAL ITEM - 2016/0242 - TWO STOREY SIDE AND REAR EXTENSION - 22 ALCESTER ROAD, LICKEY END, WORCESTERSHIRE B60 1JX - MR BEN GARNER**

Members' attention was drawn to their additional papers for this item of business, which had been included on the agenda subsequent to the publication of the main Agenda with the agreement of the Chairman.

The Chairman then, by agreement, proceeded to read out a representation objecting to the Application, on behalf of Mrs. S. Parker, who lives next door to the application site.

The Committee then considered the Application, which Officers had recommended for approval. Whilst Members were supportive of the Application in general terms, they considered that, to minimise any overlooking issues, the proposed windows to the side elevation of the extension should be obscure glazed.

**RESOLVED** that Planning Permission be granted, subject to the Conditions and Informatives set out on pages 2 to 3 of the Additional Agenda Papers and the following additional Condition:

- 3) The windows to be installed on the side elevation, first floor on the approved extension shall be fitted with obscure glazing and any

openings shall be at high level and top hinged only. The obscure glass shall be maintained in the said window in perpetuity.

Reason: To protect the amenities of neighbouring residents in accordance with Policy DS13 of the Bromsgrove District Local Plan January 2004.

The meeting closed at 7.30 p.m.

Chairman