

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

4TH JULY 2016 AT 6.00 P.M.

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

Officers: Mr. D. M. Birch, Mr. A. Fulford, Mrs. S. Sellers and Mrs. J. Smyth

10/16 **APOLOGIES**

Apologies were given on behalf of Councillors R.J. Deeming (Chairman), M. Glass and C.A. Hotham. Councillors G.N. Denaro and K.J. May were confirmed as substitutes for Councillors Deeming and Glass respectively.

11/16 **DECLARATIONS OF INTEREST**

Councillor K.J. May declared an other disclosable interest in Item 9 (Consultation on a Planning Application (County Matter) – Veolia Environmental Services, Sandy Lane, Wildmoor, Bromsgrove B61 0QT) in that she had had some prior involvement and received information from the Wildmoor Residents Association on the matter.

Councillor C. Allen-Jones declared an other disclosable interest in Item 5 (Planning Application 2016/0085 – Construction of underground Pipeline and associated works) in that the site was in his Ward and he had received representations from the Parish Council.

Councillor C. Allen-Jones also declared an other disclosable interest in Item 9 (Consultation on a Planning Application (County Matter) – Veolia Environmental Services, Sandy Lane, Wildmoor, Bromsgrove B61 0QT) in that he had been consulted by the Parish Council on the matter as Ward Councillor but that he had no pre-determined views on the matter.

12/16 **MINUTES**

The minutes of the meeting of the Planning Committee held on 6th June 2016 were submitted.

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

13/16

2016-0085 - CONSTRUCTION OF UNDERGROUND WATER PIPELINE (APPROXIMATELY 10.8KM IN LENGTH), BREAK PRESSURE TANK, EXTENSION TO FRANKLEY WATER TREATMENT WORKS AND ASSOCIATED WORKS, ALL IN ASSOCIATION WITH THE BIRMINGHAM RESILIENCE PROJECT (BRP) - LAND TO THE WEST OF FRANKLEY WATER TREATMENT WORKS (EXTENSION TO THE WATER TREATMENT WORKS) / LAND TO THE EAST OF PUTNEY LANE, NR ROMSLEY (BREAK PRESSURE TANK). PIPELINE RUNS BETWEEN FRANKLEY WATER TREATMENT AND THE DISTRICT BOUNDARY WEST OF WAYSTONE LANE, BELBROUGHTON. LAND TO THE WEST OF FRANKLEY WATER TREATMENT WORKS, WORCESTERSHIRE - SEVERN TRENT WATER LIMITED

Officers reported on Consultee responses from Natural England, Severn Trent Water, Worcestershire County Council Public Rights of Way and Landscape teams with Officer comments as appropriate, all as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mrs Lois Swift, on behalf of herself and other local residents, addressed the Committee objecting to the application. Mr Gareth Smith, for the Applicant, also addressed the Committee. Parish Councillor Richard Arrowsmith also addressed the Committee on behalf of Romsley Parish Council.

The Committee then considered the Application, which had been recommended for approval by Officers. Having noted all of the information provided by Officers and the representations made by the public speakers, Members were of the view that, given the importance of the project, and in view of the concerns expressed by local residents and the Parish Council in regard to highway safety and traffic movement, further clarification was required from the Highways Authority before a decision could be made.

Having expressed disappointment that no Officer from the Highways Authority was in attendance at the meeting, Members were therefore minded to defer the Application for the Highways Authority to attend and provide further clarification in respect of traffic management.

RESOLVED that the matter be deferred for the Highways Authority to attend the and provide additional clarification on traffic management.

14/16

**2016/0329 - DEMOLITION OF DETACHED DWELLING AND GARAGE -
ERECTION OF TWO DETACHED HOUSES - 69 ROCK HILL,
BROMSGROVE, WORCESTERSHIRE B61 7LM - MR JOHN RUDGE**

The Committee was advised on the need to include two further Conditions relating to the methodology of the engineering works proposed and floor levels.

At the invitation of the Chairman, Councillor M. Thompson, in whose Ward the application site was located, addressed the Committee.

RESOLVED that Planning Permission be granted, subject to the Conditions and Informatives detailed on pages 37 to 40 of the main agenda report and the following additional conditions:

- “14) Prior to the commencement of development, a full engineering design solution providing full specification, extent and methodology details of the cut and fill works to the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: In order to secure a well-planned development in accordance with Policy DS13 of the Bromsgrove District Local Plan 2004.

- 15) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the finished ground floor levels of both the approved dwellings and the finished ground levels for all other areas of the site. The sections shall show the development relative to the ground levels adjoining the site. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is carried out at suitable levels and in relation to adjoining land and buildings and in the interests of amenity and highway requirements.”

15/16

**2016/0344 - TWO STOREY REAR EXTENSION - 66 STRATFORD ROAD,
BROMSGROVE, WORCESTERSHIRE B60 1AU - MRS D BARRETT**

Officers reported on additional representations received in objection to the extension and responses to those objections from the Applicant, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Mr. Richardson, the next door neighbour to the application site, addressed the Committee objecting to the application. Mr. M. Forrester, the Applicant's Architect, also

addressed the Committee. Councillor R.L. Dent, in whose Ward the application site was located, also addressed the Committee.

RESOLVED that Planning Permission be granted, subject to the Conditions detailed on page 43 of the main agenda report.

16/16

2016-0397 - CONSTRUCTION OF DETACHED HOUSE ON REAR GARDEN LAND, ACCESSED FROM NEW DEVELOPMENT (PEARMAN GARDEN) - LAND AT REAR OF 29 WESTERN ROAD, WESTERN ROAD, HAGLEY, WORCESTERSHIRE

Officers reported on comments received from the County Council's Highway Engineer in relation to parking and the addition of a condition and informatives. Further representations were also noted from Hagley Parish Council together with Officer responses, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

At the invitation of the Chairman, Councillor S.R. Colella, in whose Ward the application site was located, addressed the Committee.

RESOLVED that Planning Permission be granted, subject to the Conditions detailed on pages 49 to 50 of the main agenda report and the following highway informatives:

- 1) The attention of the Applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway.

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 751651), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.

- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.
- 4) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or Vehicular turning area does not discharge onto the Public Highway. No drainage or effluent from the

proposed development shall be allowed to discharge into any Highway drain or over any part of the Public Highway.

17/16

CONSULTATION ON A PLANNING APPLICATION (COUNTY MATTER)
- VEOLIA ENVIRONMENTAL SERVICES, SANDY LANE, WILDMOOR,
BROMSGROVE, B61 0QT

The Committee's views were sought on a Planning Application (13/000027/CM – Construction and operation of an Incinerator Bottom Ash (IBA) Recycling Facility) submitted by Veolia Environmental Services to Worcestershire County Council's Planning Committee, as part of their statutory consultation process.

Members noted that the District Council had previously been consulted on the Application in 2013 and that the Planning Committee had considered the District's response to the consultation at its meeting held on 5th August 2013. The Committee's views at that time (replicated within the report for information) had been submitted to the County Council. It was noted that this second consultation was being conducted due to the submission of revised information from the County Council in relation to the Environmental Statement.

The report and additional information that had been submitted in relation to material planning considerations were discussed with various matters raised in relation to: green belt matters, impact on local and wider residential amenity; health risks, traffic movements and the level of public objection to the scheme.

Having considered the report and noting Officers advice and points of clarification, Members were of the view that the Committee's consultation submission in 2013 was still relevant; particularly in terms of the level of public opposition to the scheme and the detrimental impact of additional traffic movements on local and highway road networks. The Committee also took the view that as the District Council had a duty of care to their residents, any risk to human health and the environment was not acceptable.

RESOLVED that Worcestershire County Council be requested to give due regard to the objection from Bromsgrove District Council on the following grounds:

The impact of the use on the Green Belt and very special circumstances put forward

- 1) No very special circumstances have been demonstrated to outweigh Green Belt Policies nor has the applicant demonstrated that such a development could not be provided elsewhere
- 2) The original planning permission for the current use as a sand quarry was allowed subject to a condition that the land would be reinstated to ground level with inert material and returned to green belt status

once the current usage had ceased. This requirement should still be the case for the site

- 3) The County Council should be encouraged to urge the applicant to consider more suitable industrial areas for the recycling facilities

The impact on the local highway and wider network in terms of transport demand, noise and air pollution

- 4) The County is requested to be mindful of their own adopted Waste Core Strategy in considering this application and reference to national strategies, which state that all developments should minimise the need for waste transport. The Committee considered that the proposed transportation of 120,000 tonnes of waste material does not accord with this guidance
- 5) The Committee considered that the estimated additional 70 vehicle movements per day would have a detrimental impact on already busy local and highway road networks

The impact on residential and visual amenity

- 6) The additional proposed use would have a detrimental impact on the amenity of residents across a wide area of the District in terms of noise, smell, air pollution and traffic generation
- 7) The District Council has a duty of care to the residents of the District
- 8) The public opposition to the scheme is high

The wider impact on the environment (air and water pollution), ecology and bio-diversity

- 9) The applicant's Planning Statement indicates that IBA material was neither hazardous nor harmful but this has not been proven. The Committee took the view that any minimal risk is too high. There should be **NO** risk.

The meeting closed at 8.01 p.m.

Chairman