

**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

**8<sup>TH</sup> MAY 2017 AT 6.00 P.M.**

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

Officers: Mr. D. M. Birch, Mr. G. Boyes, Mr. M. Dunphy, Miss. E. Farmer, Miss C. Gilbert, Mr. S. Hawley (Worcestershire Highways Authority), Mrs. T. Lovejoy, Mrs. S. Williams and Mrs. J. Smyth

79/16 **APOLOGIES**

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

80/16 **DECLARATIONS OF INTEREST**

Councillor R.J. Deeming (Chairman), declared an Other Disclosable Interest in Agenda Items 6 and 7 (Planning Applications 2016/1085 and 2016/1087 – Longbridge East and River Arrow Development Site, Groveley Lane, Cofton Hackett) in that he was a patient at Barnt Green Surgery.

Councillor C. Allen-Jones declared an Other Disclosable Interest in Agenda Items 6 and 7 (Planning Applications 2016/1085 and 2016/1087 – Longbridge East and River Arrow Development Site, Groveley Lane, Cofton Hackett) in that he was a patient at Barnt Green Surgery.

Councillor L.J. Turner declared an Other Disclosable Interest in Agenda Item 10 (Planning Application 2017/0207 – Wythall Park, Silver Street, Wythall, Bromsgrove) in that as a Trustee of Wythall Community Association, the Applicants, he would be withdrawing from the meeting for its discussion. Councillor Turner withdrew from the meeting for the duration of the debate on the item and took no part the Committee's consideration and voting on the matter.

Councillor P.J. Whittaker declared an Other Disclosable Interest in Agenda Item 8 (Planning Application 2016/1182 – land to the rear of 173 Fininstall Road, Bromsgrove) in that, as the Applicant's Agent was known to him and had been employed by him, he would be withdrawing from the meeting for its discussion. Councillor Whittaker withdrew from the

meeting for the duration of the debate on the item and took no part in the Committee's consideration and voting on the matter.

In respect of Agenda Items 6 and 7 (Planning Applications 2016/1085 and 2016/1087 – Longbridge East and River Arrow Development Site, Groveley Lane, Cofton Hackett), Councillor C.J. Spencer questioned whether, as a Parish Council Member of Cofton Hackett Parish Council, she was still eligible to participate in the Committee's consideration of the Applications. Officers confirmed that she was.

81/16

**MINUTES**

The minutes of the meeting of the Planning Committee held on 3<sup>rd</sup> April 2017 were received.

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

82/16

**TREE PRESERVATION ORDER (NO.19) 2016 - TREES ON LAND AT PLYMOUTH DRIVE, BARNT GREEN, BROMSGROVE**

The Committee considered a report which detailed proposals to confirm, with modification, Tree Preservation Order (No.19) 2016, relating to trees on land at Plymouth Drive, Barnt Green, Bromsgrove.

Officers reported additional information in regard to the replacement of paragraph 3.2 in the main agenda report and additional representations made by an objector, all as detailed in a published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting. Officers provided clarification on matters raised in regard to the management of trees the subject of Tree Preservation Orders, in particular in relation to T4, a Redwood Tree to the front of 10 Plymouth Drive, the subject of the additional objector representations received.

**RESOLVED** that Tree Preservation Order (No.19) 2016 relating to trees on land at Plymouth Drive, Barnt Green, Bromsgrove be confirmed with modification, as detailed in the Plan and Schedule of Modified Order (Appendix 1) to the report.

(Note: Due to his late arrival at the meeting, after the commencement of the Committee's consideration of this matter, Councillor P.J. Whittaker took no part in its discussion nor voted on the matter.)

83/16

**2016/1085 - HYBRID APPLICATION : OUTLINE PLANNING PERMISSION FOR UP TO 150 DWELLINGS WITH SOME MATTERS RESERVED FOR FUTURE CONSIDERATION (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE); AND FULL PLANNING PERMISSION FOR A COMMUNITY FACILITY INCLUDING DETAILS OF ACCESS AND ASSOCIATED CAR PARKING, LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED INFRASTRUCTURE - LONGBRIDGE EAST AND RIVER ARROW DEVELOPMENT SITE, GROVELEY LANE, COFTON HACKETT, WORCESTERSHIRE - C/O PLANNING PROSPECTS LIMITED**

Members were reminded as to the Committee's reasons for deferring the Application at the previous meeting and provided with further clarification in regard to: the Longbridge Area Action Plan (LAAP) in relation to overall housing provision and the shortfall of 95 dwellings on the East Works site; highway matters relating to the access road to the East Works site: and Section 106 contributions. Officers also reported on additional comments received from the local Vicar and Worcestershire Highways Authority and on finalised details in relation to the contribution for Birmingham City Council and proposed amendments to Recommendation 1) ii) and Condition 1, 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, Miss. Claire Fryer, resident, addressed the Committee objecting to the Application. Reverent Rob Fieldson, Vicar of Cofton Hackett and Barnt Green, addressed the Committee in support of the Application. Mr. Jason Tait, on behalf of the Applicant, addressed the Committee. Parish Councillor Keith Duncan also addressed the Committee on behalf of Cofton Hackett Parish Council.

The Committee then considered the Application, which Officers had recommended for approval. The County Council's Highways Officer provided further clarification on various matters relating to access and capacity arrangements for the East Works site and additional responses to Members queries on other Highways concerns. The Council's Strategic Planning Manager also provided additional clarification in regard to Members concerns and questions in relation to the LAAP and overall housing provision for the Longbridge site, including changes in the housing market subsequent to the implementation of the plan.

Members expressed continuing concerns in regard to the Section 106 agreement in terms of the amounts and the proposed distribution. Officers provided further clarification on various issues raised by Members, including matters relating to: the loss of housing and associated affordable housing; contributions for local open space provision; the proposed contribution for the extension of local Health centres / surgeries to accommodate additional patients.

Having had regard to all of the information presented, the Committee was of the view that the Section 106 contributions did not reflect the

amount of infrastructure required to support the developments and considered that further consultation and information was required in regard to the proposed amounts and distribution before they could make a decision on the matter.

It was therefore

**RESOLVED** that a decision on the matter be deferred, for Officers to provide additional information in relation to the amounts and distribution of the Section 106 Contributions, as raised during the Committee's consideration of the Application.

84/16

**2016/1087 - ERECTION OF 185 DWELLINGS, INCLUDING DETAILS OF ACCESS, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED INFRASTRUCTURE - LONGBRIDGE EAST AND RIVER ARROW DEVELOPMENT SITE, GROVELEY LANE, COFTON HACKETT, WORCESTERSHIRE - C/O PLANNING PROSPECTS LIMITED**

With the agreement of the Chairman, this Planning Application was considered in conjunction with Agenda Item 6 (Application 2016/1085 – Longbridge East and River Arrow Development Site, Groveley Lane, Cofton Hackett).

Members were reminded as to the Committee's reasons for deferring the Application at the previous meeting and provided with further clarification in regard to: the Longbridge Area Action Plan (LAAP) in relation to overall housing provision and the shortfall of 95 dwellings on the East Works site; highway matters relating to the access road to the East Works site; and Section 106 contributions. Officers also reported on additional comments received from the local Vicar and Worcestershire Highways Authority and on finalised details in relation to the contribution for Birmingham City Council and proposed amendments to Recommendation 1) ii) and an additional Informative, 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, Miss. Claire Fryer, resident, addressed the Committee objecting to the Application. Reverent Rob Fieldson, Vicar of Cofton Hackett and Barnt Green, addressed the Committee in support of the Application. Mr. Jason Tait, on behalf of the Applicant, addressed the Committee. Parish Councillor Keith Duncan also addressed the Committee on behalf of Cofton Hackett Parish Council.

The Committee then considered the Application, which Officers had recommended for approval. The County Council's Highways Officer provided further clarification on various matters relating to access and capacity arrangements for the East Works site and additional responses to Members queries on other Highways concerns. The Council's

Strategic Planning Manager also provided additional clarification in regard to Members concerns and questions in relation to the LAAP and overall housing provision for the Longbridge site, including changes in the housing market subsequent to the implementation of the plan.

Members expressed continuing concerns in regard to the Section 106 agreement in terms of the amounts and the proposed distribution. Officers provided further clarification on various issues raised by Members, including matters relating to: the loss of housing and associated affordable housing; contributions for local open space provision; the proposed contribution for the extension of local Health centres / surgeries to accommodate additional patients.

Having had regard to all of the information presented, the Committee was of the view that the Section 106 contributions did not reflect the amount of infrastructure required to support the developments and considered that further consultation and information was required in regard to the proposed amounts and distribution before they could make a decision on the matter.

It was therefore

**RESOLVED** that a decision on the matter be deferred for Officers to similarly provide additional information in relation to the amounts and distribution of the Section 106 Contributions, as raised during consideration of the application and the previous, related application (Minute 83 refers).

85/16

**2016/1182 - DEMOLITION OF EXISTING GARAGE AND ERECTION OF PROPOSED NEW DWELLING ON LAND TO REAR OF 173 FINSTALL ROAD - 173 FINSTALL ROAD, BROMSGROVE B60 3DD - MR AND MRS OVERTON**

At the invitation of the Chairman, Mrs Nicola Overton, the Applicant, addressed the Committee.

**RESOLVED** that Planning Permission be refused for the reasons set out on page 139 of the main agenda report.

86/16

**2017/0186 - FRONT, REAR AND SIDE EXTENSIONS - 43 WESTFIELDS, CATSHILL, BROMSGROVE, WORCESTERSHIRE B61 9HJ - MRS ALEX DENTITH**

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor K. J. May, Ward Member.

At the invitation of the Chairman, Mrs. A. Dentith, the Applicant, addressed the Committee. Councillor K.J. May, in whose Ward the Application site was located, also addressed the Committee.

**RESOLVED** that Planning Permission be refused for the reasons set out on page 142 of the main agenda report.

87/16

**2017/0207 - FORMATION OF LINEAR PATHWAYS WITHIN THE BOUNDARY OF THE PARK AND PLACING OF EQUIPMENT TO FACILITATE OUTDOOR GYM - WYTHALL PARK, SILVER STREET, WYTHALL, BROMSGROVE, WORCESTERSHIRE B47 6LZ - WYTHALL PARK ASSOCIATION**

Officers provided further clarification on various matters relating to the equipment to be provided on the site and proposals for amending Condition 2 and the addition of a third Condition, 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.

**RESOLVED** that Planning Permission be granted, subject to the Conditions and Informatives set out on pages 145 and 146 of the main agenda report, but with Condition 2 amended to read as follows:

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans / Drawings listed below:

P2232.24E Site Layout Plan

Reason: for the avoidance of doubt and in the interests of proper planning:

and the following additional Condition:

- 3) Each individual piece of exercise equipment proposed on the site shall not exceed a height of 2.3m and a width of 2.3m.

Reason: To protect the openness of the Green Belt.

The meeting closed at 8.00 p.m.

Chairman