

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 9TH APRIL 2018, AT 6.00 P.M.

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

Observers: Ms. K. Vass, Planning Assistant

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Miss C. Gilbert, Miss. E. Farmer, Vass, Mrs. P. Ross and Miss. C Wood

74/17 **APOLOGIES**

No apologies for absence were received.

75/17 **DECLARATIONS OF INTEREST**

Councillor C. A. Hotham declared an Other Disclosable Interest in Agenda Item 5 (Application 2017/00924/FUL – Hopwood Park Services, Redditch Road, Alvechurch, Birmingham), in that he had a predetermined view on the matter and would be withdrawing to the public gallery to speak on this item as Ward Councillor under the Council's public speaking rules. Following the conclusion of public speaking, Councillor Hotham withdrew from the meeting for the duration of the Committee's debate and took no part in the Committee's consideration nor voting on the matter.

Councillor C. Allen-Jones declared an Other Disclosable Interest in Agenda Item 6 (Application Besford, High House Lane, Tardebigge, Bromsgrove), in that he knew the Applicants. Councillor Allen-Jones withdrew from the meeting prior to the consideration of the Application and took no part in its discussion nor voted on the matter.

76/17 **MINUTES**

The minutes of the meeting of the Planning Committee held on 5th March 2018 were received.

RESOLVED that the minutes of the meeting held on 5th March 2018 be approved as a correct record.

77/17 **2017/00924/FUL - EXTENSION TO EXISTING HGV PARK TO CREATE ADDITIONAL PARKING SPACES AND ASSOCIATED WORKS -**

HOPWOOD PARK SERVICES, REDDITCH ROAD, ALVECHURCH, BIRMINGHAM, WORCESTERSHIRE, B48 7AU - WELCOME BREAK HOLDINGS

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor C. A. Hotham, Ward Member.

At the invitation of the Chairman Councillor C. A. Hotham, in whose Ward the Site was located, and Ms. J. Smith, the Applicant's agent, addressed the Committee.

The Committee then considered the Application, which Officers had recommended for approval. Members commented that the site visit had proved extremely useful and that they were supportive of the Application. Members were of the view that the additional HGV parking spaces would provide much needed facilities for HGV drivers, thus reducing the need for drivers to look for alternative places to park when taking their required regular rest breaks.

Members referred to the Department for Transport (Dft) Circular 02/2013, as detailed on page 13 of the main agenda report, that sets out the formula for calculating the level of parking that was required at Motorway Service Areas (MSAs); and that Highways England had set out in their comments that the required parking at this site would be 95 spaces if it were built now, this was 35 more spaces than currently available within the site.

RESOLVED that Planning Permission be granted, subject to the Conditions as detailed on page 15 of the main agenda report.

78/17

2017/01278/FUL - PROPOSED FIRST FLOOR EXTENSION, BESFORD, HIGH HOUSE LANE, TARDEBIGGE, BROMSGROVE, WORCESTERSHIRE, B60 3AQ - MR A. & MRS C. WOOD

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

Officers provided a verbal update with regard to Planning Application Reference 18/002294/HHPRI, single storey rear extension, as detailed in the Relevant Planning History on page 18 of the main agenda report; informing the Committee that planning permission had been granted on 4th April 2018.

At the invitation of the Chairman Mr. A. Wood and Mrs. d Mrs. A. Wood, the Applicants, addressed the Committee in support of the Application.

It was noted that the Applicants were willing to submit an Ecology report.

Officers drew Members' attention to page 19 of the main agenda report - Ecology; that an Ecology report had not been received and that in the absence of such definitive information the Local Planning Authority were unable to consider the likely impact on protected species and their habitat and would be failing its legal duty if it was recommended that planning permission was granted until this information was forthcoming.

The Committee then considered the Application, which had been recommended for refusal by Officers. Having considered the Application and the information provided, Members commented that having conducted a site visit they understood the Applicants reasons for submitting their Application, however; Members were of the view that the existing building was an attractive building and that the proposed first floor extension would be overbearing due to the bulky rear wing and would therefore impact on the character and appearance of the building. Members were therefore minded to refuse the Application.

RESOLVED that Planning Permission be refused for the reasons set out on page 20 of the main agenda report.

79/17

2018/00030/FUL - ERECT A GREENHOUSE - SUNDAY HILL, WHINFIELD ROAD, DODFORD, BROMSGROVE, WORCESTERSHIRE, B61 9BG - MR & MRS R. LYDON

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 Mr. R. Lydon, the Applicant addressed the Committee in support of the Application.

The Committee then considered the Application, which had been recommended for refusal by Officers. Officers confirmed that the 15 metre solid brick wall could be constructed separately as it would fall within the limits of permitted development. Having considered the Application and all of the information provided, Members were of the view that the proposal comprised of the erection of a new building; which would be inappropriate development in the Green Belt and that no very special circumstances had been put forward. Members were therefore minded to refuse the Application.

RESOLVED that Planning Permission be refused for the reason set out on page 26 of the main agenda report.

80/17

2018/00057/FUL - PROPOSED TWO STOREY REAR EXTENSION - LILAC COTTAGE, THE GUTTER, BELL HEATH, STOURBRIDGE, WORCESTERSHIRE, DY9 9XB - MR. R. STRAIN

RESOLVED that authority be delegated to the Head of Planning and Regeneration Services to grant Planning Permission, subject to:

- 1) receipt of a suitable and satisfactory legal mechanism covering the following matters:
 - i) that should the two storey extension proposed under this application be implemented, the single storey extension granted permission under Planning Application Reference: 14/0133 and Appeal reference: APP/P1805/D/14/2220976 will not be further implemented.
- 2) the conditions set out on page 30 of the main Agenda report, and
- 3) that if a satisfactory legal mechanism is not submitted for this application,
that delegated powers be granted to the Head of Planning and Regeneration Services to refuse planning permission.

81/17

2018/00190/FUL - TWO STOREY FRONT AND SIDE EXTENSION. SINGLE STOREY REAR EXTENSION AND REPLACEMENT DETACHED GARAGE - 80 ROCK HILL, BROMSGROVE, WORCESTERSHIRE, B61 7HX - MR. S. ROWLAND

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

At the invitation of the Chairman Mr. S. Rowland, the Applicant and Mr. A. Wheeler, neighbour, addressed the Committee in support of the Application.

The Committee then considered the Application, which had been recommended for refusal by Officers. Having considered the Application and the information provided, Members were of the view that the proposed two storey front and side extension and single storey rear extension would completely change the look of the site, properties nearby had been sympathetically extended. The proposed two storey front and side extensions would remove any presence of the existing house and were not in keeping with the current design of the property or the character of the local area.

Members were therefore minded to refuse the Application.

RESOLVED that Planning Permission be refused for the reason set out on page 33 of the main agenda report.

The meeting closed at 7.10 p.m.

Planning Committee
9th April 2018

Chairman