

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 7TH JANUARY 2019, AT 6.00 P.M.

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

Officers: Mr. D. M. Birch, Mr S Edden, Mrs. T. Lovejoy, Mr. A. Bhasin (Worcestershire Highways Officer) and Mrs. P. Ross

55/18 **APOLOGIES**

Apologies for absence were received from Councillors M. T. Buxton and C. Allen-Jones.

56/18 **DECLARATIONS OF INTEREST**

No declarations of interest were made.

57/18 **MINUTES**

The minutes of the meeting of the Planning Committee held on 10th December 2018 were received.

Councillor C. A. Hotham highlighted that Minute Number 52/18 on Page 4 of the minutes, was incorrect. Members agreed for the wording to be amended as follows:-

“RESOLVED that planning permission be refused due to poor design and impact on the street scene”.

RESOLVED that, subject to the amendment as detailed in the preamble above, the minutes of the meeting held on 10th December 2018 be approved as a correct record.

58/18 **UPDATES**

The Chairman confirmed with Members that they had received and read the updates to the planning application, which had been published and circulated, prior to the commencement of the meeting.

59/18 **18/01123/FUL - PROVISION OF 19 NO. 1 BEDROOM APARTMENTS, CAR PARKING, EXTERNAL WORKS AND LANDSCAPING - ALL SAINTS GARAGE, 137 BIRMINGHAM ROAD, BROMSGROVE, WORCESTERSHIRE, B61 0DN - BDHT**

Officers reported on objections to the application received from Councillor L. C. R. Mallett, as detailed in the published Update Report, copies of which were provided to Committee Members and the public prior to the commencement of the meeting.

At the invitation of the Chairman, Mr. I. Tynan addressed the Committee, objecting to the application. Mr. B. Stevens, Director of Asset Management and Development, Bromsgrove District Housing Trust (BDHT) and Mr. J. Adams, the Agent for the Applicant addressed the Committee. Councillor R. Laight, in whose Ward the application site was located, also addressed the Committee.

The Committee then considered the Application which was recommended for approval by Officers. Members expressed concerns with regard to the amount of parking spaces provided and visitor parking, having noted, that no objections were raised by Worcestershire County Council Highways, Bromsgrove; Members referred to the Mott MacDonald Highway consultants comments, which stated that, "if it was the case that there was insufficient capacity for visitor parking on the surrounding road network, an additional four visitor parking spaces should be provided within the development site".

At the invitation of the Chairman, the Worcestershire Highways Officer provided clarification on a number of matters raised, particularly in relation to parking and the vehicular trip rate summary, as detailed on page 2 of the main agenda report.

Members also referred to the comments from the Conservation Officer that, "The roof does appear to be excessively bulky, and it may be preferable to have a flat roof to the Birmingham Road and a parapet detail to try and reduce this bulk".

Having considered the Officer's report and information provided by all of the public speakers, and having conducted a Site Visit; Members were of the view that the proposed application would result in an over-development of the site, with a lack of sufficient parking provision, which could lead to an increase to street parking. The design was also out of character on the streets scene, Members were therefore minded to refuse the Application.

Members asked for it to be noted that they appreciated that there was a real need for suitable, affordable, housing within the district and whilst they supported the Application in principle, they were minded to refuse the Application for the following reasons:

RESOLVED that Planning Permission be refused for the following reasons:

- 1) The proposed development by reason of density would represent an over-development of the site contrary to Policies BDP.7 and BDP.19 of the Bromsgrove District Plan (Adopted January 2017);
- 2) The proposed development by reason of its design would detract from the setting of adjacent buildings and would cause harm to the character of the area and street scene, contrary to Policies BDP.19 and BDP.20 of the Bromsgrove District Plan (Adopted January 2017);
- 3) Insufficient visitor parking to serve the development would be provided at the site, contrary to the Worcestershire County Council Streetscape Design Guide 2018 which comments that where existing on street demand or parking restrictions prevents this, off road provision for visitor car parking should be made at a ratio of 1 space per 5 bedrooms. The development would be contrary to Policy BDP.16 of the Bromsgrove District Plan (Adopted January 2017).

The meeting closed at 6.45 p.m.

Chairman