

BROMSGROVE DISTRICT COUNCIL

VIRTUAL MEETING OF THE PLANNING COMMITTEE

MONDAY 21ST DECEMBER 2020, AT 6.09 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), S. J. Baxter, A. J. B. Beaumont, S. P. Douglas, A. B. L. English, M. Glass, S. G. Hession, J. E. King, P. M. McDonald and P.L. Thomas

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Miss. E. Farmer, Mr A. Young, Miss. C Wood, Ms. K. Hanchett, Worcestershire Highways Authority, Mrs. P. Ross and Mrs S. Sellers

60/20

APOLOGIES

No apologies for absence were received.

61/20

DECLARATIONS OF INTEREST

Councillor S. J. Baxter declared in relation to Agenda Item 7 (Application 20/01063/FUL – 182 Alcester Road, Hollywood, Birmingham, B47 5HQ, in that she was a Councillor for Wythall Parish Council, who had been consulted on the Application; and that she would be speaking on this item as Ward Councillor, under the Council's public speaking rules.

Councillor A. B. L. English, declared in relation to Agenda Item 6 (Application 20/01041/FUL – Dellow Grove, Alvechurch, Birmingham, B48 7NR) in that she would be speaking on this item as Ward Councillor under the Council's public speaking rules.

62/20

MINUTES

The minutes of the Planning Committee meetings held on 9th November and 30th November 2020, were received.

Councillor S. J. Baxter commented that she had submitted her apologies for the Planning Committee meeting held on 30th November 2020. Upon checking, officers noted that Councillor S. J. Baxter's apologies were recorded in the minutes.

RESOLVED that the minutes of the Planning Committee meetings held on 9th November and 30th November 2020, be approved as correct records.

63/20

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

The Chairman announced that a Committee Update had been circulated to all Planning Committee Members and he asked if all Members had received and read the Committee Update report.

Councillor S. P. Douglas commented that she had been unable to access the Committee Update report. The Chairman agreed to a short pause to enable Councillor Douglas to access the Committee Update Report, which would be covered by officers during the course of their presentations.

64/20

20/00780/FUL - PROPOSED CHANGE OF USE FOR TWO UNITS TO B1 AND TWO UNITS TO B8 - THE YARD AT DUSTHOUSE LANE, FINCH END FARM, UPPER GAMBOLDS LANE, STOKE POUND, BROMSGROVE, B60 3HF - MR. D. HARPER

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

Officers reported that further comments had been received from Finstall Parish Council in objection to the Application and from a neighbouring resident, as detailed in the published Update Report, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers presented the report and in doing so drew Members' attention to the comments received from Worcestershire County Council, (WCC), Highways on page 21 of the main agenda report, with regards to the unsustainable location of the site.

Officers further explained that in terms of BDP4, that whilst the site was within the Green Belt, the proposal was considered not inappropriate because it fell within the exceptions listed under paragraph 145 of the National Planning Framework 2019; namely that it involved the re-use of buildings, which were of permanent and substantial construction.

At the invitation of the Chairman, Mr. R. Kindon read out a statement on behalf of Mr. D. Bridge and also addressed the Committee on behalf of Bromsgrove Cricket, Hockey and Tennis Club, in objection to the application.

Mr. D. Harper, the Applicant also addressed Committee Members.

The Committee then considered the Application, which Officers had recommended for refusal.

Councillor P. J. Whittaker stated that, as noted in the report, he had requested that the Application be brought before Planning Committee Members for consideration.

Following discussion and advice from the Council's Legal Advisor, Councillor P. J. Whittaker continued to address the Committee in his capacity as the Ward Councillor, under the Council's public speaking rules.

During the extensive debate, officers clarified the relevant planning history and the revised proposal for four agricultural buildings to mixed B1 and B8 use. The unit labelled Unit 3 formed part of the application, but the current user of this unit did not. There had been some confusion over the usage of the unit and the occupier would be subject to a further investigation.

Members highlighted that they had concerns with the reason for refusal as detailed on page 26 of the main agenda report. Only a small number of people would be arriving at set hours on this tiny industrial unit which would enable a local farmer to stay in business.

Members further commented that the Primrose Hospice was nearby and that the site was within an acceptable walking distance and on a designated cycle route on the National Cycle Network.

There were lots of positives about the proposed development and the re-use of existing buildings.

Members were somewhat confused that WCC Highways had not raised any highway concerns, as the route had no public footpaths or lighting. However, people walked / cycled to access Bromsgrove Cricket, Hockey and Tennis Club.

In response officers commented that people would, due to the location of the site, feel discouraged from walking along the lane and would therefore generally use a vehicle. It was the perception of safety with regards to walking / cycling along the road.

Members commented that the buildings were used as a chicken farm and that as an active chicken farm the site would have been accessed by HGV's which had not caused a problem on the narrow lane, so what would be the difference with the site being used for light industrial use.

Officers reiterated that WCC highways had not raised any highway concerns, they were unable to support the application due to its unsustainable location.

Having considered the Application, which officers had recommended for refusal; Members were of the opinion that the site was sustainable.

Councillor J. E. King proposed an alternative recommendation that Planning Permission be granted.

On being put to the vote, the Committee voted in favour of the alternative recommendation as proposed by Councillor King.

RESOLVED that planning permission be granted.

a) that delegated powers be granted to the Head of Planning Regeneration to determine the planning application, subject to negotiations with the applicant with regards to the following:-

- landscaping, planting and ecology measures
- cycle storage
- EV charging points
- hours of operation
- no outside storage facilities

65/20

20/01041/FUL - DEVELOPMENT OF 1 DWELLING HOUSE (PART-RETROSPECTIVE) RESUBMISSION OF 19/01002/FUL, DELLOW GROVE, ALVECHURCH, BIRMINGHAM, WORCESTERSHIRE, B48 7NR - MR. B. FOOTES

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor A. B. L. English, Ward Councillor.

Officers reported that two additional slides had been added to the presentation, as detailed in the published Update Report, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers presented the report and in doing so highlighted that the application followed a previously approved planning application at the site for a detached three-bedroom dwelling with a single storey attached garage. The previous planning permission was granted in November 2019 and therefore remained extant. The extant permission was therefore considered a "fall-back" position, and the merits of the current application were considered in the context of this.

The material differences between the current proposal and the previously approved scheme were detailed on page 36 of the main agenda report.

Officers also drew Members' attention to the following presentation slides:-

- Approved and Proposed Site Plans
- Approved and Proposed Floor Plans

As the application site lay within the residential area of Alvechurch, having regard to Policy BDP2 of the Bromsgrove District Plan (BDP), the principle of residential development was acceptable.

Officers further drew Members' attention to the Council's SPD with regards to minimum distance and suitable separation distances, as detailed on page 38 of the main agenda report.

With regards to the addition of the two rear dormers on the main roof of the new dwelling it should also be noted that, subject to meeting certain size criteria, these could have been constructed under permitted development, following the completion of the approved development.

The comments received from Worcestershire Regulatory Services in relation to contaminated land were detailed on page 39 of the main agenda report.

At the invitation of the Chairman, Mr. I. Hurst and Councillor M. Worrall, Chairman, on behalf of Alvechurch Parish Council addressed the Committee in objection to the application; and Councillor A. B. L. English, Ward Councillor also addressed the Committee.

The Committee then considered the Application, which Officers had recommended for approval.

It was noted that Councillor P. J. Whittaker had been involved in the demolition of the old workshop.

RESOLVED that planning permission be granted subject to the Conditions as detailed on pages 41 to 44 of the main agenda report.

66/20

20/01063/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 6 TERRACED HOUSES, 182 ALCESTER ROAD, HOLLYWOOD, BIRMINGHAM, WORCESTERSHIRE, B47 5HQ - MR. POWELL

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

Officers presented the application and in doing so informed the Committee that the application site consisted of a single unoccupied dwelling within a spacious plot. The site currently benefitted from an access off Alcester Road which was shared with Gorse Cottage to the rear and sat directly adjacent to a Public Right of Way. The proposed development was to demolish the existing dwelling and replace with 6 terraced properties. The proposed dwellings consisted of 3- and 4-bedroom properties with accommodation in the roof space.

The application site was located within the residential area of Wythall. Therefore policy was supportive of residential development so long as it respected the character and appearance of its surroundings and did not

impinge on the residential amenities enjoyed by occupiers of existing nearby development.

Officers drew Members' attention to the Heritage Asset information as detailed on pages 58 and 59 of the main agenda report.

At the invitation of the Chairman, Mr. A. Langley addressed the Committee in objection to the application. The Democratic Services Officer read out a statement from Mr. M. Powell, the Applicant. Councillor S. J. Baxter, Ward Councillor also addressed the Committee.

It was noted the Mrs. M. Fleming, who had registered to speak in objection to the application, lost connection during the course of the meeting. However, having spoken with the Democratic Services Officer, Mrs. Fleming had confirmed that she was happy for the meeting to continue without her addressing the Committee.

The Committee then considered the Application, which Officers had recommended for approval.

In response to questions from Members, officers clarified that there would be 17 parking spaces at the proposed development; 3 per 4-bedroom properties and 2 per 3-bedroom properties, as regarded acceptable by Worcestershire County Council's car parking standards.

At the suggestion of Worcestershire County Council, Highways officer, the planning case officer re-presented the site plan presentation slide which detailed the parking spaces for the proposed development.

Officers further clarified that with regards to waste collection, that no objections or concerns had been raised by the Councils Waste Collection Manager.

In response to a number of questions and concerns raised by some Members, with regards to the need for affordable housing; the Development Management Manager, highlighted that there was no requirement for affordable housing for this type of development. Sites of 10 homes or fewer were exempt from providing affordable housing through section 106 agreements.

RESOLVED that planning permission be granted subject to the Conditions and Informatives as detailed on pages 62 to 67 of the main agenda report.

67/20

20/01306/FUL - DEMOLITION OF SINGLE STOREY ATTACHED OUTBUILDING. NEW TWO STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS TO CREATE ADDITIONAL LIVING SPACE AND BEDROOM - 2 HUMPHREY AVENUE, BROMSGROVE, WORCESTERSHIRE, B60 3JB - MR. C. SLADE, BDHT

This item was withdrawn from the agenda. The application would be brought back to a further meeting of the Planning Committee.

The meeting closed at 8.08 p.m.

Chairman

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