

**Bromsgrove District Council
Planning Committee**

**Committee Updates
6 March 2023**

Tree Preservation Order (11) 2022: 58 Braces Lane, Marlbrook, Bromsgrove

No updates

21/01836/FUL Thornborough Farm, Redhill Road, King's Norton

Since the publication of the Committee report an additional representation has been emailed directly to Members of Planning Committee. This is being treated as a formal representation and the agent has been provided with a copy of this representation today.

The representation references some matters on land outside of the application site and that are not within the scope of the planning application under consideration.

The appendix referring to Riverside Farm Adventures Advertisement shows an historic advertisement which no longer appears on the applicant's website.

Appendix H Crash Map data is for the period 1999-2021, the majority of this time period is prior to the use of the site by the appellant. Furthermore, there is no indication that any accidents are related to the current planning application.

Further consideration has been given to the reasons for refusal. The application is not seeking permission for any new building or enclosure: the first reason for refusal within the Committee report therefore no longer forms part of the recommendation.

AMENDED RECOMMENDATION: That planning permission be **REFUSED**

1. The development is situated outside any defined settlement boundary and has poor access to public transport with no pedestrian footway. Information submitted with the application states that the mode of travel to the site is by motor vehicle. Students arrive by a variety of car, taxi and minibus. Staff arrive by car. Thus students and staff would be likely to rely heavily on motor vehicles. Therefore, the development is not considered to constitute a sustainable form of development, contrary to policy BDP1, BDP12, BDP16, BDP22, BDP25 of Bromsgrove District Plan and the NPPF.

2. The development would be harmful to the amenity of the occupiers and visitors of Hazeldene arising from noise and disturbance from the development, contrary to policies BDP1, BDP19 of Bromsgrove District Plan, the High Quality Design SPD and the NPPF.

22/01228/REM Bordesley Hall, The Holloway, Alvechurch

Members will have received a further objection from The Rowney Green Association that they request that members consider before the committee meeting tonight. This objects to the principle

of the 46 dwellings proposed on this site.

The hybrid planning permission granted outlined planning permission for up to 46 dwellings. From a land use perspective, the development of the site for residential purposes is acceptable, and the principle of developing the site for 46 dwellings has been established in the approval of the outline application. Accordingly, the principle of this development cannot be revisited during the determination of this reserved matters application.

It is considered that the development of 46 dwellings would not appear cramped or constitute overdevelopment of the site. Furthermore, the scheme has been provided with acceptable private and public amenity spaces, appropriate spacing standards, and the required number of parking spaces per dwelling. It is considered that the design of the properties, with their materials and design features and details, would represent an acceptable and appropriate form of development on this site and in this location, which would give the new development a distinctive appearance that will enhance the character of the area. In addition to the above, the proposed boundary treatments in and around the application site would be acceptable and would further enhance appearance.

Having regard to the committee report and the update dated 3rd March 2023, it is considered that the layout and design of the proposed development offer an acceptable balance between achieving an efficient use of the land available whilst safeguarding a satisfactory provision of individual private amenity space for each dwelling. Furthermore, it is considered to accord with the general principles and goals set out in the NPPF, District Plan, and Neighbourhood Plan, and the applicants, through the submission of amended plans, have demonstrated a concerted effort to achieve a well-designed scheme.

22/01640/LBC Aldham House, Fish House Lane, Stoke Prior

Stoke Parish Council: views received 7 February 2023
No objection

23/00027/REM Land Rear Of Algoa House, Western Road, Hagley

The applicant has substituted the fruit bearing trees on plots 5,6,7,8,11, and 17 for non-fruit bearing trees such as Alder, Goat Willow and Small Leaved lime. These substitutions and the amended landscaping plan (2231/PL001 Rev B) can be approved.

Revised Recommendation

RECOMMENDATION: That the Reserved Matter for Landscaping be granted subject to the following conditions:

Conditions:

1) The development must be begun no later than 18 months from the date of the approval of this approval.

Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plan	013 5563 01D
Landscape Plan	2231/PL001 Rev B

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning

23/00053/FUL 29 Brecon Avenue, Bromsgrove

No Updates