

**BROMSGROVE DISTRICT COUNCIL**

**MEETING OF THE PLANNING COMMITTEE**

**MONDAY, 7TH DECEMBER 2009**

**AT 2.00 P.M.**

PRESENT: Councillors E. C. Tibby (Chairman), G. N. Denaro (Vice-Chairman), Mrs. J. M. Boswell, R. J. Deeming, Mrs. J. Dyer M.B.E., B. Lewis F.CMI, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, C. J. Tidmarsh, P. J. Whittaker and C. J. K. Wilson

Observers: Councillors Mrs. M. Bunker, R. Hollingworth and L. J. Turner

Officers: Mrs. D. Warren, Mr. D. M. Birch, Mr. J. Turner, Mr. S. Hawley (Worcestershire Highways) and Mr. A. C. Stephens

84/09 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Miss D. H. Campbell JP.

85/09 **DECLARATIONS OF INTEREST**

The following declarations of interest were made:-

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor G. N. Denaro	09/0680-DK	Personal. Acquainted with the applicant.
Councillor Mrs. J. Dyer M.B.E.	09/0680-DK	Personal. Acquainted with the applicant.

86/09 **MINUTES**

The minutes of the meeting of the Planning Committee held on 2nd November 2009 were submitted.

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

87/09 **09/0618-DK - ERECTION OF 4 NO. 1-BEDROOM FLATS AND A 2 BEDROOM HOUSE WITH ASSOCIATED GARAGES AND PARKING - LAND AT FOREST WAY, HOLLYWOOD - BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Environment Services reported the comments of the Tree Officer.

**RESOLVED** that permission be granted subject to the conditions and notes set out or referred to on pages 15 to 18 of the report.

88/09 **09/0680-DK - ERECTION OF 5 NO. DWELLINGS (APPROVAL OF RESERVED MATTERS) - 27 HOLLYWOOD LANE, HOLLYWOOD - MR. P. LANE**

The Head of Planning and Environment Services clarified the comments of Worcestershire Highways.

**RESOLVED** that permission be granted subject to the conditions and notes set out or referred to on pages 28 and 29 of the report.

89/09 **09/0758-CE - ERECTION OF A STABLE BLOCK WITH ASSOCIATED PARKING AND TURNING AREA AND CHANGE OF USE OF LAND TO MIXED-USE AGRICULTURAL/EQUESTRIAN - LAND AT LITTLEHEATH LANE, LICKEY END, BROMSGROVE - MISS A. BALDREY**

The Head of Planning and Environment Services reported the receipt of additional correspondence in support of the proposal, and clarified details relating to land levels and other stable developments in the locality of the application site.

At the invitation of the Chairman, Miss A. Baldrey addressed the Committee and spoke in support of her application. Councillor Mrs. M. Bunker also addressed the Committee, as Ward Member for the area in which the application site was located, in support of the proposals.

Consideration was then given to the application which had been recommended for refusal by the Head of Planning and Environment Services. On the matter being put to the vote, Members considered that the stable building would not be located in an isolated position and had been designed to integrate with the existing planting and landform. As a result, Members felt that the development would not harm the appearance and character of the landscape or the visual amenities of the landscape in this location.

**RESOLVED** that permission be granted subject to any reasonable conditions and notes considered necessary by the Head of Planning and Environment Services.

90/09 **09/0714-CE - PROPOSED EXTENSION TO FORM BESPOKE LIVING ACCOMMODATION FOR DISABLED FAMILY MEMBER - THE GRANARY, HIGH HOUSE FARM, SCHOOL LANE, ALVECHURCH - MR. T. D. HOSKING**

The Head of Planning and Environment Services clarified the legal implications which would arise if the Committee were to approve both application ref. 09/0713-CE and application ref. 09/0714-CE.

At the invitation of the Chairman, Mrs. A. Wilkie addressed the Committee and spoke in opposition to the proposals relating to both applications whilst Mr. M.

Worrall and Mr. N. Hosking spoke in favour. Councillor R. Hollingworth also addressed the Committee, as Ward Member for the area in which the application site was located, in support of the proposals.

**RESOLVED** that permission be refused for the reason as set out on page 49 of the report.

91/09 **09/0713-CE - PROPOSED ANNEXE BUILDING TO PROVIDE SPECIALIST LIVING ACCOMMODATION FOR DISABLED FAMILY MEMBER - THE GRANARY, HIGH HOUSE FARM, SCHOOL LANE, ALVECHURCH - MR. T. D. HOSKING**

Consideration was given to the application which had been recommended for refusal by the Head of Planning and Environment Services. On the matter being put to the vote, Members considered that the scheme would not overdevelop the site, nor appear cramped within its context, bearing in mind the setting and juxtaposition of the site within a complex of other conversions and dwellings. Furthermore, Members felt that the design was not seen as harmful or to cause detriment to the character of the area.

**RESOLVED** that permission be granted subject to any reasonable conditions and notes considered necessary by the Head of Planning and Environment Services, and to include the removal of permitted development rights for any further extensions and alterations.

92/09 **APPEAL DECISIONS**

Consideration was given to a report which outlined the Inspector's decisions in respect of two appeals which had been received since the last meeting of the Committee.

**RESOLVED** that the report be noted.

93/09 **LOCAL GOVERNMENT ACT 1972**

**RESOLVED** that under Section 100 I of the Local Government Act 1972, as amended, the public be excluded from the meeting during the consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A to the Act, as amended, the relevant paragraphs of that part being as set out below, and that it is in the public interest to do so:-

<u>Minute No.</u>	<u>Paragraphs</u>
94/09	2 and 6
95/09	2 and 6
96/09	2 and 6

94/09 **ENFORCEMENT OF PLANNING CONTROL (REF.: 20091207-01)**

Consideration was given to a report which detailed a breach of planning control with a view to obtaining authority to take enforcement action to remedy the planning issues arising.

**RESOLVED** that the Head of Planning and Environment Services, in consultation with the Head of Legal, Equalities and Democratic Services, be authorised to proceed with the most appropriate course of enforcement action to remedy the breach of planning control outlined in the report.

95/09 **ENFORCEMENT OF PLANNING CONTROL (REF.: 20091207-02)**

Consideration was given to a report which outlined details of a suspected breach of planning control which, in terms of current planning legislation, would not give rise to a refusal in the event a planning application were to be received.

**RESOLVED** that no further action be taken in respect of the suspected breach of planning control, as referred to in the report.

96/09 **ENFORCEMENT OF PLANNING CONTROL (REF.: 20091207-03)**

Consideration was given to a report which outlined the implications of an appeal decision, together with the effect of any consequences which may be taken in the future in respect of enforcement issues.

**RESOLVED:**

- (i) that the report be noted; and
- (ii) that the Head of Planning and Environment Services, in consultation with the Head of Legal, Equalities and Democratic Services, be authorised to proceed with the most appropriate course of enforcement action to remedy any breach of planning control, as outlined in the report, which may arise on the specified site.

The meeting closed at 3.40 p.m.

Chairman