

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY, 16TH DECEMBER 2009

AT 2.00 P.M.

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

Observers: Councillors Mrs. R. L. Dent, R. Hollingworth and C. B. Taylor

Officers: Mr. D. Hammond, Mrs. C. Felton, Mrs. D. Warren, Mr. A. Coel, Mr. D. M. Birch, Mr. M. Dunphy, Mr. S. Hawley (Worcestershire Highways) and Mr. A. C. Stephens

97/09 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Mrs. J. D. Luck.

98/09 **DECLARATIONS OF INTEREST**

No declarations of interest were received.

99/09 **09/0531-DMB - PROPOSED ERECTION OF 49 NO. AFFORDABLE DWELLINGS INCLUDING PROVISION OF NEW ACCESS ROAD AND CREATION OF PUBLIC OPEN SPACE - LAND AT SHAW LANE, STOKE PRIOR, BROMSGROVE - BELLWAY HOMES LIMITED / BROMSGROVE DISTRICT HOUSING TRUST**

The Head of Planning and Environment Services clarified an error in the report relating to the tenure of the proposed dwellings, as detailed on page 21 of the report. In addition, he reported the receipt of an email from the applicant's agent, together with additional supporting information from the appellant, comprising statements by the agent and the Housing Vision Consultancy.

By way of further clarification, the Head of Planning and Environment Services explained the point raised by the applicant as a very special circumstance to justify the proposals relating to "*the absence of any alternative sites within Stoke Prior village for meeting this need in the short term.*"

The Head of Planning and Environment Services also reported additional views received from Worcestershire Highways, which included their comments on a draft agreement in respect of contributions towards the provision of public transport enhancements and highway improvement works. Furthermore, the

comments of the West Mercia Constabulary were reported to Members of the Committee.

The Chairman explained to the Committee that, due to the nature of the application, together with the level of public interest which had been generated by the proposed development, he would exercise his discretion for this meeting only and permit the objectors and the applicant a period of ten minutes for public speaking.

At the invitation of the Chairman, Mr. M. Jones addressed the Committee on behalf of the Stoke Prior Residents' Association and spoke in opposition to the proposed development whilst Mr. M. Brown - Chief Executive of Bromsgrove District Housing Trust - spoke in support of the proposals. On behalf of Stoke Parish Council, Mr. M. Keary also addressed the Committee and expressed the parish council's views on the application.

Consideration was then given to the application which had been recommended for refusal by the Head of Planning and Environment Services. As a preliminary point, Members considered whether the site the subject of the application could be considered as an 'exception site' to allow for the development of affordable housing under policy S16 of the Bromsgrove District Local Plan, and decided that it was not.

Members then examined the various issues arising from the proposals, as detailed in the report, including:

- (a) whether the proposals amounted to inappropriate development within the Green Belt and whether there were any 'very special circumstances' which could outweigh the presumption against development in the Green Belt;
- (b) the design, in terms of form and density, of the development;
- (c) the impact the proposals would have on the amenities of adjoining occupiers, together with its impact upon the surrounding area;
- (d) the effects of additional traffic, and other highways implications, which may arise from vehicle movements to and from the proposed development site and the local road infrastructure;
- (e) the proximity of overhead power cables and pylons, with a view to possible health implications for residents of the proposed development; and
- (f) general drainage, archaeological, ecological and biodiversity issues.

Members considered that the proposed development was not a 'small scale' development, as described in policy S16 of the Bromsgrove District Local Plan, and that, as no valid 'very special circumstances' had been put forward by the applicant, then it should be refused on the basis that it amounted to inappropriate development in the Green Belt. Furthermore, it was felt that the impact of the development, as proposed, would have a negative effect on the amenities of the locality, especially in the absence of any contributions

towards the provision of public transport enhancements and highway improvement works.

RESOLVED that permission be refused for the reasons set out on pages 41 and 42 of the report.

The meeting closed at 3.25 p.m.

Chairman