

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 21ST MAY 2007, AT 2.00 P.M.

PRESENT: Councillor E. C. Tibby (Chairman), Councillor G. N. Denaro (Vice-Chairman), Councillor Mrs. J. M. Boswell, Councillor Mrs. J. Dyer M.B.E., Councillor D. Hancox, Councillor Mrs. J. D. Luck, Councillor E. J. Murray, Councillor S. R. Peters, Councillor C. R. Scurrall, Councillor P. J. Whittaker and Councillor C. J. K. Wilson

OBSERVERS: Councillor G. G. Selway and Councillor Mrs. C. J. Spencer

OFFICERS: Mr. D. Hammond, Mrs. D. Warren, Mr. D. M. Birch, Mrs. H. L. Plant and Mr. A. C. Stephens

1/07 **ELECTION OF CHAIRMAN AND VICE-CHAIRMAN OF THE COMMITTEE**

RESOLVED: that Councillors E. C. Tibby and G. N. Denaro be elected Chairman and Vice-Chairman of the Committee respectively for the ensuing municipal year.

2/07 **APOLOGIES**

An apology for absence was received from Councillor C. B. Taylor.

3/07 **MINUTES OF LAST MEETING**

The Minutes of the meeting of the Committee held on 23rd April 2007 were submitted.

RESOLVED: that, subject to the inclusion of Councillor G. N. Denaro in the list of those present, the Minutes of the meeting of the Committee on 23rd April 2007 be confirmed as a correct record and signed by the Chairman.

4/07 **DECLARATION OF INTERESTS**

Members made the following declarations of their interests in matters due to be considered at the meeting.

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor E. J. Murray	B/2007/0281	Prejudicial. Daughter in the process of purchasing an area of land adjacent to, or part of land including, the application site. During consideration of the application, Councillor Murray left the room.

<u>Member</u>	<u>Application</u>	<u>Nature of Interest</u>
Councillor E. J. Murray	B/2007/0302	Prejudicial. Daughter in the process of purchasing an area of land adjacent to, or part of land including, the application site. During consideration of the application, Councillor Murray left the room.
Councillor C. R. Scurrall	B/2007/0281	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.
Councillor C. R. Scurrall	B/2007/0302	Personal. Is a member of Belbroughton Parish Council's Planning Committee which had previously considered the matter.

5/07

B/2006/1297 - GROUND FLOOR SNOOKER ROOM, REAR ENTRANCE AND POOL ROOM: ASTON FIELDS WORKING MENS CLUB, STOKE ROAD, ASTON FIELDS, BROMSGROVE - MR. I. TILSLEY

At the invitation of the Chairman, Councillor Mrs. C. J. Spencer addressed the Committee and spoke against the application.

The Head of Planning and Environment Services directed Members to the second paragraph under the "Neighbours' Amenity" heading: "The proposal is not therefore considered to be acceptable to neighbours' amenity..." He stated that the word "not" should be omitted from the sentence.

He added that, although the 'beer garden area' had not been illustrated on the application plans, it was assumed that this element would remain, and subsequently reported that the Highway Engineer was aware of this when he considered the provision of car parking.

Furthermore, the Head of Planning and Environment Services confirmed that no surfacing or layout conditions had been placed on the outline planning permission for a new dwelling to the north of the site.

RESOLVED: that permission be granted subject to the conditions and notes set out or referred to on page 7 of the report.

In reaching this decision, Members of the Committee requested that the Highways Engineer draw up a layout plan of the parking area to be attached to the planning permission to encourage the satisfactory implementation of the car parking scheme.

(Note: During consideration of this application, Councillor S. R. Peters suggested that an additional condition be imposed to require a formally arranged and managed car parking layout; however, when put to the vote, this was rejected by the Committee. Councillor Peters requested that it be recorded that he had put forward, and voted in favour of, the suggested additional condition and, furthermore, under Section 4 (paragraph 16.7) of the

Council's Constitution, Councillor Peters requested that it be recorded that he had voted against the approval of the application.)

6/07 **B/2007/0182 - CHANGE OF AGRICULTURAL LAND TO ADDITIONAL FOOTBALL PITCHES, TRAINING AREA, ADDITIONAL PARKING AND VEHICLE ACCESS POINT: BAY TREE FARM, MIDDLE LANE, WYTHALL - A. E. BECKETT AND SONS. LTD.**

The Head of Planning and Environment Services reported that this application had been withdrawn.

7/07 **B/2007/0251 - 2 MANOR COURT ROAD, BROMSGROVE: NEW FENCE 2M HIGH - M. WESTWOOD**

RESOLVED:

- (a) that permission be refused for the reason referred to on page 14 of the report; and
- (b) that the Head of Planning and Environment Services, in consultation with the Head of Legal and Democratic Services, be authorised to proceed with the most appropriate course of enforcement action to remedy the breach of planning control.

(Note: Under Section 4 (paragraph 16.7) of the Council's Constitution, Councillor S. R. Peters requested that it be recorded that he had voted in favour of the approval of the application.)

8/07 **B/2007/0269 - FORMATION OF UTILITY AND SHOWER ROOM TO REAR OF GARAGE AND BEDROOM EXTENSION OVER EXISTING GARAGE: 3 LONG COMPTON DRIVE, HAGLEY - MR. P. EDWARDS**

At the invitation of the Chairman, Mr. K. Fisher addressed the Committee and spoke against the application, and Mr. S. Purvis, as agent on behalf of the applicants, spoke in favour.

The Head of Planning and Environment Services reported the receipt of a letter of objection.

RESOLVED: that permission be granted subject to the conditions and notes set out or referred to on page 17 of the report.

9/07 **B/2007/0273 - ALTERATIONS AND EXTENSIONS: BORDESLEY HALL FARM, STORAGE LANE, ALVECHURCH - MR. K. YATES**

At the invitation of the Chairman, Mr. K. Yates spoke in favour of the application.

The Head of Planning and Environment Services reported that the application for the Certificate of Lawfulness (Ref. 21/07) had been refused on 16th May 2007.

RESOLVED: that permission be refused for the reason referred to on page 23 of the report.

10/07 **B/2007/0281 - ERECTION OF STABLE BLOCK AND HARD STANDING: FIELD 9726 ADJ. TO POOLHOUSE FARM, LAND AT HOCKLEY BROOK LANE, BELBROUGHTON - MRS. JUKES**

The Head of Planning and Environment Services reported that the applicant details should have indicated that the application had been submitted by 'Mrs. Jukes'. He also reported the receipt of the comments from Worcestershire County Council's Highways Partnership (Bromsgrove) and Belbroughton Parish Council, together with the receipt of a further letter of objection.

RESOLVED: that permission be granted subject to the conditions set out on page 28 of the report.

11/07 **B/2007/0302 - ERECTION OF 3 STABLES AND 1 TACK ROOM OF TIMBER CONSTRUCTION ON CONCRETE BASE: LAND AT HOCKLEY BROOK LANE, BELBROUGHTON - MRS. S. FRANKLIN**

The Head of Planning and Environment Services reported the receipt of the comments from the Drainage Engineer, the Public Rights of Way Officer and Belbroughton Parish Council, together with the receipt of a further letter of objection.

RESOLVED: that permission be granted subject to the conditions set out on page 32 of the report.

12/07 **B/2007/0343 - TWO STOREY FRONT EXTENSION: THE LAITHE HOUSE, LEA END LANE, ALVECHURCH - DR. AND MRS. LANGFORD**

The Head of Planning and Environment Services reported the receipt of a letter of objection to the application.

RESOLVED: that permission be refused for the reason referred to on page 37 of the Report.

13/07 **B/2007/0365 - RETAIN DETACHED TIMBER BUILDING AND RETAIN ROOF ALTERATION TO EXISTING DETACHED GAMES ROOM AND WORKSHOP: ORCHARD COTTAGE, WHINFIELD ROAD, DODFORD, BROMSGROVE - MR. R. NEWTON**

The Head of Planning and Environment Services stated that the report detailing to the application should refer to Plan Ref. B/2007/0365. He also reported that a letter of objection had been received, and referred to the applicants' request to consider the exceptional need for the building.

RESOLVED:

- (a) that permission be refused for the reasons referred to on page 42 of the report; and

- (b) that the Head of Planning and Environment Services, in consultation with the Head of Legal and Democratic Services, be authorised to proceed with the most appropriate course of enforcement action to remedy the breach of planning control.

14/07

APPEAL DECISION

Members considered a report which detailed the decision of a planning appeal which had been determined since the last meeting of the Committee.

RESOLVED: that the report be noted.

The meeting closed at 3.55 pm

Chairman