

MINUTES OF A MEETING OF  
THE PLANNING COMMITTEE  
Held on Monday 4 April 2016  
at Chaddesley Corbett Village Hall  
at 8.30 p.m.



Present: Acting Chairman – Cllr D Thomas, Cllrs Mrs P Pardoe, Mrs J Fox, W Mack, J Wright, M Page, G Vernon, H Green: Clerk Mrs Y Scriven – Members of the public – District Councillor S Williams

1. **APOLOGIES:** Cllrs L Stockford and R Pugh (illness)
2. **DECLARATIONS OF PECUNIARY INTEREST (DPI):** None

**OTHER DECLARATIONS OF INTEREST (ODI):** Item 7.2 – ODI Cllr J Wright

**DISPENSATIONS - Existing**

3. **PUBLIC QUESTION TIME:** District Cllr S Williams advised the meeting that BT had erected Broadband cabinets at the entrance to the Hemmingway using Permitted Development Rights. However, it was understood that they could be made to move these into the telephone exchange area opposite. The cabinets had been erected on land in the ownership of Community Housing and had applied for a Wayleave to retain them. It was suggested that the Parish Council should support the views of many local residents that these cabinets were in the Conservation Area and were obtrusive, and write to Community Housing asking them not to grant the Wayleave.

It was unanimously agreed to write to Community Housing as above.

4. **MINUTES OF THE MEETINGS** held on 7 March 2016, having been approved by the Parish Council, were signed by the Chairman.
5. **CORRESPONDENCE/INFORMATION RECEIVED:**
  - 5.1 **Housing and Planning Bill:** Briefing notes issued by Mike Parker of Wyre Forest District Council had been circulated. It was noted that these were extremely well presented and informative.
  - 5.2 **Community Infrastructure Levy:** Briefing notes issued by the District Council had been circulated and it was noted that CIL was not currently applied in any District in Worcestershire. However, it would shortly be introduced in South Worcestershire.
  - 5.3 **Planning Applications:** It was agreed to arrange a special planning meeting with John Baggott of Wyre Forest District Council.
  - 5.4 **Permitted Development – Solar Panel Farms:** It was noted that one had been built in Deansford Lane, although there was nothing that the Parish Council could do about this under the current planning regulations.
  - 5.5 **Old School Site:** - Wyre Forest District Council planning officer had supplied a copy of the revised plans for the site, which were now approved. This included the removal of 3 trees situated on parish council land, two of which had been removed without permission. An apology had been received from the planners because the revised plans had not been submitted to the parish council

for consultation. A & H Construction had apologised for removing the trees without permission, but had been instructed to do so by Wyre Forest District Council as part of the planning consent. It was agreed to ask the planning department why it was considered necessary to remove these trees, before taking any further action. It was noted that the Deeds to the land included a covenant that the trees in the wooded area should not be removed and an application should be made for a Tree Preservation Order. After making such an application several months ago, we were informed that this could not be considered until the planning application for the site as a whole had been agreed.

6. **PREVIOUS PLANNING APPLICATIONS APPROVED/REJECTED:**

- 6.1 15/0050/FULL – Brockencote Hall Hotel – new function suite, Spa and extension to car park had been **Approved**.
- 6.2 15/0661/FULL – Throckmorton House, Mustow Green – Extension and part demolition of existing dwelling to form additional dwelling and new access – **Approved**
- 6.3 15/0479/FULL – Astwood Cottage, Bournes Green – Horse manege arena and tractor shed **Approved**.
- 6.4 15/0264/FULL – Old School Site – demolition of buildings and structures, new residential development comprising 11 houses, conversion of old school building to 4 flats – **Approved**.
- 6.5 16/0052/ADVE – Savills Garage, Mustow Green – 5 fascia signs, 1 entrance gate, 2 pylons, 1 free standing directional sign, 1 set of 2 parking signs and 2 wall mounted signs **Approved**.

7. **New Planning Applications**

- 7.1 16/0131/FULL – Groveside, Drayton Road – Change of use of existing 4 garage block to single dwelling. **No objections**, subject to their being adequate one site parking for previous users of the site and the development does not constitute overdevelopment in the green belt.
- 7.2 16/0169/FULL – 2 Tanwood Cottages, Tanwood Lane, Chaddesley Corbett – Replacement dwelling and detached garage with associated access drive and landscaping, following demolition of existing cottage.
- Planning Committee replied: “This property is amongst those proposed for inclusion on Chaddesley Corbett's Local Heritage List, and is already included on the Worcestershire Historic Environment Record. Neighbourhood Plan Policy CC8 states that "The demolition of buildings and structures that contribute to the character and appearance of these areas, including those identified in the proposed Local Heritage List will be resisted." Also Policy CC11 states that "The renovation or alteration of buildings or structures identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting. Loss of non-designated heritage assets should be avoided." It would be regrettable if this property were to be demolished. From the Applicant's Heritage Statement, we note their willingness to provide the Worcester Archive with a measured survey and photographic record of the property, and to restore and preserve the retained pigsty and privy structures, including providing a new earth closet. If demolition of the cottage is unavoidable, then it should be a condition that the survey and restoration work is completed before any work starts on the replacement property. There has been flooding in the past at this location and we note the intention to install new shaded external wall lights to entrance, terraces, kitchen yard and garage. Neighbourhood Plan Policy CC10 states that "Light pollution should be minimised wherever possible and security lighting should be minimal, unobtrusive and energy efficient”.

Date of next meeting Tuesday 3 May 2016 at approximately 8.30 p.m. after the Parish Council Meeting.