

MINUTES OF A MEETING OF
THE PLANNING COMMITTEE
Held on Monday 30 April 2007
at Chaddesley Corbett Village Hall
after conclusion of the Parish Council Meeting



Present: Councillors: Acting Chairman - L Stockford, J Swift, P Tetstall, Mrs P Pardoe, Mrs J Fox, K Bartlett, G Vernon, D Thomas, M Walford, Clerk Mrs Y Scriven.

Members of the public also attended.

1. APOLOGIES: Cllrs Dr M Bird
2. MINUTES OF THE MEETING held on 2 April 2007 were approved and signed by the Acting Chairman.
3. REPORT ON ITEMS RAISED AT PREVIOUS MEETING: None
4. DECLARATIONS OF INTEREST: Item 8.1 – Cllr K Bartlett declared a prejudicial interest and left the room during this discussion. Item 8.2 – Cllr Mrs J Fox declared an interest.
5. ITEMS FOR DISCUSSION/DECISION: None
6. CORRESPONDENCE/INFORMATION RECEIVED: None
7. PREVIOUS PLANNING APPLICATIONS APPROVED/REJECTED:
 - 7.1: Whitfield, Tandys Lane: Erection of two storey extension – Approved.
 - 7.2: 1 Grove Bungalows, Cakebole: New Conservatory, side extension and loft conversion with dormer windows – Refused
 - 7.3: Brockencote House, Chaddesley Corbett – two storey extension following demolition of existing single storey extension, bay window and chimney – Approved.
 - 7.4: Chaddesley Wood Farm, Lodgford Hill – Retention of agricultural workers mobile home for temporary period of 2 years – Approved.
 - 7.5: 9 Briar Hill, Chaddesley Corbett – Two storey extension, porch and replacement garage, together with alterations – Approved.
 - 7.6 Cakebole Nursery, Cakebole – Mobile toilet unit – Approved.
 - 7.7 Harvington Hall Church – felling of Pine Trees – Refused.
8. PLANNING APPLICATIONS FOR CONSIDERATION
 - 8.1 **07/0376/FULL: Land at bottom of Briar Hill: Creation of village green, playground, car park, picnic area, 6 affordable bungalows and 8 two storey dwellings for over 55's.**

The clerk had consulted Worcs CALC who had advised that Councillors who lived adjacent or within a few yards of the proposed site should declare an interest. No further declarations of interest were considered necessary.

Three letters had been received from residents and were read to the meeting. Cllr Mr L Stockford tabled a list of items for further consideration.

Reference was made to the District Local Plan and the report from the Conservation Officer of the District Council which advocated that this area of land should be retained as green belt land to provide a visible separation for the Conservation Area.

This site is green belt land and any development would have to meet the requirements for development of an Exception Site, which it was believed would require the support of the Parish Council.

The Parish Council were in the early stages of carrying out a new Housing Needs Survey, the previous one being out of date, to establish what type of housing, if any, was required in the Parish. It was suggested that this application should be deferred until the results of the this new housing survey were available.

Councillors felt there had been insufficient time for them to fully consider such an important planning application. It was also noted that the Annual Parish Meeting would take place on 23 May 2007 and residents might wish to put forward their views. It was therefore concluded that a further meeting of the Planning Committee should take place on Wednesday 30 May 2007 and that statutory notices should be posted to advise residents of this meeting.

The Clerk was asked to clarify the points raised above and to seek assurance from the District Council that submission of their response after the meeting on 30 May would not be too late for consideration.

- 8.2 **07/0390/FULL – Brook Cottage, The Village:** Erection of a conservatory. The Parish Council objected to this application on the following grounds: Development in the Conservation Area; Disproportionate increase over the existing footprint of the building; development did not qualify under BS5489 as suitable development for a Grade II Listed Building; a report from the Conservation Officer was required; health and safety issues relating to the doorway; style of the conservatory was intrusive and not in keeping with the rest of the building.

Next meeting Monday 4 June 2007.