

**Draft**

**Minutes of the meeting of the Planning Committee of Belbroughton Parish Council held in the Meeting Room, Belbroughton on Monday 18<sup>th</sup> April 2011**

**Present:** Cllrs A Ince (chair), L Deeley and C Scurrall.

In attendance : C Limm, Clerk.

**121/11 Apologies for absence:** Apologies were received and accepted from Cllrs Hardcastle, Jones, Shotton and Wright.

**122/11 Declarations of interest :** No interests were declared.

**123/11 Minutes of the meeting on 4<sup>th</sup> April 2011:** The Minutes of the previous meeting were agreed and the Minute book signed by the Chairman.

**124/11 Planning Applications**

- i. **11/0249 and 0250 The Little Thatch, Galtons Lane, Belbroughton-** demolition of wooden shed and construction of replacement garden store. Planning and listed building consent. No objections.
- ii. **11/0241 East Worcestershire Waterworks Co., Mill Lane, Wildmoor –** non material alteration of permission 10/0014. Details of external ventilation ducting and cowl to approved GRP kiosk. This application had apparently already been approved. However the Committee had no objections.

**125/11 Nash Lane development**

Mr James Jowett for Barteak developments and Mr John Bradshaw the firm's architect attended the meeting to outline proposals for a change of use of the Nash works site from commercial to residential. 15 residents also joined the meeting for this item. Cllr Bradley chaired this discussion.

Mr Jowett stressed that the discussion was prior to discussions with the District Council. The developers wanted to take account of local views and were flexible about the proposals apart from the general principle of residential use and working within the footprint of the commercial scheme. The aim was to take account of the context and distinctive local characteristics. The following issues were raised:

Flooding- the developers were well aware of the issue, which was equally relevant for a commercial site. There would be full consultation with the Environment Agency who would determine how the culvert should be handled. The site would be private and there should be no cost to the local community from any necessary flood management measures.

Access and parking – residents present stressed the need for adequate parking. The developers said that there would be at least 2 spaces per dwelling- the planning authority would specify the minimum required. Concerns were raised about pedestrian access- there would be no separate footpath along a narrow stretch of the road. The developers noted the point but said that anticipated traffic volumes were less than for a commercial development.

Mixed use – the developers said that they would aim to incorporate the existing industrial buildings into the design. These would probably be suitable for small workshop type units. The retention of some employment on the site was generally welcomed by those at the meeting.

House size – the outline proposals provided for 10 x 3 bed units. Those present thought that 2 to 3 bedrooms were about the right size for the site. The developers said that some housing for let, affordable housing, or sheltered housing were all possibilities if there was local demand for any of these.

The developers said that their next step would be discussions with the District Council and continuing dialogue with the Environment Agency. They would also keep in touch with the Parish Council.

The meeting closed at 8.45 pm.

Signed.....Chairman.