



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 7TH DECEMBER 2015
AT 6.00 P.M.

COUNCIL CHAMBER, THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE
DISTRICT COUNCIL

:

SUPPLEMENTARY DOCUMENTATION

The attached papers were specified as “to follow” on the Agenda previously distributed relating to the above mentioned meeting.

4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting) (Pages 1 - 16)

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

K DICKS
Chief Executive

**Bromsgrove District Council
Planning Committee**

**Committee Updates
7th December 2015**

15/0611 416A Birmingham Road, Catshill - Dale Birch

The details of the representations received in relation to this application were omitted in the original report to committee and therefore are provided below:

A petition has been received with 23 signatures, objecting to the application

5 representations were received objecting to the application. The matters raised in the representations relate to:

- Overdevelopment of the existing site
- Overlooking/impact on privacy
- Cramped design
- Loss of view
- Concern over the future use of the proposed garages
- Noise and disruption
- Impact on visual amenity

Those matters which are material planning considerations have been addressed as part of the main report to committee.

15/0652 Fiery Hill Road, Barnt Green - Sharron Williams

The application has been withdrawn from this agenda as additional highway information is anticipated to be submitted in due course.

15/0687 Former Polymer Latex Site, Weston Hall Road - Mr David Kelly

Further representation received from Campaign for the Protection of Rural England as follows:

CPRE is not opposed in principle to the provision of housing on this site, but would have preferred to have seen the scheme including something other than just housing (and Open Space). Stoke Prior consists of a number of scattered hamlets. They do not together constitute a village with reasonable cohesion. There is a lack of retail provision in the area and I suspect there may be a need for a community centre. An application on this scale can potentially provide a significant amount of s.106 funding, which is capable of making good these deficits. The recommendation should be changed to reflect these concerns.

Officer Response: The principle of the proposed uses have been addressed on page 97 of the Report.

Further representation received from Stoke Parish Council: 01.12.2015

Whilst the Parish Council remain very keen to support the development of this site as it would bring a huge improvement to that part of the parish, they still have very serious concerns about whether the current infrastructure (including schools and GP's Surgeries. will not be able to support such a development. The Parish is also very concerned about the capacity of Weston Hall Road and Shaw Lane to cope with the additional traffic levels and the response of the County Council is inadequate.

Officer Response: The final views of WCC are set out below.

Urban Designer Final Comments: 02.12.2015

Site layout

The arrangement of houses remains at an uninspiring level. The revised Design Report identifies character areas within the layout, but the distinctions between them appear to be minimal. I see little evidence of the distinctive and vibrant qualities that are invoked in the Design Report.

Historic fabric

The revised Design Report confirms that the canal arm is proposed to be filled in and eliminated. This is despite the Built Heritage Assessment, accompanying the planning application, maintaining that the canal arm is of "considerable significance". This seems to me to represent a loss, and a failure of imagination.

Summary

Some minor changes have been made to the proposal. But it remains at a low level when judged against criteria of distinctiveness and placemaking.

Leisure Services Final Comments: 30.11.2015.

We feel this design and layout is much improved with inclusion of bow top perimeter fencing and the location for play more appropriate given the nearby water hazards.

The design and layout of the play provision has a good mix of landscaping, mounding and uses a variety of hard and soft landscape materials.

Drainage Engineer Final Comments: all of the proposed drainage plans are acceptable apart from full information in relation to the issue of unattenuated flows in the direction of the plan. The applicant's engineer is preparing revised plans and, subject to the approval of NWWM, these will be included in condition 2, obviating the need for condition 13.

Strategic Housing - Final Comments: 07.12.2015

No objection and the proposed number of units meet the 15%. With regard to the tenure I want that changed from either Shared ownership/Intermediate rent to Shared Ownership/Affordable rent.

Officer comment: The applicant has no objection to the tenure type requested by Strategic Housing.

Worcestershire Highways Final Comments: 04.12.2015.

No objection subject to the following conditions:

Recommends that any permission which the District Planning Authority may wish to give include the following conditions:-

HC5 - MODIFIED

Visibility splays

No other development (hereby permitted) shall commence until visibility splays have been provided on each side of the proposed access on a line joining a point 2.4 metres back from the nearside edge of the adjoining carriageway measured along the centreline of the access, to a point 54 metres west and 59 metres east measured along the nearside edge of the carriageway from the centre of the new access. Nothing shall be planted, erected and/or allowed to grow which exceeds a height of 0.6metres on the triangular area of land so formed in order not to obstruct the visibility described above.

REASON: In the interests of highway safety.

HC13

Access closure - use of site - vehicular

Prior to the first occupation of any dwelling hereby approved the existing vehicular access onto the adjoining highway shall be permanently closed. Details of the means of closure and reinstatement of this existing access shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on the development hereby approved.

REASON: To ensure the safe and free flow of traffic using the adjoining County highway.

HC25 - MODIFIED

Access, turning and parking

The development hereby permitted shall not be brought into use until the accesses shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

REASON: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

HC53 - A

Travel Plan Condition

The development hereby permitted shall not be brought into use until the applicant has submitted to and have approved in writing a residential travel plan that promotes sustainable forms of access to the site with the Local Planning Authority. This plan thereafter will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

REASON: To reduce vehicle movements and promote sustainable access

HC53 B - MODIFIED Welcome Pack Condition

No dwelling hereby permitted shall be occupied until the applicant has submitted to and have approved in writing a welcome pack that promotes sustainable travel for future residents with the Local Planning Authority.

REASON: To reduce vehicle movements and promote sustainable access

HC54 - Construction Environmental Management Plan

A Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. This shall include the following:-

- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
- c. The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.

The measures set out in the approved Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To protect the amenities of nearby properties during the construction of the development and to protect the natural and water environment from pollution.

Planning Obligations

To provide 2 gold standard bus on Shaw Lane, Stoke Prior - £20,000

To provide new cycle parking facilities in Ryefield Road, Stoke Prior - £3000

One additional condition as follows: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A and B shall be carried out without the prior approval of the local planning authority to an application in that behalf.

This condition shall apply to the following plots: 10, 11, 15, 16, 37, 38, 54, 55, 56, 57, 67, 70, 95, 96, 152, 153, 154, 155, 178, 179, 180, 181, 193, 194.

Reason: To protect the amenity of future occupiers in accordance with policy DS13 of the Bromsgrove District Local Plan 2004.

Updated Response from Viability Consultant 01.12.2015 as follows:

From a viability perspective, I am content at 15% affordable housing and S106 contributions of £431,079 is reasonable from a viability perspective. The recommendation is hereby altered as follows:

RECOMMENDATION:

- (a) MINDED to APPROVE FULL PLANNING PERMISSION
- (b) that DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to:
 - (i) The provision of 15% affordable housing (30 units)
 - (ii) A contribution of £408,079 towards the provision of enhanced education facilities at Aston Fields Middle School and St John's CE Middle School.
 - (iii) A contribution of £23,000 towards public transport improvement measures including bus stops on Shaw Lane and cycle parking provision at Ryefields Road
 - (iv) The provision and maintenance in perpetuity of the proposed on site public open space, Local Equipped Area of Play and areas for habitat enhancement
 - (v) The provision of and maintenance in perpetuity of the proposed drainage facilities on the site (including the balancing ponds and pumping station).

- 15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A and B shall be carried out without the prior approval of the local planning authority to an application in that behalf.

This condition shall apply to the following plots: 10, 11, 15, 16, 37, 38, 54, 55, 56, 57, 67, 70, 95, 96, 152, 153, 154, 155, 178, 179, 180, 181, 193, 194.

Reason: To protect the amenity of future occupiers in accordance with policy DS13 of the Bromsgrove District Local Plan 2004.

15/0819 Land Off, East Works Drive - Sharron Williams

Consultee responses

Birmingham City Council

Informally requested a financial contribution towards enhancing open space facilities in the locality.

Severn Trent

Recommend conditions.

North Worcs. Water Management

Considering details that have been submitted this afternoon.

Additional comments

Just to clarify vehicular access will be off Groveley Lane through the recently built phase 1 development via East Works Drive and Aero Way, and not Shadow Close as indicated in the main report.

The applicant has clarified that the temporary access will be required for 3 years from the date of the decision notice as the temporary access will enable separation between residents in phase 2a and potential purchasers and construction traffic serving phase 2b who would access the site via Aero Way or East Works Drive. A condition is proposed to ensure that the temporary access road is removed and the land be reinstated. In terms of the availability of Arrow Park, the applicant has clarified that it is intended that it will be open fully once the building along the site frontage is complete. It would be too dangerous to allow construction vehicles/activities to be within such close proximity to an area of open space. Residents currently have access in the meantime to a large area of open space at Cofton Park.

Please note that a standard drainage condition is proposed, however, additional drainage details have been submitted this afternoon and are currently being considered by North Worcestershire Water Management. The condition concerned may alter slightly if the details submitted are acceptable.

Additional conditions

7) Prior to the first occupation of any dwelling to which this permission relates an area for car parking shall be laid out within the curtilage of that property, in accordance with the approved plans and this area shall be properly consolidated, surfaced and drained, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason:- In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

13) The temporary access as shown on Planning Layout Dwg. No.07-1 Rev E shall be removed within 3 years from the date of this decision notice, and the land shall be made good and reinstated for open space purposes.

Reason:- To define the permission and to protect the amenities of the area in accordance with policies RAT5 and RAT6 of the Bromsgrove District Local Plan 2004.

14) The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason:- This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce or create or exacerbating a flooding problem and to minimise the risk of pollution in accordance with the NPPF.

15/0829 Plot 10, Acanthus Road - Mrs Helena Plant

Further to your Officers report, the County Council has now submitted an updated comment with reference to possible financial contributions associated with the development (07.12.15).

This sets out that further information has been considered relating to the planning history of this site which has a material impact on the previously referred to contributions. The application site has previously been subject to an outline planning permission which is now extant. Therefore it is considered that given the site history and the predicted trip generation that a financial contribution is not required in this instance.

The Highway Authority is satisfied that application will not have an adverse impact on the network subject to the below conditions.

The recommendation remains unaltered as a result.

15/0834 29 Birmingham Road, Bromsgrove - Sarah Hazlewood

No Updates

15/0836 Former Fire Station And Library Building, Windsor Street - Mr Andrew Fulford

No Updates

15/0841 8 Knowesley Close, Bromsgrove - Mrs Julie Male

This application is being considered by planning committee rather being determined under delegated powers as the applicant is a relative of a staff member.

15/0870 St Peters RC Church , Rock Hill - Mr David Kelly

Material sample provided for the ramp walls to the satisfaction of Officers 26.11.2015.

2. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Drawing No. 1406 12 Site Location Plan

Drawing No. 1406 08 Proposed Plans and Elevations

Drawing No. 1406 09 Proposed Section

Materials: Ramp walls Woodkirk Grey/Buff in accordance with sample received 26.11.2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

15/0875 Sports Changing Block, Church Street - Laura Buckton

Comments from Sport England received 03.12.2015 - No objection

15/0878 23 Aston Road, Bromsgrove - Steve Edden

No Updates

15/0919 The Dolphin Centre , School Drive - Dale Birch

Two petitions received 1 December 2015:

Petition One

Containing 1235 typed names accompanied by a covering letter stating "objections to the loss of sports hall use"

Petition Two

Containing 543 signatures with the following heading:

Petition to keep a sports hall at the proposed new leisure centre

We the undersigned petition Bromsgrove District Council to keep a sports hall attached specifically to the planned new leisure centre.

If the plans to share a sports hall with North Bromsgrove High School are agreed, the residents of Bromsgrove will have no day time access to a local authority sports hall, Evening and weekend access will be restricted, depending on the requirements of the school. The sports hall is used by a variety of groups and small, local businesses, which offer a variety of sport and fitness opportunities to residents of all ages. The loss of the sports hall will affect the health and fitness of Bromsgrove residents, particularly the young and older residents and does not meet the Government aims to encourage sport and activity.

Bromsgrove residents have already lost access to the Ryland Centre, including the athletics track and field, which are now privately run. Residents will also lose access to the Spadesbourne Centre, which is planned for demolition. These facilities were valuable community spaces which encouraged local residents, young and old, to participate in sports and group activities and provided valuable space for local, small businesses.

We want Bromsgrove District Council to either keep the existing Dolphin Centre sports hall as part of the proposed new development or include a new sports hall in the design for the proposed new development.

3 additional representations received 4 December 2015 and 5 December 2015:

Argue there is a case for challenging any premature decision at Monday's Planning Committee through a Judicial Review, notably based on sound planning and viability grounds.

Requests that the application is deferred from Planning Committee on 7 December for the following planning and legal reasons:

1. Insufficient Supporting Information

Additional information has been submitted as part of the application on 30 November. This requires a statutory re-consultation period of three weeks and therefore the application should be discussed at January meeting of Planning Committee

The Statement of Community Involvement document has not been correctly uploaded onto the Council's website

There is a large number of public objection to this planning application, which has clearly not been translated through to Members via the supporting information (i.e. Statement of Community Engagement) and therefore via the Planning Committee Report.

The loss of the sports hall is contrary to planning policy.

Besides the NPPF cites viability is a material consideration in planning decisions.

Question the validity of the opening hours

2. Planning Viability

The Planning Committee report that the viability of a proposed sports hall has been based on a floorspace of 1087m², however a 34.5m x 20m hall equates to 690m². Furthermore, the existing sports hall is only 646m² (Sport England website). The viability assessment has included changing and access requirements at 10%, however these should be deducted as they are already part of the proposals. According to Sport England 'Facility Costs' the capital costs associated with an Affordable Sports Centres (consisting of 6/8 lane pool plus learner pool with spectator seating 4/5 court hall, 100 station health and fitness gym plus 2 studio) should be between £7.9 and £8.9m. These costs include external works (car parks, roads, paths etc).

The floorspace of the sports hall has been overestimated. It is unclear about the individual costing of each facility being provided as part of the current scheme. eg how much is the spa treatment costing?

It is noted that negotiations with BAMFM are continuing and are at an advanced stage. Therefore there is still fore, even at this stage there is still no guarantee that the sports hall at North Bromsgrove school can actually be used, and more importantly, how much this will cost the Council over the proposed life span. Without knowing the full true cost of this, and how this affects the viability of the running costs of the Leisure Centre as a whole, this application therefore is prematurely being determined. An agreement should be made first before an application can be determined.

Wyre Forest District Council are currently building a Leisure Centre with the same facilities proposed in Bromsgrove plus a 6 court sports hall and outdoor football pitches at a cost of £11.9 million part funded with National Lottery money. It appears that Bromsgrove Council have not sought National Lottery funded. What is the reason for this?

Discrepancies in operating hours of the sports hall (31 hours a week) versus the usage plan of 34 hours put forward by Sports England.

Question the robustness of Sports England's "Review of Future Leisure Centre Provision in Bromsgrove", in particular this is a mis-leading report, of which Cabinet and Planning Committee Members may not have identified, in that this is a report looking at the provision in Bromsgrove District and not Bromsgrove town. The results of which are misinterpreted in the Planning Officers report, suggesting that 'the current supply of sports halls in Bromsgrove was more than adequate to meet current demand with spare capacity at existing facilities'. What is not made clear is whether there is spare capacity within Bromsgrove town and within the recommended 10 minute drive.

Furthermore to gain access to the sports hall at Bromsgrove School members of the public are required to take out an annual membership at a cost of £374. This financial hurdle is too great for many and serves only to disenfranchise even more residents.

Sport England's FRM recommends 'that the LA works with Schools, other providers and NGBS to develop a plan to relocate existing club and casual 'pay and play' usage from the Dolphin Leisure Centre to other sports halls ensuring continuity of use.' Question whether this has been done, and believe Members of Planning Committee have not been made aware as part of the planning application to made a sound decision in this regard.

Therefore request a report is prepared to update members on the progress of these discussion before a decision is made.

The proposals include a climbing wall. Whilst it is considered as a 'desirable' facility of part of a leisure centre, where is the demand? A climbing facility provides for a very specific niche of people, whereas a sports hall would cater for a much larger number of uses than a climbing wall and better value for money. Furthermore, the catchment area for a climbing wall would be much greater than that for a sports hall and it is noted that the proposed new leisure centre at Kidderminster will be providing a climbing wall, therefore are two climbing facilities within close proximity In place of the climbing wall (along with other facilities mentioned below) should be a sports hall.

Also within the proposals are 3 dance studios which take up a number of floorspace in the proposed leisure centre. Again, these will cater for a specific group, unlike a sports hall which can cater for a much larger number of sports and leisure uses. There are already Dance Studios in North Bromsgrove School which provides Professional dance studio with spring floor, mirrors, dance rail and 12 Wii's for students to utilise to develop their skills' (North Bromsgrove High School Website (<http://www.northbromsgrove.worcs.sch.uk/home/about/>) In the interest of local residents, it would therefore be better for dance facilities to be shared between the school and the Council, rather than a sports hall. Dance studios are more likely to be used by younger persons e.g. of school age, therefore it makes sense for dance groups to use the existing dance studios at North Bromsgrove School, thus freeing up money and space to build a sports hall. Are there any reassurances from the Council that the dance studios will be used during day time hours?

The proposals also include a spa facilities and treatment rooms. The Council really has to ask itself and justify to the local community that spa facilities are a local necessity which is value for money to be provided by the local Council as opposed a sports hall. Surely a spa facility and treatment rooms are desirable add-ons if the Council's budget was tight. A sports hall is a necessity, as it can cater a number of sports provision and could be provided at a similar, if not cheaper, alternative. Furthermore, there are already a number of spa facilities locally.

3. Other Matters

The current sports hall was granted planning permission in 1989 (application B/1642/1988) separate to that of the Dolphin Centre. There was clearly then a need and demand for a new sports hall to be built, so what has changed over the past 26 years? Certainly, the population of Bromsgrove has increased over this period, and is likely to do so over the next 20 years, with a proposed 2,200, dwellings being built in Bromsgrove alone. The Sport England FPM already identifies that future demand for waterspace will be created by the planned housing growth. Surely the same future demand for a sports hall will therefore be created.

Whilst it is I accepted that the current swimming pool needs replacing, the existing sports hall is only 26 years old. An alternative would be to retain (and modernise) the existing sports hall on site, whilst at the same time demolish the remainder of the Dolphin Centre. Has the Council considered this option?

The proposed operating hours of the Sports Hall at North Bromsgrove school do not cater for everyone. Adult participation in sport during the weekday normally takes place early in the morning before 9am when the Sports hall will be not available for public use, during lunchtime (12-2pm when the sports hall will be closed to the public) and from 5pm-10pm (2 hours of which the sports hall will be closed). Only being available for 3 hours a day does not cater for those who are not able to participate in sport e.g. evening and weekend workers and parents of young children. Councillors forget that not everyone works 9am-5pm. I, myself don't finish work until 5.30pm, the earliest I could get to North Bromsgrove School would be 6.15pm, meaning the only slots I could play badminton are 7pm or 8pm before the Sports Hall closes at 9pm.

The benefits of the proposed development do not outweigh the significant harm to the community of Bromsgrove. The Planning Committee report concludes that '...high quality design and range of external materials, new landscaping and reconfigured car-parking and enhanced employment opportunities will be of local benefit, which are factors that weigh in favour of the proposals'. This is strongly disputed as people will not benefit or decide to attend the leisure centre just because the landscaping and building materials are new. People attend a leisure centre because of the facilities it provides, which has not been factored in.

I strongly believe Bromsgrove Council has not listened to its local residents and sports groups who currently use the Dolphin Centre.

The viability work conducted by the Council and Sport England is inaccurate. The sports hall viability has been based on providing a hall of 1087m², yet the size we are seeking for is approximately 690m².

The town the size of Bromsgrove (and growing) deserves affordable sports facilities. I therefore urge you to refuse, if not withdrawal this application until a robust viability work has been undertaken, otherwise there is a case for challenging any decision made by the Council through a Judicial Review.

The applicant has responded to the points raised in the representation received 4 December 2015 as follows:

Funding:

Wyre Forest District Council (WFDC) Funding: £11.9 million

Sport England (SE) Funding Grant: £2.0 million

Total Project Cost: £13.9 million

Bromsgrove District Council (BDC) Funding: £11.5 million

Sport England Funding Grant: £1.5 million)

Total Project Cost: £13 million

Difference between the two schemes: £900,000

Cost Differences:

1. There are also differences in the land values that impact upon the overall budget available for construction. The WFDC scheme is outside of the Town Centre so has lower value from a purchase perspective than a Town Centre site such as School Drive.

We assume that WFDC is also selling two prime sites when the current facilities close, thus generating more income from land sale.

The site remediation and preparation costs are greater in Bromsgrove due to the nature and topography of the land. The WFDC site was also flat and required far less preparatory work. This means their site would be up to 400k cheaper to work with and allow a greater spend on build costs.

The BDC land purchase cost in Bromsgrove is £1.425 million, with demolition and remediation costs in addition to this.

2. Based on the strategic need, other facilities and local competition for key services areas, this drives differences in the facility mix of the two sites.

BDC Site has more water and fitness space given the level of competition in local area and the need to have comparable facilities. This increases the build cost based on square metre rates as these areas run up £2,400m², whereas dry space is around £1,800m².

WFDC site has a 6 court sports hall and outdoor pitches as they have the land to do these as part of the site assembly where as BDC cannot achieve this as the resale land is needed to increase the budget to £11.5 million to make the site viable with the help of external funding.

Funding Options:

WFDC have closed 2 sites to fund one, this is not a straight replacement for the Forest Glades in Kidderminster as it involves losing Stourport Leisure Centre also which is similar to the Dolphin Centre and giving a dual use site back to the school similar to what BDC did in 2006 to 2008 with its dual use facilities.

In reality the offer being made in WFDC moving forward, although new and modern with additional facilities to those proposed for Bromsgrove, will have an impact upon its residents of an equal or greater impact of those within Bromsgrove as the schemes both involve a rationalisation of some facilities and expansion of others as we are increasing the offer to reflect modern participation habits.

The changing accommodation, toilets, plant and circulation provided in the application scheme are appropriate for the facilities proposed, but not sufficient to support the addition of a sports hall. The size currently recommended by Sport England for a 4-court sports hall is 34.5m² x 20.0m², i.e. 690.0m².

To this the following supporting accommodation needs to be added, as described in option 1b of Sport England's Guide 'Affordable Sports Halls':-

- o Sports hall store
- o Changing rooms

- o Toilets
- o Plant room
- o Circulation

The inclusion of these required ancillary areas gives the total area of 1,087.0m² as detailed in the report.

With regard to the costs for an 'Affordable Sports Centre' as published by Sport England, it should be noted that the document clearly states that, amongst other things, these costs are based on the 4th quarter 2014 and on an assumed greenfield site with no abnormal ground conditions. Clearly the site that will host the new leisure centre is not a green field site and has a number of issues that have had to be addressed to make it suitable for its proposed development. Sport England have been involved throughout the design process, have reviewed the cost plan and are comfortable that the costs are at the right level for this specific project. Furthermore, this option was reviewed and discounted as per the original Cabinet decision in July 2014, the reasons are detailed within the background papers to the July 2014 report (as per the link detailed in the Committee Report).

In terms of the receipt of amended plans, these include the following revisions:

- (a) The introduction of a new substation on the site (following advice from the supply authority that there is insufficient capacity within the existing substation to service the proposed Sport and Leisure Centre). The new stand-alone substation will be located to the side of the proposed plant rooms at the end of the Registry Car Park. This location was selected as it is set back from the road and screened by the proposed development, thereby having minimal visual impact. The presence of the substation aspect of the scheme is detailed on page 65 of the report.
- (b) The retaining wall in the south-west corner has been revised to help reconcile the site levels and retain Well Lane, a dog spending area has been added in response to consultation with Sport England (located near the secure cycle parking as a reference point) and the gates to the service yard have been adjusted to improve access and use.

The revised plans (7957-PL005 - Proposed Site Development Plan Rev A, 7957-PL006 Proposed Site Sections_Rev A, 7957-PL010 Proposed Site Plan_Rev A) are available on the Council's website

Officer Comment:

The revised plans as listed contain minor alterations to the originally submitted scheme and therefore do not warrant re-consultation. The Statement of Community Involvement is a useful background tool to understand the view of interested parties, however Members will be aware that the Council has undertaken statutory consultation following receipt of the application through direct mail, the display of site notices and a press notice. Members are therefore able to proceed with determining the application on this basis.

15/0922 103 Wildmoor Lane, Catshill - Sarah Hazlewood

An amended plan has been received as requested by the highway authority to demonstrate that there is adequate space within the site for the parking of two cars. The plan is considered acceptable to the highway authority. In addition, the boundary treatment

between the application site and the boundary with 101 Wildmoor Lane has been amended to show provision for a leylandii hedge.

As a result of this plan, an additional representation has been received from the occupier of 101 Wildmoor Lane. Concern is expressed that the trees that are proposed will be lower than the fence that currently forms the boundary and that if the trees were not planted then the requirement to plant them would be difficult to enforce.

In response to this and as set out in the main body of the report, your Officers consider that the proposal is acceptable in planning terms, notwithstanding the submission of the plan indicating the enhanced boundary treatment. This has been provided by the applicant in response to the receipt of the initial representations made regarding the application. It is recommended that the plan number condition is amended in order to reflect the submission of the amended plan:

2. The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

2015-58-05

2015-58-04 Rev A

2015-58-03

2015-58-02 Rev A

2015-58-01

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy DS13 of the Bromsgrove District Local Plan January 2004.

15/0928 Rear Of 186 - 210, New Road - Mr David Kelly

The Applicant has provided an up to date layout plan of the building which will be included in the presentation.

Additional statement provided by the applicant Mr Robinson:

The building is located approximately 16m to the south of the buildings fronting New Road and 25m from the closest properties on Graham Crescent.

Representation received from Cllr Christine McDonald 30.10.2015 as follows:

The additional opening hours will have a detrimental affect on the wellbeing and standard of living of those neighbouring the site.

The applicant has provided a supporting statement and up to date layout plan of the building as follows:

There are a few relevant points that support the extended hours these are:

Agenda Item 4

1. One of our tenants is a florist and requires access to the building on Bank Holidays which are a potential good trading day for I believe in 2016 both Valentines Day and Mothers Day clash with Bank Holidays and Sundays.
2. Several traders have spoken to us in length about our more widespread community activity across the village to include Farmers Markets and other type large events perhaps four times a year, with the help of Henry Wormington who is co-coordinator for Worcestershire Farmers Market Group. Our extended hours ensure our ability to play our part in helping to revive fresh activity for all traders in New Road.
3. We have consulted John Horwood Chairman of Rubery Village Business Association (RVBA), currently representing 27 businesses within Rubery who support our desire to extend our opening hours.
4. Fresh links with Claire Turner at St Chads Church hope to be able to run soft play events during the summer months to include some Sunday afternoons.
5. South Birmingham Homeless Project wish to partner with the Signpost Cafe developing community help and support whilst using the Cafe area for meetings, equally Councillor Cartwright has been unable to have use of the cafe for official delegate functions due to insufficient planning permission.
6. I understand that certain residents have not had a warm relationship with the market building historically however I have already made in roads to build better relationships with our neighbours and have encouraged their access to the car park in order to be able to maintain their garden foliage.
7. As an individual trader Robinson Opticians New Road and Robinson and Sproson of Worcester Road Hagley, we have an impeccable track record of community involvement and support where we strive to add value to the high street and community, clean up projects and helping to grow the membership of RVBA, encouraging businesses to raise their game. The market represents an opportunity for small businesses to be incubated at minimal finance cost hopefully allowing them to grow and to progress on to the High Street.

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