



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 8TH MAY 2017
AT 6.00 P.M.

PARKSIDE SUITE, PARKSIDE, MARKET STREET, BROMSGROVE, B61 8DA

:

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 - 6)

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

K DICKS
Chief Executive

Bromsgrove District Council Planning Committee

Committee Updates 8th May 2017

16/1085 Longbridge East And River Arrow Development Site, Groveley Lane

Additional neighbour comments

1 letter supporting the scheme from the local vicar

With reference to the applications deferred from the last Committee meeting held in April 2017. While I understand the desire of some to cram in as many homes as possible on this site to avoid developments elsewhere in the district, as a local resident I feel that a slight reduction in the density of the development is appropriate and will make it more fitting to its suburban surroundings.

However, my main concern is the delay in determining the applications which is consequently delaying the construction of a new Village Hall for Cofton Hackett. As a church, we have been trying to help build a sense of community eg visiting residents as they move in with a welcome pack of local information, organising community events such as carol singing, a parish walk and tea, a games afternoon, and a recent children's Easter activity workshop which of course had to be held outside as there is no-where else to go. Like lots of other local organisations, we'd love to offer greater provision for residents young and old, but at present there is simply nowhere to do this.

The first people to move to the new development have now lived there for over three years. I know from visiting people as they move in that there are lots of families with young children, yet there are currently no community facilities. Now is the time that we need the facilities which the developers are willing to provide.

Additional consultee comments

Highways Department - Worcestershire County Council

Following the committee meeting of 3rd April 2017 Worcestershire County Council was asked to review the impact of the development on the local road network, and with particular reference to the Primary access onto Groveley Lane.

The access onto Groveley Lane was established from application 11/0750 which provided for up to 229 dwellings, this application was supported by a transport assessment which looked at the impact of the first phase of development and the full build out. The current application has undertaken a similar exercise of reviewing the access based on a phased and total development. This shows that the junction operates well within its capacity and queue length and delay are not excessive. In practice residents will depart based on their personal circumstances which could result in short term queuing, but this would be a short term matter and would be contained within the new road i.e. not impacting on Groveley Lane which is the key route. There is no safety concern as a result of short term queuing within the new development. The junction was designed in accordance with the Design Manual for Roads and Bridges and consequently provides a high capacity junction arrangement.

The Groveley Lane traffic calming scheme which has recently been installed terminates at the junction of Parsonage Drive and it was suggested that it should have embraced the new East works access. Groveley Lane is characterised by residential development on one side from Barnt Green Road to Parsonage Drive. At Parsonage Drive there are commercial premises and the road

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widens to resemble a distributor road which has not individual frontage access. The traffic calming proposal was orientated around the provision on a crossing on the brow of the hill, so with that in mind, the finite financial arrangements and the change of road character it was not deemed suitable to extend the scheme any further.

The Highway Authority remains satisfied that the access arrangements for the East Works site are suitable and operate within the capacity thresholds. The access has been considered with a full site build out and has been demonstrated to be an appropriate design solution.

Additional comments

At the time of drafting the report, officers were still finalising details in respect to the contribution for Birmingham City Council. The contribution will now cover the following matters:-

1. Refurbishment of paths and improvements to accessibility to key areas of the park throughout the site, especially: Warren Lane, Upper Car Park and Visitor Centre car park.
2. Beacon Hill - refurbishment of the Toposcope (the folly) and car park.

Amendment to the RECOMMENDATION:

(ii) £138,900 as a contribution towards enhancing an existing amenity asset (Lickey Hills) to include:-

1. Refurbishment of paths and improvements to accessibility to key areas of the park throughout the site, especially: Warren Lane, Upper Car Park and Visitor Centre car park.
2. Beacon Hill - refurbishment of the Toposcope (the folly) and car park.

Amended condition

1. The community centre and associated access, car parking and landscaping works shall be commenced within 3 years of the date of this permission. Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. With the exception of the community centre and its associated works, the development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

i. The expiration of three years from the date of this permission;

or

ii. The expiration of two years from the final approval of the reserved matters;

or,

iii. In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

16/1087 Longbridge East And River Arrow Development Site, Groveley Lane

1 letter supporting the scheme from the local vicar

With reference to the applications deferred from the last Committee meeting held in April 2017. While I understand the desire of some to cram in as many homes as possible on this site to avoid developments elsewhere in the district, as a local resident I feel that a slight reduction in the density of the development is appropriate and will make it more fitting to its suburban surroundings.

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2. Beacon Hill - refurbishment of the Toposcope (the folly) and car park.

Amendment to the RECOMMENDATION:

(ii) £171,100 as a contribution towards enhancing an existing amenity asset (Lickey Hills) to include:-

1. Refurbishment of paths and improvements to accessibility to key areas of the park throughout the site, especially: Warren Lane, Upper Car Park and Visitor Centre car park.
2. Beacon Hill - refurbishment of the Toposcope (the folly) and car park.

Additional informative

6. Rights of way informative

16/1182 173 Finstall Road, Bromsgrove

No Updates

17/0186 43 Westfields, Catshill

This application is to be heard at committee given the application has been called in by Councillor Webb.

17/0207 Wythall Park, Silver Street

For clarity further to the officer's report, the proposal relates to the laying of hardstanding to create 6 concrete pads to facilitate up to 4 pieces of exercise equipment on each pad. At this time the exact range of equipment is not known, however when taking regard to Green Belt policies your officers are content that as long as the size does not exceed the maximum provided by the applicant the openness of the Green Belt would be preserved. The plans for the exercise bike and chest press illustrate the minimum and maximum dimensions of the sports equipment. The conditions have been amended accordingly to better reflect the proposal.

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

P2232.24E Site Layout Plan

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

3. Each individual piece of exercise equipment proposed on the site shall not exceed a height of 2.3m and a width of 2.3m.

Reason: To protect the openness of the Green Belt.

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