

Name of Applicant	Proposal	Expiry Date	Plan Ref.
MILLER HOMES	Reserved Matters application (to consider matters of appearance, landscaping, layout and scale) following the granting of Outline Planning Permission (12/0912) for up to 178 houses. Land at Bleak House Farm, Station Road, Wythall	30.01.2014	14/0824

RECOMMENDATION: that, subject to the satisfactory views of

- i. Worcestershire Highways
 - ii. Tree Officer,
- a) Minded to approve Reserved Matters attached to 12/0912
 - b) that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the application following the expiration of the publicity period on **28th January 2015**
 - c) In the event that further representations are received, **DELEGATED POWERS** be granted to the Head of Planning and Regeneration in consultation with the Chair of Planning Committee to assess whether new material considerations have been raised and to issue a decision after the expiry of the statutory publicity period accordingly.

Consultations

Worcestershire Highways

Consulted – most recent views received 12 January 2014

No objection subject to conditions

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Ramblers Association

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

North Worcestershire Water Management

Consulted – views received 18 December 2014:

- No objection

Severn Trent Water

Consulted – views received 10 December 2014:

- No objection

Western Power Distribution

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

WCC Biodiversity

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Urban Designer

Consulted – views received 12 November 2014:

- The layout plan is generally faithful to the illustrative plan approved at the outline stage
- Positive features of the local area have not been incorporated into the design of the scheme.
- The house types throughout the development do not create local distinctiveness
- The character areas and criteria for the appearance of houses in each area is positive
- The access off Station Road does not have any special identity or characteristics
- Two accesses directly off Station Road would be better than one to promote local distinctiveness
- Use of the moat as a swale would be functional and attractive

Leisure Services

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Strategic Housing

Consulted – final views received 19 December 2014:

- No objection to the location, mix and tenure of the affordable housing

Tree Officer

Consulted – views received 1 December 2014

No objection subject to:

- the re-siting of plots 93, 94 and 54 to reduce impact on the relevant tree.
- A no dig method of construction and use of a suitable ground support material to:-
 - The area of footpath opposite plots 129 and 130 within the RPA of T26
 - The area of public footpath running between the side of 170 and Gorsey Lane
 - A section of the drive way and parking areas to the front and side of plots 177 & 178 run through a section of the RPA of an Acer tree standing in the front garden of 132 Station Road
- Removal of the midpoint fence dividing the copse to the rear of gardens 99 – 106
- Many species of tree stock to be provided within the POS to be provided at the higher grade of 12 – 14cm girth, especially for Oak and Birch.
- Oak tree planting within the POS opposite plots 142 – 143 need to be re-sited further apart

- Mulberry trees are not ideally suited to estate planting so should be replaced with another suitable species.

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Solihull Council

Consulted 06 November 2014: no comment

Worcestershire Wildlife Trust

Consulted – views received 19 November 2014:

Re-consulted 14 January 2015 on amended plans:

- Views awaited

WCC County Council Archaeology

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

WCC Ecology

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

WCC Countryside Services

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

WCC Strategic Planning

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

WRS Contaminated Land

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

WRS Noise, Dust, Odour and Burning

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

West Mercia Constabulary

Consulted – views received 19 November 2014:

- No objection

- Only criticism concerns parking spaces to plots 163,164 and 165 they appear to be somewhat hidden which could make them vulnerable to crime.

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Community Safety Team

Consulted 6 November 2014 – no comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Environment Agency

Consulted – views received 10 November 2014:

- No objection

National Grid

Consulted - views received 7 November 2014:

- No objection

Waste Management

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Strategic Planning

Consulted 6 November 2014: No comment

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Wythall Parish Council

Consulted - views received 01.12.2014

- Would like to see bungalows along Gorsey Lane to reflect the existing character of Gorsey Lane where the predominant dwelling type is that of bungalows and to address the local need for residents down-sizing but at market value.
- Would seriously propose tree planting to the rear of 188-192 Station Road (as previously suggested at the outline stage) to lessen the impact from the new development.
- The Parish Council would not wish to be responsible for any trees on this site.
- Extremely concerned as regards the future maintenance of the delegated open space- Parish Council having no desire to be responsible for this, includes play equipment etc.
- Recognise the valid comments made by Urban Designer- Joe Holyoak- in particular the reference relating to the Station Road access and the Design and Access Statement allied to the outline application wherein on page 31 it recognised that the access corridor would be a high quality and attractive space- this is not shown on the Reserved Matters.
- Concerned that the mews properties fronting Station Road appear to have access onto Station Road which could cause problems to traffic flow.

- Concerned at the small number of bin collection points for the number of dwellings- residents will have to push their bins a fair distance to reach the designated site. Notice a collection point adjacent to Station Road serving the mews properties referred to in 5 above- presume bins will be collected from Station Road?
- Notice affordable housing is "clustered" together and would prefer to see these interspersed throughout the site.

Re-consulted 14 January 2015 on amended plans:

- Views awaited

Publicity

280 letters sent 6 November 2014 (expire 27 November 2014)

300 letters sent 13 January 2015 re-consulting on revised plans (expire 27 January 2015)

5 identical site notices posted 19 November 2014 (expire 10 December 2014)

1 press notice published (Redditch Standard 14 November 2014 (expires 28 November 2014)

29 representations received **objecting** to the scheme on the following **principal** issues:

- House types do not respect the character of the street scene
- More bungalows should be included in the scheme
- Bin collection points are poorly situated
- Not enough trees along the rear boundaries of Station Road properties
- The Station Road entrance does not provide an appealing gateway to the development
- Funding concerns with management company managing the public open space
- House types do not reflect local needs
- Scale and architectural style of housing is out of character with surrounding dwellings
- Materials are out of keeping with the local character
- Inadequate and inaccessible parking
- The density is too high and out of character with the area
- Ecology is not properly safeguarded
- Layout will increase crime in the area and cause security and noise issues for adjoining properties
- Undue visual impact and overlooking on 174 Station Road
- Layout does not accurately follow the indicative layout approved under 12/0912
- Concern regarding tenure of properties adjoining existing properties
- Units at corner of Station Road and Gorsey Lane should reflect the existing properties in terms of their height and design and garden length.
- Houses are too close to the bungalow frontages in Gorsey Lane
- Removal of the hedge will have a detrimental effect on wildlife
- Overdevelopment of the site at the corner of Station Road and Gorsey Lane
- Removal of the hedge will eradicate the natural screen this provides between the new and old development
- Overlooking from proposed 2/3 storey houses into existing bungalows on Gorsey Lane

- Layout includes dead-end internal roads, indicating additional development
- 2.5 storey houses will look oppressive

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Members are encouraged to review all submitted documentation, including the third party letters summarised above. All submitted information is available to view in full online via the Council's Public Access system or within the planning application file.

The site and its surroundings

The site extends to some 7.8 hectares including the land for the balancing pond and 7.1 hectares without. The site is located to the north of Station Road and to the east of Gorse Lane in the village of Wythall. Wythall is situated between Birmingham to the north and Redditch to the south.

The site is relatively flat and made up of pasture fields. The farm buildings at its centre have now been demolished as part of the planning conditions relating to the outline consent. The site is bounded to the north by open fields, to the east by the back gardens of Three Oaks Road and The Spinney, to the south by Station Road, and to the west by Gorse Lane. Access to the site is from Station Road via a track towards Bleakhouse Farm. At the centre of the site are the remains of a historic moat, 2 ponds and associated field ditches.

The site includes a significant number of trees which are protected by Tree Preservation Orders covering the breadth of the site. There are a number of intermittent field boundary hedgerows and areas of scrubland. Tree groups around the site are notably located along Gorse Lane; along the north-west site boundary; at the centre of the site; and along the north-east boundary adjacent to the back gardens of properties on The Spinney and Three Oaks Road.

The parts of the site proposed for housing are designated as an ADR (Area of Development Restraint) under the Bromsgrove District Local Plan and defined as a Development Site in the Bromsgrove District Plan: Proposed Submission. The open space, balancing pond and associated earthworks are proposed on land designated as Green Belt.

Proposals

This is an application for the approval of Reserved Matters following the granting of outline planning permission 12/0912. The outline application granted consent for the erection of up to 178 residential units together with a Section 106 Agreement that includes provisions to secure 71 affordable housing units, together with financial contributions towards enhanced education facilities at Meadow Green Primary School, public transport enhancement measures, and community infrastructure provision. The Section 106 agreement also includes provisions for on-site public open space and financial contributions towards off-site provision.

The development will provide a mix of dwelling types and sizes (including maisonettes), with the net residential density on the developable area of the site equating to 32 dwellings per hectare. The density is 25 dwellings per hectare if the area of public open space is included. The proposed mix below indicates a mix of 2, 3, 4 and 5 bedroom units.

Property Type	No. of bedrooms	No. of units	Proportion of mix
Two-storey house	5 bed	12	7%
	4 bed	45	25%
	3 bed	69	39%
	2 bed	36	20%
Bungalow	2 bed	4	2%
Maisonettes	1 bed	12	7%
Total		178	100%

The mix of house types comprises predominantly two-storey detached, semi-detached and terraced dwellings. 8 of the detached dwellings will be 2.5 storeys and all 12 of the town houses (house type 412) will be also. Car parking will be provided on site within the curtilage of a plot, on a private driveway, or shared private driveway, or within a mews courtyard arrangement with car parking relating to a small group of dwellings.

The scheme includes the following elements:

- 178 residential units
- A range and mix of house types and sizes
- Affordable dwellings
- A new area of public open space and retention of the historic moat

71 affordable units are provided, which equates to a provision of 40% affordable housing made within the site in line with the Section 106 Agreement linked to the outline planning approval 12/0912. A requirement of the Agreement is that the applicant submits details of the affordable housing tenure split within the Reserved Matters application. This mix will comprise 59% social rented and 41% intermediate market (discounted market value properties). The units comprise a mix of terraced and semi-detached dwellings, maisonettes and bungalows.

The mix of affordable dwelling units is as follows:

Property Type	Affordable Rent	Intermediate Market
4 Bed House	2	
3 Bed House	9	13
2 Bed House	15	16
Maisonette 1 Bed	12	
Bungalow 2 Bed	4	
Total	42	29

The majority of new dwellings would be constructed in a palette of red brickwork with pitched red and grey concrete tiled roofs. Full-rendered dwellings have been included at the junction of the two main accesses and on prominent bends within the development. The proposal also includes a selection of dwellings with part-rendered facades separated by brick banding. Chimneys are proposed to be brick with corbelled stacks. Windows are proposed as casement style with stone cills and some house types contain arched brick soldier course heads.

Boundary treatments are proposed to be a mixture of brick walls and fences enclosing rear gardens with hedge planting to the front. Boundary treatments on the periphery of the site adjoining open fields include existing hedgerow, 1.2m high sussex fencing and a mix of post and rail fencing with native hedgerow planting and scattered trees.

The outline consent permitted two vehicular points of access into the site, one being located off Station Road and the other off Gorsey Lane. A new access to serve nine dwellings would also be formed off Station Road next to the access to 132 Station Road.

Public open space is proposed at the centre of the site with a local equipped area of play (LEAP) proposed in the south east corner. Drawing no. MILL19498-15 provides indicative details of the proposed LEAP which illustrates a natural style of play area with wooden equipment, grass mounds of varying heights, a landscaped boundary treatment with bench and litterbin. Full details of the LEAP are required under condition 45 of the outline permission.

The open space incorporates the natural features of the site including the historic moat as a swale, existing hedgerow to make up the peripheral boundary to the north and west, and retention of the existing linear pond. A balancing pond is located north of the open space, which will enable water to be retained on site to control flow off-site. Condition 23 of the outline permission requires a definitive specification and full construction details for the balancing pond prior to commencement of development.

The open space within the site will be enhanced through the creation of semi-natural habitats, including wildflower grassland and natural tree and shrub planting.

Relevant Policies

Bromsgrove District Plan Proposed Submission Version

BDP1	Sustainable Development Principles
BDP5B	Other Development Sites
BDP7	Housing Mix and Density
BDP12	Sustainable Communities
BDP16	Sustainable Transport
BDP19	High Quality Design
BDP20	Managing the Historic Environment
BDP21	Natural Environment
BDP22	Climate Change
BDP23	Water Management
BDP25	Health and Well Being

Bromsgrove District Local Plan

DS8, DS11, DS13, S7, S14, S15, C4, C5, C16, C17, C18, C36, C37, C38, WYT16, RAT5, RAT6, TR1, TR8, TR11, TR13, ES, ES4, ES6, ES7, ES11, SPG1, SPG11

Others

NPPF

NPPG

Relevant Planning History

12/0912 Outline planning application for a residential development up to 178 houses, with associated public open space, surface water attenuation pond and associated earthworks. Primary vehicular access from Station Road with secondary access from Gorsey Lane to be determined.
Approved 5 February 2014

Assessment of Proposal

The principle of the proposed development (up to 178 units) has been established through the granting of outline permission 12/0912. Therefore, the issues for consideration by Members are limited to matters of the internal vehicular access, layout, scale, appearance and landscaping. Members will note this scheme relates to the erection of 178 units.

I have therefore attached very little weight to objections raised by residents with regards to the release of this site for housing provision, traffic, the impact on infrastructure including schools and doctors and public transport issues, as the principle of development on this site has already been established by the outline permission.

For the reference of Members:

- **appearance**

Means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

- **landscaping**

Relates to the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens, courts or squares, water features, sculpture, or public art, and the provision of other amenity features;

- **layout**

Means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

- **scale**

Refers to the height, width and length of each building proposed within the development in relation to its surroundings

The main issues to consider in the determination of this application therefore are whether the siting, scale and design of the proposed dwellings, internal access and the overall landscaping and public open space strategy are acceptable when assessed against BDLP Policy S7, SPG1, SPG11 and the NPPF. For the reference of Members, Policy S7 of the BDLP sets out a number of criteria against which residential proposals should be considered. This Policy is in general conformity with the thrust of the NPPF.

In addition to this, the other issues for Members to consider are:

- The siting of the affordable housing units
- Residential amenity
- Trees and landscaping
- Ecology
- Drainage
- Highway matters

General Principles

The underlying principles of the Masterplan accompanying the outline application have been adhered to. The main design and access principles of the site are:

- Retain and enhance the tree groups within the site
- Preserving the moat archaeology as an informal green
- Creating two distinct neighbourhoods
- Residential streets that are safe for pedestrians and cyclists
- An informal green to form a central feature to the development with a play area
- Appropriate landscaping to be applied to the garden boundaries to retain amenity and privacy levels
- Majority of development to be 2 storey with some 2.5 storey at key locations

Form, Layout and scale

The scheme proposes a total of 178 residential units, equating to a density of 32 dwellings per hectare. Members will be aware that the adopted Local Plan no longer includes a policy requiring residential development to meet a minimum density, nor does the NPPF contain minimum density figure requirements. Notwithstanding this, I am of the view that a density of 32 dwellings per hectare achieves an efficient use of land and will result in a development that respects its surroundings, whilst providing for a wide range and choice of dwellings.

The development contains a mix of unit types, ranging from one bedroom maisonettes, two bedroom bungalows and two, three, four and five bedroom houses. The proposal includes a mix of detached, semi-detached and terraced units. The heights of the units range from single-storey to two-storey, and two and half storey. The scales of the proposed dwellings are in accordance with the parameters agreed at the outline stage with no dwelling being more than 11m in height. I note the views of third parties regarding the house types not reflected local needs. However, it is evident that the proposal focuses on smaller housing types with 68% of the development being 1-3 bedroom

properties. This accords with Council Policy in the adopted Local Plan and the emerging District Plan which is evidence based.

I note the views of third parties in relation to the scale and architectural style of the houses being uncharacteristic. I recognise that Gorsey Lane is characterised by bungalows, however the design mix of properties along Station Road and throughout Wythall South are notably varied. For this reason I am content that the scale, design and proposed materials are appropriate.

Members will note the view of the Urban Designer (UD) on matters of layout. I agree that the layout of the scheme is generally faithful to the illustrative masterplan approved at the outline stage. The back to back garden arrangement of houses on Station Road is favoured and the orientation of dwellings facing Gorsey Lane is welcomed. I consider the houses to be well arranged around the open space to provide natural surveillance. There are houses facing the linear watercourse and the ditch and copse have been incorporated into rear gardens where relevant. The applicant has included dwellings which have a more distinct appearance at strategic points within the site as a means to help members of the public navigate through the site. The houses at the corner of Station Road and Gorsey Lane respect the established building line along Station Road and their architectural style relates generally well to the existing properties.

The UD raises concern over the local distinctiveness of the proposal and the design of the Station Road access. Members are invited to discuss these points. I am of the view that the scheme is of a sound design, and whilst it does not create local distinctiveness, the house types are in keeping with the character and appearance of the locality. The Station Road access meets WCC Highway standards and includes landscaping along both margins to enhance its appearance.

The hedgerow boundaries along the peripheries of the site will provide a natural screen to the development and assimilate well with the adjoining countryside. Fencing is proposed to enclose rear gardens and brick walls will make up the few garden boundaries that are more conspicuous within the development. The boundary treatments are considered acceptable.

The majority of houses meet the provisions of SPG1 in relation to the minimum standards for private amenity space. There is some shortfall in the amount of private garden space relating to some of the smaller house types including the one-bedroomed maisonettes. However, seeing as the one-bedroomed properties do not have the same functional need for private amenity space, it is considered that a reasonable element of privacy is still achieved. Taking the development as whole, I consider the garden areas to be appropriate to the house types and character of property to which they relate.

Taken as a whole, I am of the view that the design principles are generally sound in that the proposed development would provide a sustainable, attractive, safe and convenient place to live. As such the development approach accords with the principles of design set out in the NPPF and NPPG.

Affordable Dwelling Units

Members will note the views of the Strategic Housing Manager. The SHM has raised no objection to the tenure mix or the geographic spread of the affordable housing units within the site. The affordable housing units are reasonably mixed in with the private sale housing. Given that the majority of the affordable units will be 1, 2 and 3 beds, this will assist in meeting the current need for smaller accommodation.

Residential Amenity Issues

I note the views arising from the consultation process with regard to this issue. The main issue relates to any resultant loss of privacy for the occupiers of those dwellings adjoining and adjacent to the site in Station Road and Gorsey Lane.

Inevitably the built form of the scheme will have a greater impact on the amenity of adjacent occupiers than the current open character of the site. Taking the scheme as a whole, I am satisfied that the scheme has been designed to comply with the guidance set out in SPG1 and the relationship between the proposed and existing dwellings is such so as to avoid any significant harm to residential amenity. All of the dwellings with a back garden to back garden arrangement with the Station Road properties have a minimum 10m separation distance. This meets the provisions of SPG1 which requires a 5m separation distance per storey when overlooking private amenity space.

House type 412 includes a velux roof light on the rear roof slope. This window is sited over 2m from the finished floor level and it is considered therefore that this will not give rise to overlooking. I intend to impose a suitable condition to remove permitted development rights to these properties relating to the installation of dormer windows and velux roof lights.

Plots 123 and 137 are perpendicularly sited close to the garden boundaries of 168 and 174 Station Road. As such any views afforded into the adjoining gardens are at an oblique angle. In the interests of safeguarding privacy, additional planting has been proposed along these boundaries. I also intend to impose a suitable condition to ensure that no windows above ground level can be installed into the side elevation of these properties without the consent of the LPA, and that the first floor side window to plot 123 would be obscure glazed with top hung lights only.

There would be a 23m separation distance between the rear elevation of the proposed dwelling at plot 158 and the existing property at 132 Station Road. This distance is considered adequate to maintain the privacy of the existing occupiers.

I note the views regarding the proximity of existing properties on Gorsey Lane with those dwellings proposed opposite. The closest two properties are 28m apart, which is considered to be more than reasonable to safeguard amenity. SPG1 recommends a minimum separation distance of 21m between new and existing properties.

The concentrated copse of trees along the far eastern boundary of the site maintains the privacy of existing residents adjoining the site.

There are a few areas adjoining the gardens of the Station Road properties which will not contain buildings by virtue of their use for car parking or open space. In the interests of security, tree planting has been proposed in these locations.

I would advise Members that there is a condition relating to hours of construction attached to the outline permission, which will help reduce potential nuisance generated by the construction of the site.

Having regard to the above, I am content that the scheme will adequately maintain the amenities of existing residents. It is considered that the relationship between the proposed dwellings, in terms of spacing and garden sizes will provide a good level of residential amenity for future occupiers.

Trees and Landscaping

The site has good tree coverage, with mature trees lining Gorsey Lane, a copse along the eastern boundary, a group of trees in the centre of the site and along the linear watercourse and more scattered trees amid the hedgerow field boundaries. Owing to their quality and amenity value the site is subject to a blanket Tree Preservation Order.

Tree conditions are attached to the outline permission for the purposes of securing their retention and protect them during construction. There are also conditions requiring a replacement planting schedule and woodland management plan for the copse of trees.

Following the re-siting of houses, as per the amended layout plan (Rev E), I await comments from the Tree Officer who will assess whether the location of the houses will impact on the existing trees. I will update Members at your Committee on this issue.

Open Space

The scheme proposes an area of public open space in the centre of the development. The on-site provision provides for a slightly lesser amount than is required as per the formula in SPG11 (Outdoor play space). As such, the appellant will also provide financial contributions towards the provision of off-site play space, as secured in the Section 106 legal agreement attached to the outline permission.

The central area of public open space incorporates the historic moat as a swale and comprises general amenity and a LEAP.

The LEAP has been positioned in the south east corner of the open space which is away from the group of existing trees and is afforded good surveillance from the proposed dwellings. The open space utilises the natural features of the site, including the historic moat as a swale, the linear watercourse and the hedgerow field boundaries. The balancing pond is located approximately 200m north of the open space.

No objections have been received in respect of the design of the open space and the location of the play area.

The open space and the balancing pond will be managed and maintained through a Management Company. Concerns have been raised about the financial reliability of a

management company to maintain the open space in the long term. This has been secured through the Section 106 Agreement attached to the outline planning consent.

Drainage Matters

The Drainage Engineer has raised no objection to the scheme. Members will note that the outline planning consent contains a number of conditions relating to matters including foul and surface water drainage disposal, finished floor level details and a full specification for the balancing pond.

Highway Matters

The outline planning consent approved two vehicular access points to serve the site: one leading off Station Road and the other off Gorsey Lane. The impact of the development on the wider highway network was previously assessed as part of the appraisal of the outline planning application.

Worcestershire Highways have raised no objection to the imposition of planning conditions.

The layout plan has been amended and I have therefore re-consulted WH and await their views. I will update Members at your Committee on this issue.

Conclusions

Although I note the views of third parties, the principle of development has been established through the granting of outline planning permission 12/0912. The proposed layout follows the broader principles set out in the Masterplan presented to and accepted by Members at the outline stage.

I am of the view that the proposed development would represent an appropriate form of residential development, which broadly reflects the character and appearance of the area. I am therefore of the view that the detailed design of the site is acceptable on such grounds. The scheme would be appropriate in terms of its form, scale, appearance and materials. The siting of the affordable housing will aid integration of these units into the wider scheme. The majority of smaller house types is welcomed to address the District-wide need for such accommodation.

I await comments on the appropriateness of the proposed landscaping at the site. It is evident that the protected trees are to be retained and that natural boundaries are proposed along the boundaries of the site.

I am content the scheme will not lead to adverse neighbour amenity issues given the careful design and siting of the new dwellings, in conjunction with the imposition of planning conditions.

I am therefore of the view that the design principles are sound in that the proposed development would provide a sustainable, attractive, safe and convenient place to live. As such the scheme accords with the principles of good design set out in the NPPF.

I am thus minded to approve the submitted Reserved Matters.

RECOMMENDATION: that, subject to the satisfactory views of

- iii. Worcestershire Highways
 - iv. Tree Officer,
- a) Minded to approve Reserved Matters attached to 12/0912
 - b) that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the application following the expiration of the publicity period on **28th January 2015**
 - c) In the event that further representations are received, **DELEGATED POWERS** be granted to the Head of Planning and Regeneration in consultation with the Chair of Planning Committee to assess whether new material considerations have been raised and to issue a decision after the expiry of the statutory publicity period accordingly.

Conditions

1. The approval must be read in conjunction with outline planning permission 12/0912 and the conditions attached thereto.

Reason: The outline permission and the approval of Reserved Matters must be considered together.

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

WYT/LOC/01 REV A
WYT/P/DL/01 REV E
WYT/BTP/01 REV C
WYT/RP/01 REV C
WYT/ML/01 REV C
WYT/STS/01/REV B
141036 - C001 REV B
204801WYT
304801WYT-A
307DA801WYT REV A
307DA801WYT-R REV A
309801WYT
310801WYT
411801WYT
412801WYT
4128024WYT
413801WYT
4158011WYT
415802WYT-R
420801WYT

420801WYT-R
422801WYT
507801WYT
509801WYT
511801WYT
511802WYT
P1GAR801WYT
GAR801WYT
CB801WYT
BUNG801WYT
HQIV2801WYT
HQIV2802WYT
HQI1801WYT
HQIV2-3801WYT
HQI2801WYT
HQI3801WYT
HQI4801WYT
MILL19498-11C SHEET 1 OF 6
MILL19498-11C SHEET 2 OF 6
MILL19498-11C SHEET 3 OF 6
MILL19498-11C SHEET 4 OF 6
MILL19498-11C SHEET 5 OF 6
MILL19498-11C SHEET 6 OF 6
WYT/POS/101
MILL19498-14A SHEET 1 OF 2
MILL19498-14A SHEET 2 OF 2
MILL19498-15
Design and Building for Life 12 Statement, October 2014
ACD Landscape Specification, October 2014

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

3. Notwithstanding the approved plans, no additional windows above ground level shall be installed on the side elevation to plot 158 without the written consent of the Local planning Authority.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004.

4. Notwithstanding the approved plans, no additional windows above first floor level shall be installed on the left hand side elevation to plot 143 without the written consent of the Local planning Authority.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004

5. Notwithstanding the approved plans, no additional windows above ground level shall be installed on the right hand side elevation to plot 137 without the written consent of the Local planning Authority.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004

6. Notwithstanding the approved plans, the first floor window on the left hand side elevation serving the bathroom to Plot 123 shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The window and this arrangement shall remain so in perpetuity.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004

7. Notwithstanding the approved plans, no additional windows above ground level shall be installed on the left hand side elevation to plot 123 without the written consent of the Local planning Authority.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004

8. Notwithstanding the approved plans, no additional windows above ground level shall be installed on the right hand side elevation to plot 103 without the written consent of the Local planning Authority.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004

9. Notwithstanding the approved plans, the first floor window on the right hand side elevation serving the bathroom to Plot 103 shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The window and this arrangement shall remain so in perpetuity.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004

10. Notwithstanding the approved plans and the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes B and C shall be carried out to the plots listed below without the prior approval of the local planning authority to an application on that behalf. Classes B and C include dormer windows and roof lights which enlarge and alter a dwellinghouse by means of an addition or alteration to its roof.

This condition shall apply to the following plots: 112, 113, 114, 115, 120, 121, 122, 138, 139, 140, 141, 142, 144, 145, 146, 147, 148, 149, 150 and 157.

Reason: To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004

Informative

North Worcestershire Water Management will require details of all works to be carried out to the ponds and / or ditches, including capacities, dimensions and volumes. No works should be carried out without obtaining prior consent from North Worcestershire Water Management.

CASE OFFICER DETAILS

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