

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Redditch Gateway Infrastructure Ltd	Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023. Redditch Gateway, Land Adjacent to the A4023, Coventry Highway, Redditch, Worcestershire	31.10.2017 EoT Agreed 16-02-2018	17/00701/OUT

RECOMMENDATION:

That no objection be raised to the amendments proposed in respect of that part of the application which falls within Stratford upon Avon District.

Background

At the meeting of Bromsgrove Planning Committee on 4th December 2017 Members will recall that (in accordance with the minutes subsequently approved on 8th January 2018) they :

RESOLVED that, authority be delegated to the Head of Planning and Regeneration Services to grant planning permission subject to:

- A. *The Applicant entering into a suitable legal mechanism to secure the following:*
 - 1. *£200,000.00 to be paid on first occupation and held for a period of 15 years from its receipt OR until 12 months after the last premises was occupied, whichever was sooner; and*
 - 2. *Biodiversity offset scheme for each phase of development and biodiversity monitoring contribution; and*
- B. *Conditions as set out in summary form* as detailed on pages 206 to 209 in the main agenda report;*
 - 1. *With updated condition 12 regarding the Construction Environmental Management Plan (hours of working during the demolition/construction stage); and*

2. *The inclusion of the 3 year time limit for the full application.*

**Officers have delegated authority to agree the final wording of the conditions in conjunction with Stratford on Avon District Council, Redditch Borough Council, the Applicant and the Head of Planning and Regeneration, Bromsgrove District Council.*

Bromsgrove District Council has been invited to comment by Stratford District Council upon amendments to the proposed Parameters Plan (detailed below) and a Highways briefing Note which have been initiated by the applicant in response to the decision by members of Stratford upon Avon District Council's Planning Committee on 6th December 2017, to defer consideration of their application.

Procedural Matters

The minutes of the meeting of Bromsgrove Planning Committee of 4th December 2017 also note that –

“Members were reassured that should there be any substantial amendments or changes to the application, the usual planning process, consultation and advertisement, would commence and a report would be brought back to Planning Committee Members for consideration.”

The amendments to the Parameters plan are confined wholly to that part of the site which lies within Stratford upon Avon District and propose no modifications to that part of the development within Bromsgrove District. Accordingly, it is for Stratford District Council to undertake any consultation / notification of interested parties.

The Amendments

The amendments include:

Parameters Plan 5372 – 205 L

An increase in the distance between the nearest edge of the proposed building zone on the southern parcel and Far Moor Lane / existing development at Winyates Green / Longhope Close of 30 metres.

A reduction of the maximum potential height of buildings along the western edge of the proposed development zone on the southern parcel (eastern side of Far Moor Lane) to 15 metres in height.

In effect, the amendment means that a development proceeding on the basis of the latest parameters plan would mean no building of 21 metres would be erected within 30 metres of the western site boundary.

180110 Highways Briefing Note

Responds to concerns expressed by Members of Stratford District Council concerning : HGV management – specifically, insufficient information on traffic management and Lack of evidence to support the proposed bond, currently £200,000.

Officer Appraisal

It is considered that the amendments to the parameters plan would reduce the visual impact of any development on the southern parcel (beyond that which members of BDC previously considered to be acceptable) when viewed from properties at Winyates Green, Far Moor Lane, the public right of way (800C) and Longhope Close, and is consequently a betterment.

The additional information on traffic management and the proposed bond is noted.

Conclusion

The amendments to the parameters plan mean the development would result in a reduced visual impact to the plan previously tabled and would require a consequential change to reference the amended plan number in the decision, when issued, subject to the terms of the original resolution, as set out in the minutes agreed on 8th January 2018 (reproduced above).