



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 7TH NOVEMBER 2011
AT 2.00 P.M.

THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

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)

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Chief Executive

The Council House
Burcot Lane
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B60 1AA

7th November 2011

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**Bromsgrove District Council
Planning Committee**

**Committee Updates
7th November 2011**

Application Ref No	Update
11/0672-DK	<p>Consultation response received from Severn Trent 31.10.2011. No objection subject to conditions.</p> <p>2 additional letters of objection received, summarised as follows:</p> <p>The site is close to the M42 motorway and there are issues in respect of noise. Also, the proposal will result in additional traffic on Birmingham Road.</p> <p>The proposal should include all of the ADR land to the south to achieve a more comprehensive development.</p> <p>Whilst this view should be noted, the application needs to be determined on its individual merits and the land ownership is a separate matter.</p> <p>Members should note that the Heads of Terms of a S106 Agreement have been agreed as follows:</p> <ul style="list-style-type: none">• A Public Open Space contribution of £67,589.60 towards improvements to the MUGA at Swans Length• 40% Affordable Housing (10 units) with a 50/50 Social/Intermediate split <p>Members should note that Worcestershire County Council Education Services are not now seeking an education contribution in respect of the scheme (Confirmed by email 26.10.2011).</p> <p>Additional Response received from Strategic Housing Manager 04.11.2011.</p> <p>As a strategic housing site of 27 homes, we have sought and reached agreement for on-site provision of 40% affordable housing (10 units) on the site which has been increased from an original proposal by the developer to provide 30% affordable housing.</p> <p>Following lengthy negotiations with the developer we have achieved agreement upon a tenure split of 50% Social Rented Housing and 50% shared ownership which taking to account the relatively small scale of the development and the fact that the social housing provision includes two four bedroom houses, this is a tenure split that I am able to endorse.</p>

Members should note that page 33 of the Report on Agenda Item 6 required amendments to the *design and layout* of the proposal in order to satisfy the requirements of Supplementary Planning Guidance Note 1 (SPG1) (Residential Design Guide). The amendments have been agreed with the applicant and are summarised as follows:

- Shifting of plots 6-9 southwards to allow Plot 4 to be moved forward to achieve 12.5m distance separation with plot 6
- Setting forward of plots 17 and 18 to achieve 20m back to back distance with plots 10 and 11
- Setting back of plot 19 to provide distance separation of 19.8m between front facing elevations of plots 19, 17 and 18
- Redesign of plot 23, 26 and 26 resulting in the loss of plots 26 and 27 and one new unit in place of plot 23. This has allowed for the setting forward of the two new units to achieve 20.9m distance separation between the rear gardens of plots 19, 23 and 24 and a car port area to be positioned opposite
- Redesign of plots 24 and 25 with the removal of the detached properties with garages and replacement with a terrace of three units.

House type design changes

- Plots 5 and 12 - the repositioning of the main windows to face the access road (northern elevation) and the southern elevation to conform with fig 14 of SPG1. Tax windows will be introduced on the elevations west plot 5 and east side of plot 12, these are purely design features of a bricked up window.
- Plots 10 and 11 - the replacement of the second floor dormer windows with velux roof lights with a specified cill height
- Plots 19 and 20 - the removal of the dining room side windows

I consider that the amended design and layout of the scheme is appropriate and acceptable and the number of units proposed remains the same. The amended scheme is in accordance with the guidance of PPS3 and SPG1.

Taking all matters into account and the agreed Heads of Terms for the S106, the Recommendation on this application has been amended as follows:

RECOMMENDATION: 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 financial contributions for:

- (a) play space provision
- (b) the securing of 10 affordable housing units

MINDED TO APPROVE

11/0682-SG	<p>Members requested information on the site of Poultry Farm Cottage, Agmore Lane, Tardebigge, determined under application ref: B/2005/0670. This application sought planning permission for a single storey rear extension of approximately 14sqm. The Council refused planning permission on the basis that the cumulative impact of extensions to the property would exceed the 40% allowance stipulated in SPG7 and would therefore represent inappropriate development in the Green Belt. In this application there was a fundamental dispute over what made up the original dwelling. At some time between surveys in 1927 and 1970 outbuilding were constructed. The Council, at the time of their decision had no evidence to show that these were constructed before 1st July 1948, or if they had been, that they were a part of the residence, rather than being used for farming purposes, such as poultry housing. The application was tested at appeal and was subsequently allowed. It was the view of the Inspector that there was considerable doubt over whether the outbuilding were in fact in place in 1948, but the balance of probability nevertheless lies with the appellant. On this basis, it was accepted that the original house including the outbuildings had more original floor space than was accounted for by the Council. Therefore the proposal, when added to the recent extensions at the property would represent an increase of less than 40% which would not be disproportionate within the meaning of SPG7. On this basis there was no requirement on the appellant to demonstrate any very special circumstances.</p> <p>Whilst the appellant has disputed the size of the original house for the current application at Gorse Lane Farm, I do not consider the case in point to be comparable to that above. This is because, the cumulative impact of the proposal, when added to the other extensions at the property, even when based on the appellant calculations regarding the size of the original house would still exceed the 40% allowance within the meaning of SPG7.</p>
11/0723-DMB	<p>CRM - views received 27.10.2011:</p> <ul style="list-style-type: none"> • I note the comments made by my colleague Stan Baker in relation to the previous application. • It appears that the path is to remain a feature of the development, my only concern is with its width and the possibility that vehicles may try to use it. • I think it important to ensure that measures are put in place to prevent vehicular access along its entire route. • I suggest that a line of bollards be put across the path to prevent this. <p>I have no further comments or objections regarding this application.</p> <p>2 additional representations received 27.10.2011 and 02.11.2011: Object to the pedestrian link from Lea Green Lane to the development</p> <ul style="list-style-type: none"> • The use of the link would cause loss of amenity through: • Noise and disturbance (including light pollution) • Lack of privacy

- Anti-social behaviour
- Crime risk (with particular reference to potential night time activity)

The representation received 02.11.2011 contains references the inability of the road infrastructure to cope with the increased volume of traffic, wildlife issues and property devaluation.

None of these issues are material to the determination of this Reserved Matters application

Additional views received from applicant's agent 07.011.2011 on sustainability issues:

- The site will be registered with the Considerate Constructors Scheme. Started in 1997, this important initiative operates voluntary Site and Company Codes of Considerate Practice, to which participating construction companies and sites sign up.
- The Site and Company Codes of Considerate Practice commit those contractors and construction companies in the Scheme to be considerate and good neighbours, as well as respectful, environmentally conscious, responsible and accountable. In addition they must also consider their appearance and safety.
- Posters are displayed around the construction site setting out the Code to which the sites and companies are committed. If passers-by wish to comment, the name and telephone number of the Site Manager or company contact are clearly displayed, alongside the free phone telephone number of the Scheme administration office

Design

- The scheme follows the principles put forward at the outline stage in that a large number of dwellings have south facing gardens and the number of north facing gardens has been minimised. Block orientation has been considered to ensure opportunities for natural daylight are maximised.

Environmental / Sustainability

- The affordable dwellings will all meet Code 3 of the Code for Sustainable Homes
- With regard to drainage techniques, the proposal uses Sustainable Urban Drainage techniques with the creation of a balancing pond in the north eastern corner of the site. This will ensure that run-off is restricted to less than the greenfield run off rate, including an allowance for climate change. Work has already commenced to clear the watercourse along the northern site boundary as specifically requested by local residents.
- There is also a travel plan for the site and the S106 Agreement accompanying the outline planning permission includes contributions towards off-site pedestrian and cycleway improvements.

	<ul style="list-style-type: none"> • There will be a reduction in the use of water and energy in the homes by carefully selecting more efficient fixtures such as dual-flush toilets and low-energy light fittings. • The site and buildings will be carefully monitored to keep the amount of waste taken off the site (from demolition, excavation and construction) to a minimum. The following specific measures will be implemented: <ul style="list-style-type: none"> • Separate and reduced waste streams during construction; • Minimise the materials imported and exported from site; and • Responsible sourcing and specification of materials and construction techniques.
<p>Urgent Item 11/0661-DMB</p>	<p>Additional information on the use of sirens:</p> <ul style="list-style-type: none"> • The police element of the building will have full time officers working in set shift patterns. Most police officers will be out in cars and will be redirected to incidents as and when required. Special police teams could have varying working patterns depending on the type of work being undertaken. • The use of sirens for police vehicles exiting the site will be limited to incidents of persons or vehicles causing an obstruction on the access road in front of Brook Court/Slideslow Drive. In normal circumstances the use of sirens will commence when the vehicles enter the main carriageway of Burcot Lane/the main carriageway of Slideslow Drive. • The use of sirens for fire tenders utilising the secondary egress will be limited to the School Drive carriageway and not on the secondary egress itself. • The Police/Fire Service will operate under an internal agreement on such matters. <p>Additional information received from applicant 04.11.2011 clarifying a number of matters:</p> <p>Sleeping Accommodation</p> <ul style="list-style-type: none"> • The Fire and Rescue Service will have sleeping accommodation located on the ground floor as shown on drawing number 6543 L(04)003 Rev E. This will consist of seven, individual, single rooms with en-suite WC and shower facilities. <p>Staffing Levels</p> <ul style="list-style-type: none"> • All as indicated on page 14 of the Design and Access Statement dated July 2011 both Police and Fire and Rescue Service will operate a shift pattern allowing the building to operate on a 24/7 basis. • Consequently there may be 40 Fire and Rescue personnel and 50 Police personnel working from the new Police Station at any one time, however; as some Police Officers will work remotely from operational vehicles they will not always respond directly from the station.

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