



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 28TH MAY 2012
AT 6.00 P.M.

COUNCIL CHAMBER, 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.

6. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting) (Pages 1 - 8)

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

K DICKS
Chief Executive

**Bromsgrove District Council
Planning Committee**

**Committee Updates
28 May 2012**

11/0748/DMB

Report Clarity Issues

Plans

The proposed Woodland Planting Plan (drawing reference PJF066-P006-029) and Traffic Calming Measures for Groveley Lane (Drawing Reference PIELMP-H003-1134 Rev C – Longbridge East/Groveley Lane – Highway Improvements) form part of the application drawings for consideration by Members.

Confirmation that the amendments to the affordable housing provision do not alter the previously submitted house type elevations or their internal floor plans. Where previously identified open market plots have been replaced with affordable units, the planning layout and drawings have been altered so that the house type codes for each plot tallies with the new planning layout. The detailed landscaping for individual plots has also been amended to reflect the new planning layout although, again, these are very minor in nature.

I am thus seeking delegated powers to deal with these minor amendments to the submitted plans alongside the stated recommendation.

Density (page 12/38-39)

The overall density has been calculated from the net figure, excluding public open space. This results in a maximum of 725 dwellings on 17.96 hectares at the resultant maximum average density of 40 dwellings per hectare.

The three character areas provide a range of densities appropriate to the character proposed. It is proposed that any combination of these densities should not exceed the whole site maximum average density of 40 dwellings per hectare stated or more than the maximum 725 dwelling proposed.

How one phase relates to the next will be subject to separate detailed planning applications for each phase. However, each phase has been provided with a distinct edge.

Land Levels (page 22)

The reports details land level differences to the rear properties of dwellings on Parsonage Drive. This has been reported in error and was only typical of the height difference on the southern part of the site. Site remodelling to the rear of Parsonage Drive has now been completed to formation level and the relationship of the site to Parsonage Drive can be seen on the photograph displayed (Photograph to be displayed as part of the presentation).

Community Building (page 23)

Clarity that recent discussions have confirmed that the size of community building has been increased to 450 square metres.

Public Open Space (page 42-44)

The report details a shortfall in public open space provided on site. This calculation only includes the proposed park. Additional informal open recreational space is proposed to the south of the site and also through to the western pond area which all contribute to open space provision and amount to provision in excess of the 4 hectares in line with SPG11. This is in addition to the extensive open space provision opposite the Groveley Lane frontage to the site on Cofton Park.

Additional Heads of Terms for the Section 106 Agreement:

- (i) Payment of the District Council's reasonable and proper legal fees incurred in connection with the completion of the Agreement.
- (ii) The payment of a monitoring fee at £50 per dwelling index linked applicable from the 230th unit onwards
- (iii) The Owners undertake to provide employment and apprenticeships with skills training and further education to Local People in connection with the construction and operation of the Development in the following ways:
 - Prior to Implementation of the Development the Owners undertake to designate a Local Skills and Employment Co-ordinator who shall where practicable liaise with and work in partnership with the Longbridge Employment and Skills Group to ensure the aims of this Schedule are followed; and
 - To issue a written statement to contractors and sub-contractors for contracts associated with the construction or operation of the Development requesting that such contractors and sub-contractors use reasonable endeavours to notify local employment agencies in the District Council's area and the city of Birmingham of all job vacancies as soon as the vacancies are known; and that evidence of notification of all job vacancies be given to the District Council; and
 - To issue a written statement to contractors for the Development requesting a written assurance from such contractors and sub-contractors to use reasonable endeavours to comply with equal opportunities of employment and training for Local People and Local Businesses and where possible to offer apprenticeships to Local People who may qualify under a government scheme or some other scheme that may be in place from time to time by the government the District Council or some other employment agency at the time the Development is Implemented; and to advertise vacancies in local job centres and local newspapers; and to provide appropriate and adequate training skills for all new employees or apprenticeships during the construction phase of the development

Clarity that the viability reviews to be submitted on completion of the 230th and 477th dwellings, with the viability review updating the current Delivery and Viability Report submitted with the current application.

Cofton Hackett Parish Council – additional views received 28.05.12:

- The Parish Council is generally in favour of the two applications but would propose a condition relating to the 450 square metre Community Centre.
- In both documents the Community Centre is mentioned as part of Phase 2 build of the development of Longbridge East.
- Cofton Hackett Parish Council would request that the Community Centre be built as an addition to Phase 1 i.e. Phase 1 ½ rather than wait for several years.

11/0750/DMB

Report Clarity Issues

The Traffic Calming Measures for Groveley Lane (Drawing Reference PIELMP-H003-1134 Rev C – Longbridge East/Groveley Lane – Highway Improvements) form part of the application drawings for consideration by Members.

Affordable Housing (page 72)

Bullet 3 refers to 19 affordable units not the agreed proposal of 36 units

Conclusions (page 87)

Typing error: the higher affordable housing target in the AAP target was aspirational, not inspirational

Housing Mix

Confirmation of minor change to the housing mix. This reflects the change in the affordable housing mix which has been negotiated at 36 plots split equally over the rented and shared ownership tenure.

The **new** mix across the entire scheme is as follows:

Property Type	No. of bedrooms	No. of units	Proportion of mix
House	2 bedroom	38	16%
	3 bedroom	81	35%
	4 bedroom	106	47%
Flat Over Garage (FOG)	2 bedroom	4	2%
Total		229	100%

For reference, the mix was previously set at:

Property Type	No. of bedrooms	No. of units	Proportion of mix
House	2 bedroom	38	16%
	3 bedroom	82	36%
	4 bedroom	105	46%
Flat Over Garage (FOG)	2 bedroom	4	2%
Total		229	100%

Affordable Housing

Confirmation of minor change to the affordable housing mix:

The **new** mix is as follows

Property Type	Affordable Rent	(Shared Ownership)
2 Bed House	6	13
3 Bed House	6	5
4 Bed House	6	
Total	18	18

For reference, the mix was previously set at:

Property Type	Affordable Rent	(Shared Ownership)
2 Bed House	8	10
3 Bed House	4	8
4 Bed House	6	
Total	18	18

Section 106 Agreement: Update

Additional Heads of Terms for the Section 106 Agreement:

- (i) Payment of the District Council's reasonable and proper legal fees incurred in connection with the completion of the Agreement.
- (ii) The sum of £22,500 to be paid to the District Council towards the costs incurred in relation to the viability assessment for the development on completion of the Section 106 Agreement.
- (iii) The Owners undertake to provide employment and apprenticeships with skills training and further education to Local People in connection with the construction and operation of the Development in the following ways:
 - Prior to Implementation of the Development the Owners undertake to designate a Local Skills and Employment Co-ordinator who shall where practicable liaise with and work in partnership with the Longbridge Employment and Skills Group to ensure the aims of this Schedule are followed; and
 - To issue a written statement to contractors and sub-contractors for contracts associated with the construction or operation of the Development requesting that such contractors and sub-contractors use reasonable endeavours to notify local employment agencies in the District Council's area and the city of Birmingham of all job vacancies as soon as the vacancies are known; and that evidence of notification of all job vacancies be given to the District Council; and
 - To issue a written statement to contractors for the Development requesting a written assurance from such contractors and sub-contractors to use reasonable endeavours to comply with equal opportunities of employment and training for Local People and Local Businesses and where possible to offer apprenticeships to Local People who may qualify under a government scheme or some other scheme that may be in place from time to time by the government the District Council or some other employment agency at the time the Development is Implemented; and to

advertise vacancies in local job centres and local newspapers; and to provide appropriate and adequate training skills for all new employees or apprenticeships during the construction phase of the development

Cofton Hackett Parish Council – additional views received 28.05.12:

- The Parish Council is generally in favour of the two applications but would propose a condition relating to the 450 square metre Community Centre.
- In both documents the Community Centre is mentioned as part of Phase 2 build of the development of Longbridge East.
- Cofton Hackett Parish Council would request that the Community Centre be built as an addition to Phase 1 i.e. Phase 1 ½ rather than wait for several years.

12/0066/DMB

- As augmented by sketch views received 24.05.12
- As augmented by Supplementary Evaluation of the Design and Appearance of the New Dwellings document received 23.05.12

Affordable Housing Issues

Additional views received from Strategic Housing Manager 25.05.12:

A registered provider Jephson Midlands has now been appointed to manage the affordable housing units on this site.

The original indication Strategic Housing gave for 8 retirement flats (4 x shared ownership and 4 x rent) was based on the understanding that this would be a separate block. This is not now the case. The application proposes a mixed block of 15 flats both 1 & 2 bed and a mix of retirement and general needs which is undesirable both from a management perspective and the saleability of the shared ownership units. The 'L' shaped layout makes it difficult to proceed with the current proposed mix.

Following a further meeting with Jephson Midlands on Monday 21 May, the Strategic Housing team has agreed to look at the mix and make some additional changes as show in the following table:

New Proposed mix	Rent	Intermediate
1 Bed apartment	6	0
2 Bed apartment	3	6
2 bed house	6	1
3 bed house	8	2
	23	9

This would make all the 2 bed apartments shared ownership with their own separate entrance in one of the 'L' shaped block and provide all the rental units in the other wing of the block. This hopefully would make the shared ownership units more attractive.

It would also give a slight increase (by 1 unit) in the rented units but most importantly increase the 1 bed rented units to 6. Due to the impact of welfare reform and the changes in Housing Benefits we are looking to provide smaller

	<p>units for existing tenants to downsize into and this would assist us in meeting this emerging need for smaller units.</p> <p>The loss of 1 shared ownership unit will be compensated for by the fact that all the shared ownership units are now 2 bed thus a higher value.</p> <p>I have also agreed that the rented wing no longer needs a lift which should help the scheme stack up with the proposed changes. I have said that the shared ownership block needs to have the lift retained.</p> <p>Any change to the Section 106 Agreement tenure mix can be dealt with via a Deed of Variation.</p> <p>The applicant has raised no objection to the proposed change to the affordable housing mix.</p> <p>Village Green Issues</p> <p>Worcestershire County Council has informed the District Council on 23 May 2012 that it is in receipt of an application to register the land as a Town and Village Green under the Commons Act 2006.</p> <p>The County Council must now publish Form 45 as required by the Commons Act 2006 and Commons (Registration of Town or Village Green) (Interim Arrangements) (England) Regulation 2007.</p> <p>Any person wishing to object to the registration of the land as a town or village green must send a statement of the facts upon which the objection is based to Worcestershire County Council on or before 6 July 2012.</p> <p>For the reference of Members, under section 15 of the Commons Act 2006, land can be now registered as a green if it has been used by local people for recreation 'as of right' (<i>i.e.</i> without permission, force or secrecy) for at least 20 years.</p> <p>The greens registration system works entirely independently of the planning system. Although the Village Green application has been lodged with the County Council, it does not prevent the District Council from determining the Reserved Matters application.</p>
12/0170 DK	<p>Members should note that the Report to Planning Committee referred some minor amendments being required to secure full compliance of the scheme with SPG1.</p> <p>These amendments are as follows:</p> <ul style="list-style-type: none"> • The bedroom windows in the side of the block containing plots 2 – 5 have been removed because of their proximity to plots 10 and 11. • The small window serving a kitchen on the first floor (Plot 15) has also been removed because of its close proximity to the rear garden of No. 43 Cobnall Road. <p>The scheme now fully complies with SPG1 and only the amended plans should be considered in the determination of the application.</p>

	<p>1 additional comment received: 16.05.2012 as follows:</p> <p>Concerns are raised about the prospect of the new housing developments in Church Road and Cobnall Road. As residents of Catshill both myself and my husband have difficulties leaving the village in a morning to reach the M5 and Redditch. The current road network in the village, in particular the traffic lights at Golden Cross Lane, and the surrounding roads, in particular the A38 between the M5 and Bromsgrove Golf club cannot handle the amount of traffic already using them especially during rush hour. More housing will obviously lead to more road users especially at rush hour, making our journeys to and from work even longer and more difficult than they are already despite the short distances involved.</p> <p>It is understand that Catshill Doctors Surgery is no longer taking on new patients as it is already stretched to capacity and more housing developments will only put further strain on already overloaded public services and amenities.</p> <p>Members should note that the Drainage Engineer had requested additional information about the suitability of soakaways on the site. The applicant has confirmed (email 21.05.2012) that percolation tests have been carried out and show that the ground is suitable for soakaways. The Drainage Engineer has confirmed that this is acceptable (email 28.05.2012).</p>
12/0310/HR	Application WITHDRAWN by applicant's Agent 25/05/12.

This page is intentionally left blank