



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 11TH JANUARY 2016
AT 6.00 P.M.

COUNCIL CHAMBER, 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 - 4)

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

K DICKS
Chief Executive

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**Bromsgrove District Council
Planning Committee**

**Committee Updates
11th January 2016**

15/0652 Fiery Hill Road, Barnt Green

Consultations

Barnt Green Parish Council

Having reviewed the updated highways information relating to the application 15/0652 submitted by CALA Homes (Re-alignment of Fiery Hill Road) the Parish Council has agreed to withdraw its objection.

Additional comments

The applicant has been liaising with the local member, Barnt Green Parish Council and the Barnt Green Residents association, regarding this planning application. The applicant has agreed to transfer ownership of the car park to the Parish Council and pay to them a commuted sum of £30,000 for future resurfacing / maintenance costs. Officers consider this approach to be acceptable that would provide an assurance that the car park will be maintained by a public body.

The applicant has suggested that this matter be covered under a S106 Agreement. Officers consider that this is a private arrangement and doesn't need to include the Council. Therefore, a S106 Agreement seems unnecessary. However, confirmation that the ownership of the car park has been transferred to the Parish Council could be submitted to the Council at a later date to discharge condition 7.

15/0779 The Dodford Inn , Whinfield Road

Consultations

Worcestershire Regulatory Services

In order to minimise any noise / dust nuisance from the proposed works, the applicant should refer to guidance set out in WRS Demolition and Construction Guide.

1 letter of support

We believe that giving planning permission will enhance the village, ensuring the village retains its tradition of the Dodford Inn being a popular and much used meeting place for local residents, whilst enhancing the experience with a new and wonderful place to eat and drink.

The applicants have created a magnificent venue, and first class restaurant. We wholeheartedly support their planning application and believe their hard work will secure the future of this village asset that has recently seen very uncertain times.

We note that there are concerns about the impact of the village and local residents in relation to increased traffic and noise. We would like to state that residents of the village regularly walk to the facility. With respect to the noise concerns, the structure appears to be a well thought out plan aimed for diners and not a teenage audience.

15/0819 Land Off, East Works Drive

Consultations

Strategic Housing

Accept that this phase is a small phase of the overall redevelopment of the East Works site, and therefore, accept the location and external appearance of the social housing units on this occasion and support the revised scheme.

Birmingham City Council

No objection to housing on the site, but are concerned that no contributions have been offered to contribute towards local community infrastructure. The Council considers that a contribution to open space and informal recreation facilities is required as part of this application. Improvements to Cofton Park or Lickey Hills Country Park and Visitor Centre could be considered.

Cofton Hackett Parish Council (Additional comments)

St Modwen we believe have been, and are still very community minded, having made S106 contributions to schools, paid development monies to Worcester County Council for the implementation of a traffic calming scheme for Groveley Lane and are keen to start design work on a Community facility.

The approval of the build of 41 houses as Phase 2a could provide a trigger point for the commitment by St Modwen for the design and build of a Community facility on the site to the north of the Phase 1 development.

The Parish Council understand the above application is going before the Planning Committee on Monday evening January 11th . The Parish Council is concerned that if this application is deferred again or even refused this will halt further development on the site and we may lose the Community facility.

Additional comments

The applicant has provided the following summarised points to address concerns raised by members at the last Planning Committee:-

Public Open Space

- o A consultation response from Birmingham City Council has been submitted which queries the public open space provision for this phase of development. A proposed area of public open space, which is located directly to the west of this phase and is within the applicant's control. Links to the Worcestershire Way will link the Public Open Space and create a connected walking route within the local area. The S106 agreement will require a detailed scheme for this proposed POS to be submitted prior to the occupation of the 30th dwelling of this 41 unit scheme, together with a programme for its delivery and details of the future management/maintenance arrangements. In addition the S106 will require the land on which the POS is to be located to be safeguarded for use as POS until the POS is delivered.
- o Arrow Park and its play facilities are directly in front of this phase and the extensive open space at Cofton Park is a short walking distance for residents to use until the remainder of open space is delivered.
- o Members were concerned with the delivery of the remaining residential development proposed within phase 2B (to the south of the application site). The S106 agreement will require a planning application for the remaining residential development in phase 2B to be submitted before the occupation of the 30th dwelling.
- o Members had concerns when the community facility would be delivered. The S106 agreement will require a detailed planning application for the community facility to be submitted before the occupation of the 30th dwelling. A detailed programme for the implementation and future management of this facility is to be provided prior to the 30th occupation.

Affordable Housing

- o Members were concerned with the location, amount and design of the affordable housing.
- o The Planning Officer and Housing Enabling Officer supports the scheme
- o The housing mix is policy compliant.

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- o The location of these units reflects the approach that was considered acceptable in phase 1
- o The larger dwellings 'frame' Arrow Park, and the introduction of smaller units in this location would disrupt the built form and urban design principles which are being followed.
- o Registered providers support the proposed layout
- o Plots 28-31 will have a brick finish, adding further variety to the pallet of materials in this area.
- o The affordable houses are of a high quality and do not differentiate from the design and quality of the market dwellings.
- o Phase 2b will introduce new clusters across the site, rather than continue this cluster

Drainage

- o Members queried the use of SUDs within the development. A further meeting has been held with North Worcestershire Water Management and a SUDs proposal is being designed for this site. At present the Yellow Fish Scheme and Porous Paving are proposed. The porous paving will assist in improving water quality and provide a form of attenuation. Such measures will comply with condition 14 which requires a scheme for foul and surface water to be submitted to the LPA.

Planning obligations

Following on from comments raised by Birmingham Council negotiations have been held with the applicant for an enhancement contribution towards the local community infrastructure. It is proposed that £50,000 be sought to improve the Lickey Hills Visitor Centre and in particular provide new toilet facilities. The applicant agrees to this contribution.

Amended recommendation

RECOMMENDATION:

- (a) **MINDED to APPROVE FULL PLANNING PERMISSION**
- (b) **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 the following matters:
 - (i) £2,460.00 as a contribution towards the provision of wheelie bins for the scheme.
 - (ii) The on-site provision of affordable housing to be maintained as such in perpetuity.
 - (iii) £50,000 as a contribution towards new toilet facilities at Lickey Hills Visitor Centre.
 - (iv) Trigger points to be provided to ensure the following when the next phased application is submitted for residential development:-
 - o To ensure the implementation of the open space area adjacent to the site.
 - o To ensure the submission of an application for a community centre.

15/0964 40 Marlborough Avenue, Bromsgrove

One additional letter of objection has been received by the Council for this application. Points raised are contained within the report.

15/0969 118 Kidderminster Road, Bromsgrove

This item has been withdrawn from the Agenda and will be considered at a future meeting.

15/1041 Sunday Hill, Whinfield Road

No Updates

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