



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 4TH APRIL 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 - 2)

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

K DICKS
Chief Executive

**Bromsgrove District Council
Planning Committee**

**Committee Updates
4th April 2016**

15/0994 Market Hall Site, St John Street/Hanover Street, Bromsgrove

Deliveries

For clarity:

The paperware/crisp delivery is a Lehnam delivery. Lehnam is a third party supplier delivering paperware (toilet rolls, kitchen rolls, other paper rolls) and crisps. They also collect plastic and cardboard recycling. All their deliveries are on pallets. They normally have a 4 hours window to deliver.

Informatives

For clarity:

The applicant's agent has:

- o Obtained a build over agreement from Severn Trent Water Limited
- o Obtained an archaeological brief

15/1008 Burcot Grange, 23 Greenhill, Burcot, Bromsgrove

Tree Officer: views received 1 April 2016:

I can confirm the site is covered under Bromsgrove District Council TPO (10) 2010 which is an area order and would cover all the trees within the site. The removal of the trees to allow for construction would be in accordance with the order but they would still be required to submit a TPO application before removing any of the trees.

I have carried out a site visit earlier today to check through the Tree Protection Plan (9005 TPP 01) which was supplied by Aspect Arboriculture. It appears Gavin was happy with the proposed tree protection plan and the purposed entrance and visibility splay plan.

After visiting the site earlier today I would be happy for the development to go ahead providing the following conditions are adhered to in relation to the trees on the proposed development:

- o All trees within the site classified in Category A and Category B as highlighted with the Tree Protection plan (9005 TPP 01) are afforded protection throughout any ground or construction work in accordance with BS5837:2012 and appropriate root protection fencing is constructed before any grounds work commences on site.
- o Any construction work to the purpose access roads which encroaches into the Root Protection Area (RPA) of the retained trees will require a no dig construction above the soil with the use of 150 mm Cell web and a porous road surface to allow for air and moisture exchange to the root system.
- o The footprint of any of the purpose buildings which encroaches into the Root Protection Area will be manually excavated under direct Arboricultural supervision. With ground boarding to be positioned between the purpose building footprint and the tree protection barriers as highlighted in the tree protection plan (9005 TPP 01)
- o Construction of the purpose visibility splay will afford full protection to T162 Yew (*Taxus baccata*) and T163 Oak (*Quercus robur*) in accordance with BS5837:2012, as highlighted in drawing number 9005 TTP 02. With the retained area of the RPA of Yew and Oak to be mulched. All works to accommodate the access are to be undertaken with an Arboricultural watching brief and to be timed to occur within the period of dormancy
- o As agreed with Gavin Boyes (Senior tree officer) the purposed visibility splay will require the removal of G4 Laurel hedge, T161 Cypress and T159 Holly which I have no objections to

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- o their removal due to their low amenity value and poor form.
- o I have no objection to the removal of any trees which have been classified in the U category which are highlighted in the tree protection plan (9005 TTP 01) as they provide little in the way of amenity value and are of poor form or have various structural defects.
- o The Soundwood Tree Consultancy report using a PICUS for a more detailed inspection of T151 Beech (*Fagus sylvatica*) has concluded the extent of the decay within the main union and to approx. 1 Metre below the main union. Due to the findings of the report I would agree with Gavin Boyes (Senior Tree Officer) that the extent of the decay is not as bad as envisaged due to remaining residual sound wood around the cavity but due to the progressive decline of the Beech (*Fagus sylvatica*) and the high target area where the Beech is situated I would have no objections to its removal.

Additional Conditions:

10. The trees classified in Category A and Category B as highlighted with the Tree Protection plan (Ref:9005 TPP 01) shall be afforded protection throughout any ground or construction work in accordance with BS5837:2012 (Trees in relation to Construction). This shall include the provision of appropriate root protection fencing before any ground work commences on site.

Reason: This is required as a pre commencement condition to protect the trees which form an important part of the amenity of the site in accordance with policy C19 of the Bromsgrove District Local Plan 2004.

11. The proposed construction work in relation to the access roads which encroaches into the Root Protection Area (RPA) of the retained trees shall be carried out using a no dig construction method with the use of 150 mm Cell web and a porous road surface to allow for air and moisture exchange to the root system.

Reason: Required to protect the trees which form an important part of the amenity of the site in accordance with policy C19 of the Bromsgrove District Local Plan 2004.

12. The footprint of any of the buildings which encroach into the Root Protection Area of the retained trees shall be manually excavated under direct Arboricultural supervision.

Reason: Required to protect the trees which form an important part of the amenity of the site in accordance with policy C19 of the Bromsgrove District Local Plan 2004.

13. The works to the following trees T162 Yew (*Taxus baccata*) and T163 Oak (*Quercus robur*) to facilitate the visibility splay at the entrance to the site (as outlined on Plan Ref: 9005 TPP 02) shall be carried out in the period of dormancy.

Reason: Required to protect the trees which form an important part of the amenity of the site in accordance with policy C19 of the Bromsgrove District Local Plan 2004.

Parking

The previous outline application (10/0334) provided 34 parking spaces and 12 additional spaces were provided with the extension application 10/0337. (Total of 46). A total of 42 are now being provided with the current application which is acceptable according to WH.

Contaminated Land

Members should note that some of the contaminated land conditions have been removed since the Council has previously discharged conditions on the basis of a detailed contaminated land survey conducted by Applied Geology (Report No. AG1572-11-L81).