



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 9TH MAY 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

**Bromsgrove District Council
Planning Committee**

9 May 2016

Committee Updates

16/0120 George Road, Bromsgrove Technology Park

Consultation Responses

NWEDR - Overall, NWEDR are very supportive of the economic growth in the area. This proposal will see an employment site that has been vacant for a number of years developed in line with its allocation. The granting of permission would also be in line with the presumption in favour of sustainable development, which sits at the heart of the NPPF, as well as helping to meet the adopted Economic Development priorities set out by Bromsgrove District Council. 26.4.16

Worcestershire County Highways

Further comments Received 5.5.16 no objections subject to conditions and notes:

HC5 - Visibility splays (modified)

Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6m above ground level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 70m (to the right) 100m (to the left) in each direction along the nearside edge of the adjoining carriageway as provided on the layout plan. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

HC8 - Vehicle access construction (modified)

Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety.

HC25 - Access, turning and parking

The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

REASON: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

HC31 - Parking Provision

41 car parking spaces shall be provided on site and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.

HC35 - Cycle Parking

Prior to the first occupation of the dwelling hereby approved secure parking for cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these

facilities shall thereafter be retained for the parking of cycles only.

REASON: To comply with the Council's parking standards

HC44 - Wheel Washing

The development shall not begin until wheel cleaning apparatus has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and which shall be operated and maintained during the construction of the development hereby approved.

HC51 - Parking for Site Operatives

The development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision be retained and kept available during the construction of the development.

REASON: To prevent indiscriminate parking in the interests of Highways safety.

HC53 - Travel Plan Condition

The development hereby permitted shall not be brought into use until the applicant has submitted to and have approved in writing a travel plan that promotes sustainable forms of access to the site with the Local Planning Authority. This plan thereafter will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

REASON: To reduce vehicle movements and promote sustainable access

HC54 - Construction Environmental Management Plan

A Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include the following:-

- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);

The measures set out in the approved Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason - To protect the amenities of nearby properties during the construction of the development and to protect the natural and water environment from pollution.

Notes:

HN1 - Mud on Highway

The attention of the applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site of any works pertaining thereto.

HN4 - Private Apparatus within the Highway

This permission does not authorise the laying of private apparatus within the confines of the public highway.

Agenda Item 4

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 751651), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway.

Precise details of all works within the public highway must be agreed on site with the Highway Authority.

HN5 – Alteration of highway to provide new or amend vehicle crossover

This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.

HN9 - No Drainage to Discharge to Highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or Vehicular turning area does not discharge onto the Public Highway. No drainage or effluent from the proposed development shall be allowed to discharge into any Highway drain or over any part of the Public Highway.

2 Further responses received outlining further comments in regard to the re-consultation with respect to design impact on amenity.

Additional Condition relating to lighting:

The development shall not be occupied until details of the external lighting to be used have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details and shall be maintained as such in perpetuity.

16/0191 Former Fire Station And Library Building, Windsor Street

Two further letters of support have been received raising no new issues.

Comments have also be received from North Worcestershire Economic Development and Regeneration Services (NWEDR). These are summarised below:

Overall, there are a number of benefits to this proposal. Crucially, from our perspective, the development will create jobs, through the construction period, and on completion the residents of the new scheme will provide an economic uplift to the town centre, due to the ease of access from the development site, through to the town. The presence of new residents in close proximity to the town centre is to be encouraged as it helps to sustain the vitality and viability of the business and services that exist within this area.

16/0216 Laurel Farm, Dagnell End Road

No Updates

Agenda Item 4

16/0225 Farthings, Holy Cross Lane
No Updates

16/0242 22 Alcester Road, Lickey End
No Updates