



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 3RD APRIL 2017
AT 6.00 P.M.

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

Committee Updates 3rd April 2017

16/1085 Longbridge East And River Arrow Development Site, Groveley Lane

Amended description

Outline Planning Permission for up to 150 dwellings with some matters reserved for future consideration (access, appearance, landscaping, layout and scale)

Full Planning Permission for a Community Facility including details of access and associated car parking, landscaping, drainage and other associated infrastructure.

Additional comments:-

The description has been amended slightly to clarify that up to 150 dwellings be provided on the site. As a result, condition 4 has been deleted.

County Highways have confirmed that they will **not** be requesting a financial contribution towards highway improvements in the area.

Given that the application is a hybrid one, conditions imposed are similar in nature but are addressing the two elements of the scheme 1. residential and 2. community centre.

Revised **RECOMMENDATION**:

- (a) **MINDED to APPROVE OUTLINE AND 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) A contribution towards the provision of wheelie bins for the scheme based on £61.40 per unit.
- (ii) A contribution towards enhancing an existing amenity asset (Lickey Hills) based on £1180.00 per unit.
1. Refurbishment of paths and improvements to accessibility to key areas of the park throughout the site, especially: Warren Lane, Upper Car Park and Visitor Centre car park.
 2. Beacon Hill - refurbishment of the Toposcope (the folly) and car park.
 3. Heritage features/buildings at the Lickeys, conservation and refurbishment - School Room (for education uses): refurbishment - including improved drainage and damp proofing and insulation, internal décor and storage; WW1 toilet block.
- (iii) The provision of affordable housing (35%) to be provided on site and maintained as such in perpetuity.
- (iv) Community centre to be provided on site and transferred to the Cofton Hackett Parish Trust / Appropriate body to maintain.

Amended conditions (mainly altered to include reference to the Community Centre)

2. With the exception of the proposed Community Centre as shown on approved drawings (to be defined), approval of the details of the Access, Appearance, Landscaping, Layout and Scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning

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Authority in writing before any development is commenced.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

4. Deleted.

6. Other than the materials as approved for the proposed Community Centre, details of the form, colour and finish of the materials to be used externally on the walls and roofs of the proposed dwellings shall be subject to the approval, in writing, of the local planning authority before the materials are used in the construction of the proposed dwellings.

Reason: To protect the visual amenity of the area.

7. No works or development shall take place on the proposed Community Centre until a scheme for foul and surface water drainage, along with a maintenance plan for this drainage scheme, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

8. No works or development shall take place, other than in respect of the approved Community Centre, until a scheme for foul and surface water drainage for the residential scheme, along with a maintenance plan for this drainage scheme, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

9. Development shall not begin, other than in respect of the approved Community Centre, until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning Authority, and the development shall not be occupied until the scheme has been constructed in accordance with the approved drawings.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

11. Prior to commencement of development, other than in respect of the approved Community Centre, a scheme of landscaping and planting shall be submitted to, and approved by the Local Planning Authority in writing. The scheme shall include the following:-

a) full details of all existing physical and landscape features on the site including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;

- b) full details of all proposed fencing, screen walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.

The approved scheme shall be implemented within 12 months from the date when any of the building(s) hereby permitted are first occupied or in accordance with a phased implementation plan to be agreed in writing with the Local Planning Authority.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: In order to protect the trees which form an important part of the amenity of the site.

14. Other than in respect of the approved Community Centre, Secure cycle parking facilities should be provided at the development as determined by Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be submitted to and approved by the local planning authority prior to the first occupation of the development. Reason: NPPF Paragraph 29 states; 'Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.'

15. Details of appropriate cabling and an outside electrical socket to be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking) shall be submitted to and approved by the Local Planning Authority. For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational before occupation. The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building. The approved scheme shall be implemented before the building(s) hereby permitted are first occupied

Reason: Paragraph 35 of the NPPF states; "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people.

Therefore, developments should be located and designed where practical to [amongst other things] incorporate facilities for charging plug-in and other ultra-low emission vehicles." AQAP Measure 5.2.10

18. Conditions /informatives recommended by Environment Agency.

16/1087 Longbridge East And River Arrow Development Site, Groveley Lane

Additional comments

County Highways have confirmed that they will not be requesting a financial contribution towards highway improvements in the area.

Amended conditions

7. The landscaping scheme including planting details and proposed fencing, screen walls etc. shown on Dwg. No.s (to be defined) shall be implemented within 12 months from the date when any of the building(s) hereby permitted are first occupied or in accordance with a phased implementation plan to be agreed in writing with the Local Planning Authority.

Agenda Item 4

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Reason: In order to protect the trees which form an important part of the amenity of the site.

Additional conditions

15. Details of appropriate cabling and an outside electrical socket to be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking) shall be submitted to and approved by the Local Planning Authority. The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building. The approved scheme shall be implemented before the building(s) hereby permitted are first occupied

Reason: Paragraph 35 of the NPPF states; "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people. Therefore, developments should be located and designed where practical to [amongst other things] incorporate facilities for charging plug-in and other ultra-low emission vehicles."
AQAP Measure 5.2.10

16. Conditions / informatives recommended by Environment Agency.

16/1143 27 Linthurst Road, Barnt Green

No Updates

17/0077 + 17/0078 + 17/0079 Land To South Stonehouse Lane, Hopwood

Letter from A E Fisheries – Outlining company involvement , letter contains justification for the works to the lake and fish welfare.

Further letter from agent to all Members of the Planning Committee dated 2.4.17.

Letter contains justification/reasons for the works for all three applications.

Officer response: all matters are covered in the relevant reports

17/0111 Clifford Cottage, Top Road, Wildmoor

No Updates