



## **BROMSGROVE DISTRICT COUNCIL**

### **VIRTUAL MEETING OF THE PLANNING COMMITTEE**

**MONDAY 21ST DECEMBER 2020**  
**AT 6.00 P.M.**

**MEMBERS:** Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), S. J. Baxter, A. J. B. Beaumont, S. P. Douglas, A. B. L. English, M. Glass, S. G. Hession, J. E. King, P. M. McDonald and P.L. Thomas

### **AGENDA**

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest  
  
To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. To confirm the accuracy of the minutes of the meetings of the Planning Committee held on 9th November and 30th November 2020 (Pages 1 - 20)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 20/00780/FUL - Proposed change of use for two units to B1 and two units to B8 - The Yard At Dusthouse Lane, Finch End Farm, Upper Gambolds Lane, Stoke Pound, Bromsgrove, B60 3HF - Mr. D. Harper (Pages 21 - 34)
6. 20/01041/FUL - Development of 1 dwelling house (part-retrospective) resubmission of 19/01002/FUL, Dellow Grove, Alvechurch, Birmingham, Worcestershire, B48 7NR - Mr. B. Footes (Pages 35 - 54)

7. 20/01063/FUL - Demolition of existing building and erection of 6 terraced houses, 182 Alcester Road, Hollywood, Birmingham, Worcestershire, B47 5HQ - Mr. Powell (Pages 55 - 80)
8. 20/01306/FUL - Demolition of single storey attached outbuilding. New two storey side extension and internal alterations to create additional living space and bedroom - 2 Humphrey Avenue, Bromsgrove, Worcestershire, B60 3JB - Mr. C. Slade, BDHT (Pages 81 - 92)
9. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting.

K. DICKS  
Chief Executive

Parkside  
Market Street  
BROMSGROVE  
Worcestershire  
B61 8DA

10th December 2020

**If you have any queries on this Agenda please contact**

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## **BROMSGROVE DISTRICT COUNCIL**

### **PLANNING COMMITTEE**

# **GUIDANCE ON VIRTUAL MEETINGS AND PUBLIC SPEAKING**

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Due to the current Covid-19 pandemic Bromsgrove District Council will be holding this meeting in accordance with the relevant legislative arrangements for remote meetings of a local authority. For more information please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police Crime Panels meetings) (England and Wales) Regulations 2020.

The meeting is open to the public except for any exempt/confidential items. Where a meeting is held remotely, “open” means available for live viewing. Members of the public will be able to see and hear the meetings via a live stream on the Council’s YouTube channel, which can be accessed using the link below:

Live Streaming of Planning Committee

Members of the Committee, officers and public speakers will participate in the meeting using Skype, and details of any access codes/passwords will be made available separately.

If you have any questions regarding the agenda or attached papers please do not hesitate to contact the officer named below.

#### **PUBLIC SPEAKING**

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments for the smooth running of virtual meetings. For further details a copy of the amended Planning Committee Procedure Rules can be found on the Council’s website at [Planning Committee Procedure Rules](#).

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair), as summarised below:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report
- 3) Public Speaking - in the following order:-
  - a. objector (or agent/ spokesperson on behalf of objectors);
  - b. applicant, or their agent (or supporter);

- c. Parish Council representative (if applicable);
- d. Ward Councillor

Each party will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to unmute their microphone and address the committee via Skype.

- 4) Members' questions to the Officers and formal debate / determination.

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**Notes:**

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 881406 or by email at [p.ross@bromsgroveandredditch.gov.uk](mailto:p.ross@bromsgroveandredditch.gov.uk) before 12 noon on Thursday 17<sup>th</sup> December 2020.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate via a Skype invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Skype, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Thursday 17<sup>th</sup> December 2020.
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.

- 5) **Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded and for any such items the live stream will be suspended and that part of the meeting will not be recorded.**

## **BROMSGROVE DISTRICT COUNCIL**

### **VIRTUAL MEETING OF THE PLANNING COMMITTEE**

**MONDAY 9TH NOVEMBER 2020, AT 6.00 P.M.**

PRESENT: Councillors P. J. Whittaker (Vice-Chairman, in the Chair),  
A. J. B. Beaumont, S. P. Douglas, A. B. L. English, M. Glass,  
S. G. Hession, C.A. Hotham ( substituting for Councillor S.J. Baxter),  
J. E. King, P. M. McDonald and M. A. Sherrey (substituting for Councillor  
R. J. Deeming)

Officers: Mr. A. Hussain, Mr. D. M. Birch, Mr. S. Jones, Miss. E. Farmer,  
Mrs. P. Ross and J Gresham

47/20 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were received from Councillor R. J. Deeming with  
Councillor M. S. Sherrey in attendance as the substitute member and  
Councillor S. J. Baxter, with Councillor C. Hotham in attendance as the  
substitute member.

48/20 **DECLARATIONS OF INTEREST**

Councillor C. Hotham declared an interest in Agenda Items 5, (Minute  
No. 51/20) and 6, (Minute No. 52.20) as follows:

Agenda Item 5 - An other disclosable interest in that he was acquainted  
with one of the GP's at Hillcrest GP surgery.

Agenda Item 6 – that he would be speaking on this item as Ward  
Councillor under the Council's public speaking rules. Following the  
conclusion of public speaking, Councillor Hotham took no part in the  
Committee's consideration nor voting on the matter.

49/20 **MINUTES**

The minutes of the Planning Committee meetings held on 22<sup>nd</sup>  
September and 5<sup>th</sup> October 2020, were received.

**RESOLVED** that the minutes of the Planning Committee meetings held  
on 22<sup>nd</sup> September and 5<sup>th</sup> October 2020, be approved as correct  
records.

50/20 **UPDATES TO PLANNING APPLICATIONS REPORTED AT THE  
MEETING**

The Vice-Chairman announced that a Committee Update had been circulated to all Planning Committee Members and he asked if all Members had received and read the Committee Update report.

Councillor M. A. Sherrey stated that she had been unable to access the Committee Update report therefore, it was agreed by Members that officers would cover the contents of the Committee Update report during their presentations.

51/20

**19/01356/FUL - FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE DEVELOPMENT OF 63 DWELLINGS WITH ASSOCIATED PUBLIC OPEN SPACE AND INFRASTRUCTURE - BARN HOUSE FARM, FOXLYDIATE LANE, REDDITCH, WORCESTERSHIRE, B97 5PB - REDROW HOMES LTD**

Officers reported that further comments had been received from Bentley Paucefoot Parish Council and officers responses to those comments, as detailed in the published Update Report, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers presented the report and in doing so drew Members' attention to paragraph A1 on page 17 of the main agenda report.

Officers explained that this was a matter being presented at appeal and therefore Members were being asked to reach a resolution on what their decision would have been, had they been in a position to consider the application under normal circumstances. The decision will ultimately be taken by the Planning Inspectorate, but in order for officers to prepare a statement of case in respect of this appeal it was necessary, because of the nature of this application being a major one, to firstly seek a resolution from Members as to what their decision would have been.

Members needed to be mindful that they would not be making a decision as such, they would be giving officers a mandate for approval or refusal of the application to be included in the statement of case to be submitted to the Planning Inspectorate.

The Chairman commented that Planning Committee Members had previously been asked to do this, so this was not unusual.

Officers continued and informed the Committee that the proposed development was on the edge of Webheath and the north side of Foxlydiate Lane. The site was wholly in the district of Bromsgrove but at the boundary with Redditch Borough Council; who were a consultee on this application. The site was located within the larger Foxlydiate development site.



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The application provided an appropriate portion of affordable housing included an allowance for vacant building credit as detailed in paragraph 63 of the main agenda report.

The properties had been designed to have a distinct 1930s architectural style inspired by the Arts and Crafts movement and would incorporate timber and tile with a mix of brick and render and eaves detailing.

As noted in the main agenda report there would be walking and cycling routes which would connect from this site to the large Foxlydiat site; enabling residents of this smaller site access to the facilities on the larger Foxlydiat development, without having to walk onto Foxlydiat Lane.

Barn House Farm comprised a collection of historic barns converted to residential use, with more modern barns to the north. The proposal entailed the demolition of all existing buildings on the application site. The buildings were non-designated assets and officers considered that the scale of the harm arising from their loss would not outweigh the benefit of redevelopment of the site for housing.

As agreed with the Chairman, officers briefly summarised the additional representations received from Bentley Paucefoot Parish Council and representations received from local residents; since the application was withdrawn from the agenda of the Planning Committee meeting held on Monday 5<sup>th</sup> October 2020, and officers responses, as detailed in the published Update Report.

The meeting stood adjourned from 18:26 p.m. to 18:54 p.m. due to external technical issues impacting on the Live Streaming of the meeting.

At the invitation of the Chairman, Mr. S. Hawley, the Applicant's Agent addressed the Committee. Councillor R. Cheape on behalf of Bentley Paucefoot Parish Council, also addressed the Committee in objection to the application.

The Committee then considered the Application, which Officers had recommended for approval.

Following an extensive debate, officers responded to a number of questions from Members and in doing so clarified that:

- The application site was located within Bromsgrove District and was intended to serve the development needs of Redditch Borough Council. With regards to the 5-year land supply, neither Bromsgrove District Council nor Redditch Borough Council were currently able to demonstrate a 5-year land supply, there was still a deficit despite approval of the larger Foxlydiat development.

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- The original application, which was withdrawn from Planning Committee on 5<sup>th</sup> October 2020, had been recommended for refusal by officers. However, the original objections raised by Worcestershire County Council, Highways Authority had been resolved. The applicant had engaged with WCC Highways Authority to address their concerns and a significant number of the concerns previously noted had subsequently been satisfactorily addressed.

With the agreement of the Chairman, Mr. G. Nock, Jacobs, who had acted on behalf of WCC Highways Authority providing advice on this application addressed the Committee.

Mr. Nock referred to the concerns raised by Bentley Pauncefoot Parish Council in respect of the proposed pedestrian access. The developer had now proposed to provide a 2m footway to be built all the way through the site and had put forward satisfactory actions for a safe and suitable access and proposed priority pedestrian route according to the National Planning Policy Framework (NPPF). The 2m footway would not be one continuous footway but would tie into the existing footway. Both Jacobs and Mott MacDonald had gone through some very detailed technical appraisals.

During the debate Members also raised a number some concerns with regards to the percentage and size of the affordable dwellings, lack of on-site open space and the demolition of heritage assets.

Officers commented that the proposed development provided the appropriate portion of affordable housing, up to 40%, which also included an allowance for vacant building credit as set out at paragraph 63 of the NPPF.

The access point in the development, in order to link this development to the facilities on the larger Foxlydiate development, would result in the loss of a non-designated heritage asset. However, officers had considered that the scale of the harm arising from their loss would not outweigh the benefit of redevelopment of the site for housing.

There was a small area of open-space at the northern end of the proposed site with funding being sought for off-site facilities on the larger Foxlydiate scheme.

WCC Highways Officers further clarified that with regards to the £10k funding sought for two bus stops, those costs had been provided to WCC from their passenger transport team.

Officers further responded to questions from Members with regards to the Construction Environmental Management Plans (CEMP) and in doing so explained that an additional condition could be included on the CEMP that, a vehicle routing plan be submitted. Officers could take enforcement action for any consistent breaches.

Officers commented that considerable time and legal advice would be sought for those s106 contributions yet to be confirmed and if they were Community Infrastructure Levy (CIL) compliant.

The Council's Legal Advisor stated that with regards to the trigger points for contributions to be paid for education provision, those trigger points would have been agreed with WCC education department and the developer.

Councillor C. Hotham proposed an alternative recommendation that Planning Permission be refused.

On being put to the vote, the Committee did not vote for the alternative recommendation and the Chairman went back to the original recommendation.

**RESOLVED** that Members would have been minded to GRANT full planning permission in the event that an appeal against non-determination had not been lodged and it had been able to determine the application.

- (a) that delegated powers be granted to the Head of Planning Regeneration to agree a suitable and satisfactory legal mechanism in relation to the following:
- (i) Sustainable Transport
    - £41,742 contribution for a bus service
    - Approximately £10,000 for 2 bus stops on Foxlydiat Lane
    - £59,000 free home to school transport
  - (ii) Personal Travel Planning
    - £200 Per Dwelling
  - (iii) Education Infrastructure
    - First School Contribution £204,096
  
    - Middle School Contribution
    - Primary phase £85,040
    - Secondary phase £93,208
  
    - Total Contribution = £382,344
  - (iv) Off-site sports contribution (To be Confirmed)
  - (v) Waste Management Contribution:
    - Green bins (recycling) £26.75
    - Grey bins (general refuse) £25.49
    - 1 set of bins therefore being £52.24
  - (vi) Planning Obligation Monitoring Fee: (To be confirmed)

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Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.

- (vii) GP Surgery Contribution £ 23,805 (to be confirmed)
- (viii) Redditch Town Centre Enhancement Works (To be Confirmed)
- (ix) The securing of a 36.5% provision of on-site affordable dwelling units (adjusted to take account of vacant building credit) which equates to 23 units.
- (x) The provision and future maintenance in perpetuity of the SuDs facilities.
- (xi) The provision of a pedestrian link with the adjoining development site subject to application 16/0263 and 2016/077
- (xii) A financial contribution of up to a maximum of £42,223.80 to meet annual shortfalls in NHS Service revenue.
- (b) that delegated powers be granted to the Head of Planning Regeneration to agree the final scope and detailed wording and numbering of conditions (which the Council would wish to see imposed in the event the appeal is allowed);

and

c) the following Conditions: -

- Time Limit for Commencement
1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- Plans
2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

DART\_\_THREE\_BLOCK\_-EF\_DD4\_M.2.0\_VER1\_\_1\_-902-896269

TAVY\_\_THREE\_BLOCK\_-EF\_TT3\_M.3.0\_VER1\_\_1\_-902-896289

TAVY\_\_FOUR\_BLOCK\_-EF\_TT3\_M.3.0\_VER1\_\_1\_-902-896287  
1690-08-02-120\_LOCATION\_PLAN\_1\_-896293

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TAVY\_\_THREE\_BLOCK\_-EF\_TT3\_M.3.0\_VER1\_\_1\_-901-896288  
AF-MAISONETTES\_-\_4X-903-896267  
DART\_\_THREE\_BLOCK\_-EF\_DD4\_M.2.0\_VER1\_\_1\_-901-896268  
TAVY\_\_FOUR\_BLOCK\_-EF\_TT3\_M.3.0\_VER1\_\_1\_-901-896286  
AF-MAISONETTES\_-\_4X-902-896266  
SUNNINGDALE\_901\_\_EF\_SUND\_DM.7\_\_VER3-896283  
TAVY\_\_2\_BLOCK\_-EF\_TAVY\_EM.1.0-901\_\_2\_BLOCK\_-896285  
1690-08-02-111\_MATERIALS\_PLAN-896255  
SUNNINGDALE\_902\_\_EF\_SUND\_DM.7\_\_VER3-896284  
1690-08-02-122\_- \_ENCLOSURES\_PLAN-896259  
1690-08-02-130\_HIGHWAY\_ADOPTION-A1-896261  
1690-08-02-123\_- \_FFLS-896260  
SHAFTESBURY\_901\_\_EF\_SHAF\_DM.7\_\_VER4-896280  
1690-08-02-100\_- \_SITE\_PLAN-A1\_1\_-896258  
1690-08-02-116\_- \_SECTIONS-896257  
AF-MAISONETTES\_-\_4X-901-896265  
HENLEY\_901\_\_EF\_HENL\_DM.6\_\_VER3-896271  
WARWICK\_901\_\_EF\_WARW\_DM.6\_\_VER3-896290  
70056785-LA-DPL-002-896264  
LETCHWORTH\_901\_\_EF\_LETC\_SM.5\_\_VER3-896275  
HENLEY\_902\_\_EF\_HENL\_DM.6\_\_VER3-896272  
LETCHWORTH\_903\_\_EF\_LETC\_SM.5\_\_VER3-896277  
LETCHWORTH\_902\_\_EF\_LETC\_SM.5\_\_VER3-896276  
OXFORD\_LIFESTYLE\_901\_\_EF\_OXFOQ\_DM.3\_\_VER3-896279  
LEAMINGTON\_LIFESTYLE\_901\_\_EF\_LEAMQ\_DM.2\_\_VER3-896273  
70056785-LA-DPL-001-896263  
LEAMINGTON\_LIFESTYLE\_902\_\_EF\_LEAMQ\_DM.2\_\_VER3-896274  
1690-08-02-112\_STREET\_SCENES-896256  
1690-08-02-140\_- \_SURFACE\_MATERIALS\_PLAN-896262  
MARLOW\_901\_\_EF\_MARO\_DM.2\_\_VER4-896278  
1690-08-02-110\_- \_SITE\_PLAN\_COLOURED-896254  
SINGLE\_GARAGE\_SINGLE\_002\_\_EF\_GAR\_SGS2\_1\_\_VER1\_1\_-896282  
SINGLE\_GARAGE\_SINGLE\_002\_\_EF\_GAR\_SGS2\_1\_\_VER1-896281  
DOUBLE\_GARAGE\_TWIN\_002\_\_EF\_GAR\_DGT2\_1\_\_VER1-89627

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

## Finished Floor Levels

3. Details of the finished ground floor levels of all the approved buildings and the finished ground levels along with details of existing ground levels based on OS datum shall accompany each Reserved Matters application. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is carried out at suitable levels and in relation to adjoining land and buildings and in the interests of amenity and highway requirements.

## Refuse storage facilities

4. Details of the facilities for the storage of refuse for any apartments within the development shall be submitted within each Reserved Matters. No individual apartment shall be occupied until approved refuse storage facilities to serve that dwelling have been provided in accordance with approved details.

Reason: To ensure the proposed dwellings have adequate refuse storage facilities and that such facilities ensure that the Local Authority refuse bins do not detract from the character and appearance of the development through failure to provide a space for their storage between collections.

## Hard Surfaces

5. Before development commences details of all proposed hard surface areas shall be submitted the Local Planning Authority. Such details shall include proposed finished levels or contours, car parking layouts, other vehicle and pedestrian footpaths/access and circulation areas, hard surface materials. No dwelling shall be occupied until the submitted details have been approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

## Landscaping

6. Before the dwellings are first occupied a scheme of landscaping comprising a plan and schedule detailing the size, species, specification and disposition of all proposed soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be all be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species.

Reason:- In the interests of the visual amenity of the area

## Tree Protection

7. All retained trees and their Root Protection Areas must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials within the Root Protection Areas of any retained trees. This fencing and /or ground protection shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

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

## Offsite Highway Works

8. The Development hereby approved shall not be occupied until the highway improvements / offsite works / site access works comprising: - Works as shown on drawing 08222-001 Rev A have been constructed and completed.

Reason: To ensure the safe and free flow of traffic onto the highway.

## Cycle Parking Provision

9. The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards

## Construction Environmental Management Plan

10. The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following: -

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives' facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.

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- Details of any temporary construction accesses and their reinstatement.
- A highway condition survey, timescale for re-inspections, and details of any reinstatement.
- A Monitoring mechanism for construction traffic

The measures set out in the approved Plan shall be carried out and complied with 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 ensure the provision of adequate on-site facilities and in the interests of highway safety.

## Travel Plan

11. The Development hereby approved shall not be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator and thereafter implemented as updated.

Reason: To reduce vehicle movements and promote sustainable access.

## Visibility Splays

12. The Development hereby approved shall not be occupied until the visibility splays shown on drawing 08222-001 Rev A have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

## Lighting Strategy

13. No development shall commence until details of an external lighting strategy has been all submitted to, and approved in writing by, the Local Planning Authority. The strategy shall:

a) Identify those areas/features on site that are particularly sensitive for bats and otters and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical



specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The external lighting plan for that Development Phase, must comply with the Guidance for the Reduction of Obtrusive Light criteria "E2" (Institute of Lighting Professionals, GN01:2011).

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

The approved details shall be implemented as approved prior to first occupation of that Development Phase.

Reason: To protect the visual amenity within the locality and to minimise the light pollution affecting the night sky. Save for the Advance Clearance Works, this is a pre-commencement requirement because of the need to secure satisfactory control over light pollution affecting the night sky in advance of the individual development phase commencing.

#### Archaeology and Heritage

14. No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
  - b) The programme for post investigation assessment.
  - c) Provision to be made for analysis of the site investigation and recording.
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

15. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (14) and the provision

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made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

## Species Protection

16. Prior to any site clearance, tree and hedgerow removal, demolition or construction, a species specific Reasonable Avoidance Measures (RAMs) method statement shall be submitted to and approved in writing by the Local Planning Authority in relation to
- i) reptiles, amphibians, bat species and small mammals.
  - ii) badgers during demolition and construction.
  - iii) breeding birds

The Reasonable Avoidance Measures (RAMs) shall thereafter be implemented in accordance with the approved method statements prior to any site clearance, tree and hedgerow removal, demolition or construction

Reason: To safeguard species protected species under The Wildlife and Countryside Act 1981 as amended within and adjacent to the development site

## Habitat Enhancement

17. Prior to the commencement of development details of proposed bat and bird boxes including specifications and installation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To ensure that the development incorporates suitable measures to support protected species.

## Land Contamination

18. With the exception of works relating to an approved scheme of remediation, site clearance, archaeological works, ecological mitigation, no development shall take place until points 1 to 6 have been complied with:
- i. A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of

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the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

- ii. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.
- iii. Where the site investigation identifies that remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority prior to development taking place. in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- iv. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
- v. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
- vi. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared; these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out

safely without unacceptable risks to workers, neighbours and other offsite receptors.

## HOURS OF WORKING AND DELIVERIES

19. Demolition/groundworks/construction work and deliveries shall not take place outside the following hours:  
Monday to Friday 07:00 - 18:00 hrs  
Saturdays 08:00 - 13:00 hrs  
and there shall be no working or deliveries on Sundays or Bank Holidays

Reason: In the interests of residential amenity

## Drainage

20. No works or development shall take place above foundation level until complete details for scheme for surface water drainage have been submitted to, and approved in writing by the Local Planning Authority. This should include, but is not limited to:-

- A detailed drainage layout showing all proposed private foul and surface water connections and SuDS features.
- Revised calculations in an electronic format.
- A simple index approach assessment considering the water quality of the sites surface water runoff.
- A plan showing the exceedance flows from any flooded volumes on the site.
- The approved scheme shall be fully implemented 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.

## Electric Vehicle Charging Points

21. Appropriate cabling and an outside electrical socket shall be supplied for each dwelling to enable ease of installation of an electric vehicle charging point (houses with dedicated parking) and be operational before the respective dwelling is first occupied. For all other uses with unallocated parking, at least 2 EV charging points per building (as a minimum) shall be provided and be operational before the respective building is first occupied/brought into use. The charging points must comply with BS:7671. The sockets shall comply with BS:1363, and shall be provided with a locking weatherproof cover if located externally to the building. The EV charging points required by this condition shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging equipment shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable transport modes by ensuring development is designed to enable charging of plug-in vehicles in safe, accessible and convenient locations in accordance with Paragraphs 108 and 110 of the NPPF.

52/20

**20/00951/FUL - ERECTION OF REPLACEMENT LAMBING SHED (RETROSPECTIVE) - THORNBOROUGH FARM, REDHILL ROAD, KINGS NORTON, BIRMINGHAM, WORCESTERSHIRE, B38 9EH - MR. K. MOORE**

Officers clarified that the Application has been brought to the Planning Committee for consideration at the request of Councillor C. Hotham, Ward Member.

Officers reported that further photographic evidence had been provided in objection to the application, as detailed in the published Update Report, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers presented the report and informed the Committee that the application was for retrospective planning permission for the retention of the existing lambing shed onsite.

Prior approval application reference 20/00606/CUPRIO was submitted to the Council to convert the lambing shed into a dwelling under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015 (as amended). As part of this application it came to light that substantial works had taken place in March / April 2020 to repair the building following storm damage.

The extent of the works to the building which included a complete replacement of the frame structure and rebuilding of the fourth bay were considered to be commensurate to a new build and exceeded what could be considered as repairs. For this reason, the building did not benefit from the Permitted Development Rights under Class Q and the Prior Approval was refused.

Officers highlighted that when considering whether there was a need for an agricultural building it was necessary to consider whether:

- the use of the building was appropriate;
- the size of the building was appropriate for the intended use;
- it was of a suitable design for its intended use;
- the siting of the building was appropriate in agricultural terms;
- whether there were any other buildings that were suitable to meet the needs of the enterprise onsite.

The use of the building as a lambing shed for the general keeping of sheep, in addition to the storage of hay/straw bales was considered appropriate. An officer site visit and photos provided by the applicant demonstrated that the building was in use.

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The proposal was to be sited in the same position as the building it had replaced and within the cluster of existing buildings on site and was therefore an appropriate siting for this development.

There was another agricultural building onsite which was currently being used by the pigs onsite. The applicants currently used a cubical per pig to give them a good amount of space, for the reasons as detailed in the report.

The structure had been replaced with a steel frame and metal clad roof. The independent agricultural consultee had not objected to the use of these materials and had also stated that the building currently being used by the pigs was not suitable for lambs.

At the invitation of the Chairman, Mr. R. Smith, speaking on behalf of Mr. & Mrs. Sambhi addressed the Committee in objection to the Application. Mr. A. Murphy, the Applicant's Agent addressed the Committee; and Councillor C. Hotham, Ward Member also addressed the Committee.

The Committee then considered the application, which officers had recommended for approval.

In response to questions from Members, officers clarified that Members had to be mindful of the reasonableness of any additional conditions imposed. The independent agricultural consultee had not raised any objections to the scheme.

Officers further clarified that Condition 2, as detailed on page 121 of the main agenda report; that "If the use of the buildings for the purposes of agricultural within the unit permanently ceases within 10 years from the date of this consent, then unless the local planning authority had otherwise agreed in writing, the building must be removed from the land". A change of use application would have to be submitted to the local planning authority should the building be used as a dwelling.

**RESOLVED** that planning permission be granted, subject to the Conditions as detailed on pages 120 and 121 of the main agenda report.

The meeting closed at 8.54 p.m.

Chairman

## **BROMSGROVE DISTRICT COUNCIL**

### **MEETING OF THE PLANNING COMMITTEE**

**MONDAY 30TH NOVEMBER 2020 AT 6.00 P.M.**

PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), A. J. B. Beaumont, S. P. Douglas, A. B. L. English, M. Glass, S. G. Hession, J. E. King, P. M. McDonald and P.L. Thomas

Officers: Mr. D. M. Birch, Mr. S. Edden, Miss. E. Farmer, Mrs S. Sellers, Mr. P. Lester, Ms. K. Somers and Ms. C. Flanagan

1/15 **TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were received from Councillor S. J. Baxter.

1/15 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

1/15 **UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING (TO BE CIRCULATED PRIOR TO THE START OF THE MEETING)**

It was noted that there was no Update Report and Members confirmed that they had received the supplementary papers pack issued on 27<sup>th</sup> November.

1/15 **19/00713/FUL - EXTEND EXISTING DROPPED KERB BY 3M ALONG THE FRONT OF PROPERTY IN ORDER TO ALLOW WIDER DRIVEWAY ACCESS - 385 STOURBRIDGE ROAD, CATSHILL, BROMSGROVE, WORCESTERSHIRE, B61 9LG - MR. A. DANE**

Officers presented the application which had last been considered by Planning Committee on 5<sup>th</sup> August 2019 and deferred on that occasion due to highway safety concerns. In particular County Highways had not been satisfied that the proposed configuration allowed sufficient space for vehicles to turn and breached requirements for vehicles to be able to enter and exit in a forward gear.

Members were advised that the application had been revised since it's previous submission and that County Highways were no longer objecting. As such, the application was recommended for approval.

## RESOLVED that

Planning Permission be granted subject to the conditions set out on page 3 of the main agenda.

1/15 **20/00361/FUL - ERECTION OF 2 NO. 3 BEDROOM DWELLINGS - SITE ADJ THE GABLES, ASH LANE, HOPWOOD, WORCESTERSHIRE, B48 7TT - ORICON HOMES**

Officers presented the application for the construction of two three bedroomed semi-detached dwellings on a vacant plot between a row of existing dwellings on Ash Lane on the edge of Hopwood. The application site was in the Green Belt and outside the village envelope.

Members were referred to the main issues as summarised on page 15 of the agenda. Although under Green Belt policy the starting point was that development would be inappropriate, in this case the application site was in a row of existing dwellings forming a linear extension from the village. Officers had therefore concluded that the development would fall under the exception of "limited infilling within a settlement" and would not be inappropriate in the Green Belt.

Officers had assessed the application against policy H2 of the Alvechurch Parish Neighbourhood Plan (APNP) Housing for Hopwood and Rowney Green. It was noted that the proposal did not accord with criterion (d) regarding provision of at least one small home with fewer than two bedrooms for every dwelling of three bedrooms or more, and criterion (f) regarding the village envelope. Officers had considered this aspect carefully and in light of the lack of a five year housing supply and location of the site, had concluded that the partial conflict with policy H2 was not so significant as to warrant a refusal.

As part of the application process the applicant had made a number of changes to address comments from statutory consultees as to highways matters, design, drainage, ecology and trees. With regard to character and design, there was a mix of detached, semi-detached dwellings and bungalows in the area. The size and scale of the dwellings proposed had been reduced, with a reduction of bedrooms from four to three, and the version before Members had been assessed to be acceptable and in keeping with the surrounding street scene.

There were no objections from County Highways, and a number of highways matters would be secured through conditions, including the provision of a visibility splay.

The application was recommended for approval.

At the invitation of the Chairman, Mr. N. Kennedy, the agent for the Applicant and Councillor C. Hotham, ward councillor for Barnt Green and Hopwood, addressed the Committee.



In debating the application Members commented on some of the points raised in public speaking including the sustainability of the location, possibility of future expansion of the dwellings to add bedrooms and the weight to be placed upon the neighbourhood plan (Policy H2).

Officers responded by re-iterating the comments made regarding the conflict with the neighbourhood plan and the balancing of those matters as detailed in the report. On the issue of sustainability, it was acknowledged that as a small settlement Hopwood had limited facilities, but this had not been regarded as a significant issue in the context of the addition of two dwellings. It was noted that Hopwood was identified as a Small Settlement under Policy BDP2 in the District Plan. Due to the level of parking it was not evident that there were any issues regarding the addition of bedrooms in the future (via permitted development rights) that should affect Members consideration of the application as presented, or that would warrant the addition of any extra conditions.

## **RESOLVED that**

**Planning Permission be granted subject to the conditions set out on pages 22 to 24 of the agenda.**

1/15 **20/00638/FUL - ERECTION OF STABLE BUILDING, MENAGE, ACCESS IMPROVEMENT, CONSTRUCTION OF DRIVEWAY AND LAYING OF HARDSTANDING - LAND SW OF SALTBAY FARM, YARNOLD LANE, DODFORD, BROMSGROVE, WORCESTERSHIRE, B61 9TG - MR. N. NUNN**

Officers presented the application and reminded Members that a similar application had last been considered by Planning Committee in March 2020. On that occasion the application had been refused on the grounds of not being compliant with green belt policies and due to the height of the stable building and the number horses for the size of the plot.

Whilst the layout as set out on the site plan was more or less the same as the previous application, the height of the stable had been reduced from 4.5 metres to 3.3 metres and the size reduced to one stable and one tack room. As previously, the proposed menage was 20 by 20 metres in size.

It was noted that under Green Belt policy appropriate facilities for outdoor sport and recreation were permitted. The design as amended was acceptable and taking into account the removal of the existing derelict building on the site and the reduction in scale, the application was recommended for approval.

At the invitation of the Chairman Mrs. R. Jennings and Councillor A. Beaumont addressed the committee, Mrs Jennings in objection and Councillor Beaumont in his capacity as the ward councillor.

In debating the application, it was noted that equestrian uses can be acceptable in the Green Belt and Members welcomed the reduction in scale compared to the previous application. On this point the view was expressed

that the proposed stable, due to its smaller dimensions, be less visible from Yarnold Lane.

Officers clarified that the removal of the existing structure on the site would be secured through a condition.

**RESOLVED that**

**Planning Permission be granted subject to the Conditions set out on pages 44 to 46 of the agenda.**

1/15 **20/01227/FUL - PROPOSED SINGLE STOREY SIDE/REAR EXTENSION - 14 GREENHILL, BURCOT, BROMSGROVE, WORCESTERSHIRE, B60 1BJ - MR. G. WILLIAMS**

Officers presented the application for a ground floor extension to provide a family area and additional bedroom. It was noted that the site was located in the Green Belt, and officers advised that a proportionate addition to an existing dwelling up to an additional 40% of the original floor space would be acceptable. However, the plans for this application very slightly exceeded the permitted upper limit by 0.46 square metres. That being the case, the issue of very special circumstances had been considered.

Officers were of the view, taking into account the sympathetic design of the extension, its location at the rear of the property and the fact that a less acceptable design with a greater floor space could be achieved under permitted development rights, that it could be said that very special circumstances existed. As such, on balance the very special circumstances outweighed the harm to the Green Belt.

It was noted that the Conservation officer had raised no objection and that a condition would be imposed to remove permitted development rights under Class A.

At the invitation of the Chairman, the Applicant Mr. G. Williams addressed the committee under the Council's Public Speaking Rules.

**RESOLVED that**

**Planning permission be granted subject to the conditions and informatives set out on pages 56 to 57 of the agenda**

The meeting closed at 7.23 p.m.

Chairman

# Agenda Item 5

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Dan Harper	Proposed change of use for two units to B1 and two units to B8  The Yard At Dusthouse Lane Finch End Farm Upper Gambolds Lane Stoke Pound Bromsgrove B60 3HF	23.12.20	20/00780/FUL

**RECOMMENDATION:** That planning permission be **REFUSED**

**Councillor Whittaker has requested that this application is considered by Planning Committee rather than being determined under Delegated Powers**

## Consultations

### **Finstall Parish Council**

No response received.

### **Highways - Bromsgrove**

The Highway authority is unable to support the application due to its unsustainable location.

It reports that the site is located in a rural unsustainable location, that benefits from 2 existing vehicular access which lead into a parking area. The roads do not benefit from footpaths or street lighting in the vicinity of the development or bus stops / amenities which are within acceptable walking distance or routes. It is noted a bus stop is located approx. 500m from the proposed development.

Bromsgrove Railway Station is located approx. 800m from the proposed development via St Godwalds Rd and 1.4km via Lower Gambolds Lane along unlit roads or track.

The lack of adequate footway provision and street lighting will deter journeys on foot particularly in times of darkness and adverse weather conditions. The roads and lanes in the vicinity consist of narrow carriageways with grass verges in parts. These factors are unlikely to encourage cycling to the proposed development or to services and facilities. Due to the above factors the trips would become car-based trips which would be unacceptable.

### **WRS – Noise**

WRS raise no objection and consider that a B1 use will not give rise to amenity issues within a residential area, and therefore is acceptable in this location.

### **Economic Development**

ED considers that the proposal meets some of the key principles outlined within the National Planning Policy Framework (NPPF) and specifically paragraph 28, which states

that planning should “*promote the development and diversification of agricultural and other land-based rural businesses*”

In addition to the national policy position, the adopted Bromsgrove District Plan also recognises the challenges associated with the farming industry within the District, two of the key challenges highlighted are as follows:

*7. Responding to the needs of existing employment and the economy and recognising the importance of farming/agriculture in the District; and*

*8. Recognising the strength provided to the economy by diversification into, for example, high technology industries, green industries and in rural areas, farm diversification*

## **Publicity**

A total of 19 letters were originally sent on 10<sup>th</sup> August 2020 which expired on 3<sup>rd</sup> September 2020.

A site notice was displayed on 14<sup>th</sup> August 2020 and expired on 7<sup>th</sup> August 2020. The application was advertised in the Bromsgrove Standard on 14<sup>th</sup> August 2020, expiring on 31<sup>st</sup> August 2020.

A total of 11 representations were received as a result of the publicity of the application. Of these 7 were recorded as objections and 4 are as making comments in support of the proposal.

The matters raised in support of the application are summarised as follows:

- The farm should be allowed to diversify, providing additional source of income and provide business accommodation that will contribute to the local economy.
- There are no discernible impacts arising from the site and barely noticeable to passers-by.

The matters raised in objecting to the application are summarised as follows:

- St Godwalds Road and Dusthouse Lane are narrow in many places, single vehicle only with no public lighting, no pavements, unrestricted national speed limit, a designated cycle route and a popular pedestrian access route for walkers to the countryside.
- Bromsgrove Cricket/Tennis/Hockey Club is approached from St Godwalds Road and has several junior sides in all three sports and many youngsters either walk or cycle there.
- Lanes already congested and increasing traffic with commercial vehicles would be unacceptable and dangerous
- Concerns of noise currently generated by unit 3 – DWS Mechanical Services Ltd – with noise ranging from machinery possibly power tools, fork lift trucks, loading metal pipes, ducts etc, general staff and vehicular activity on site
- Nature, scale and intensity of industrial and commercial uses are incompatible with adjoining residential uses and have an unacceptable adverse impact. Unit 3 does not conform to requirements of a B1 use, namely an industrial use with “..activities

that can be carried out in any residential area without detriment to the amenity of that area by reason of noise ...”

- If unrestricted B8 use allowed could result in a large number of HGV movements throughout the day.
- Concern raised over noise and air pollution for all residents but especially those being cared for at the Town’s hospice next door.
- Ecology enhancements and safeguarding should be considered
- Concern raised about foul and surface water disposal.

## **Councillor Whittaker**

Has requested that the application be brought before committee for determination.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 – Sustainable Development Principles

BDP4 – Green Belt

BDP13 – New Employment Development

BDP15 – Rural Renaissance

BDP16 – Sustainable Transport

BDP19 – High Quality Design

BDP21 – Natural Environment

BDP22 – Climate Change

BDP23 – Water Management

### **Others**

NPPF – National Planning Policy Framework (the Framework)

NPPG – Planning Practice Guidance

National Design Guide

High Quality Design SPD

## **Relevant Planning History**

20/00431/FUL	Retrospective change of use for two units to B1 and two units to B8	Withdrawn 3 <sup>rd</sup> July 2020
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## **Assessment of Proposal**

### **Proposal**

This application is for the change of use of four agricultural buildings to mixed B1 and B8 use. The site is located south of the Bromsgrove settlement boundary of Aston Fields by some 150m.

The unit labelled Unit 3 also forms part of the application, but the current user of that unit does not.

### **Green Belt**

The site is on Green Belt designated land.

In terms of BDP4, whilst the site is within the Green Belt, the proposal is considered not inappropriate because it falls within the exceptions listed under paragraph 145 of the National Planning Framework 2019 (the Framework), namely that it involves the re-use of buildings, which are of permanent and substantial construction, and involves the material change in the use of land. The proposals would also preserve Green Belt openness and would not conflict with the purposes of including land within it.

I conclude therefore, that the facilities would preserve the openness of the Green Belt and would not conflict with one of the purposes of including land within it, namely countryside encroachment. The proposal is therefore appropriate development.

### Highway Safety

Policy BDP16 requires that development should comply with Worcestershire County Council's Transport policies, design guide and car parking standards as well as a series of more specific development requirements. In addition, paragraph 109 of the National Planning Policy Framework is clear that "*development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"

The Highway Authority has inferred in its discussion about sustainable location that access to the site would be made more unsafe for pedestrians and cyclists because of a lack of adequate footway provision and street lighting and that the roads and lanes in the vicinity consist of narrow carriageways with grass verges in parts. It considers that this would act as a deterrent for pedestrians and cyclists and result in a shift to greater car use. The proposal therefore, by way of deterrent, is likely to reduce the number of pedestrians and cyclists using the road and therefore make it no worse from a highways safety point of view for pedestrians and cyclists. The Highway Authority raised no issue regarding HGV movements. I conclude therefore, that there would not be an unacceptable impact on highway safety that would exceed the severe threshold.

### Sustainable location

The applicant submits that 'in consideration of whether the site is located in a sustainable location or not, they present the following points:

- The site is located only 150m from the urban development boundary, immediately next to a range of leisure and sport uses and with residential use to three sides.
- It is accessible by a range of sustainable transport modes including railway (Bromsgrove train station is 0.8km / 10 min walk), bus (several bus stops 0.5km / 5 min walk), bicycle (is on National Cycle Route 5)
- The site is located 0.5km / 5 mins walk from the centre of Aston Fields which is very well served by a range of facilities and services including; Post office, café, butchers/shop, co-op, a pub, travel lodge, hairdressers, coffee shop and a range of takeaway food outlets.'

Policies BDP13 and 15 both encourage sustainable economic development in rural areas and this is considered to be consistent with paragraph 80 and 83 of the framework. Diversification of agriculture is also encouraged in BDP15 and Paragraph 83 of the Framework.

Policy BDP16 states that development which would worsen walking and cycling access and exacerbate motor vehicle dependence should not be permitted. However, Paragraph 84 of the Framework makes it clear that decisions should recognise that sites meet local business needs in rural areas may have to be found beyond existing settlements and in locations that are not well served by public transport. The Framework also states at paragraph 103 that opportunities to maximise sustainable transport solutions will vary between the urban and rural area, and this should be taken into account in decision making.

There are no bus routes / stops located within acceptable walking distance from the proposed development and the narrowness of the lanes and lack of footways and street lighting makes it much less attractive for cyclists and pedestrians. Consequently, the vast majority of those visiting the site would be vehicle-based trips.

Paragraph 84 goes on to say that it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope of access on foot, by cycling or by public transport). In terms of the first requirement, I am of the view that the proposal would be sensitive to its surroundings for reasons explored elsewhere in this report. In terms of impact on local roads, the Highway Authority has raised no specific objection on these grounds. With regards to the third requirement, opportunities to maximise sustainable transport solutions inevitably varies between urban and rural locations. Given the sites location, there are no obvious opportunities available to promote the meaningful use of alternative modes of transport including bus, cycling and walking. Paragraph 84 finishes by saying sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. The site does not fit these criteria, and therefore should not be encouraged.

As such the application site would not be accessible via modes of transport other than the private vehicle and therefore would not comply with Policy BDP16 of the Local Plan which identifies that development that worsens walking and cycling access and exacerbates motor vehicle dependence should not be permitted.

I acknowledge the significant weight that the Framework places on the need to support economic growth and productivity, taking into account local business needs, with this objective echoed in the Local Plan's Policy BDP15 Rural Renaissance. In light of this, I have considered the prospect of supporting the development to provide a diversified income to support the agricultural business, with a view to benefiting the existing farm business. However, I am of the view that this benefit should not outweigh the harm arising from its unsustainable location, as recommended by the Highway Authority

### Amenity

Policy BDP2 – Sustainable Development principles, seeks to ensure compatibility with adjoining uses with regards to impacts on residential amenity and Policy BDP 19 – High Quality Design makes specific reference at criterion (t) to maximising the distance between noise sources and noise sensitive uses, such as residential. WRS commented that the proposal for B1 light industrial use, by legal definition, would be acceptable in a residential area and B8 storage use would also be acceptable, in my view, subject to a restriction on collection and delivery times.

Given the above I am satisfied that the proposal as applied for is acceptable.

### Flooding and Drainage

Policy BDP23 seeks to ensure, amongst other things, that development addresses flood risk from all sources and do not increase the risk of flooding elsewhere. The buildings exist and therefore impose no new flood risk.

### Ecology

There appears to be opportunity within the site to provide some landscaping and ecology enhancements to benefit local bio-diversity, which could be secured by way of planning condition, in the event the application is approved. With these measures included, the I conclude the proposal would be Bromsgrove District Plan Policy BDP 21 compliant.

### Other matters

Given the nature and scale of the development I am satisfied that there would be no adverse air pollution. All matters raised have been taken into account, and I consider that the application should be refused for the one reason given below.

### **Conclusion**

I conclude that the proposal does not accord overall with the Bromsgrove District Plan and no other material planning considerations were identified that might override the grounds for refusal.

**RECOMMENDATION:** That planning permission be **REFUSED**

1. There are no bus routes / stops located within acceptable walking distance from the proposed development. The lack of adequate footway provision and street lighting will deter journeys on foot and cycle. Therefore, the Council finds that the proposal would not represent sustainable development, and other material considerations do not outweigh the conflict with the Bromsgrove District Plan. The proposal would be contrary to Bromsgrove District Plan Policies BDP1.4 a); BDP13.1 e); BDP15.1 a) and c); BDP 16.6, BDP22.1 (c) and Paragraph 84 of the National Planning Policy Framework.

**Case Officer:** Mr Anthony Young Tel: 01527 881234

**Email:** [Anthony.young@bromsgroveandredditch.gov.uk](mailto:Anthony.young@bromsgroveandredditch.gov.uk)



# 20/00780/FUL

Proposed change of use for two units to B1 and  
two units to B8

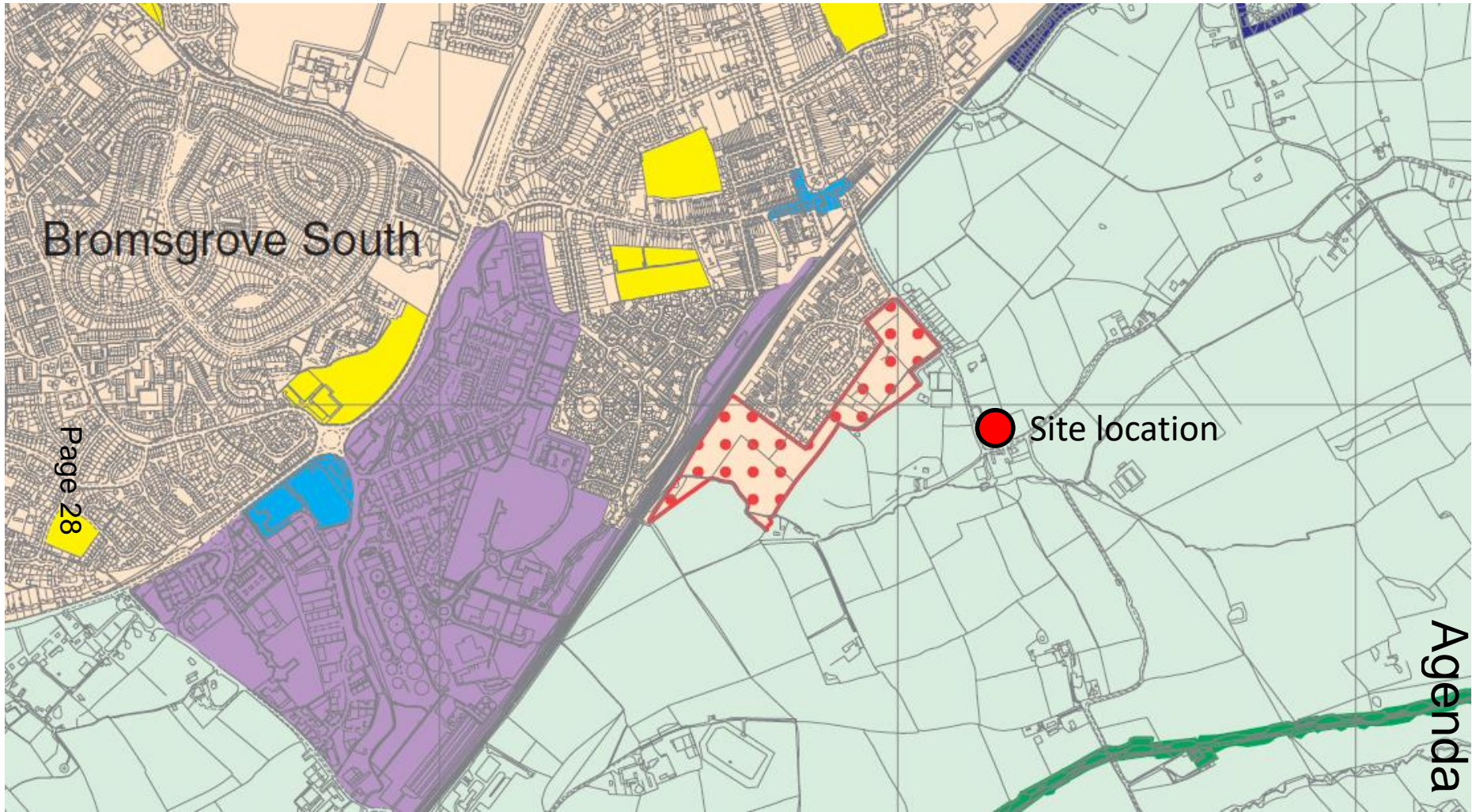
The Yard At Dusthouse Lane

Finch End Farm

Upper Gambolds Lane

Stoke Pound

Recommendation: Refuse



Bromsgrove South

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● Site location

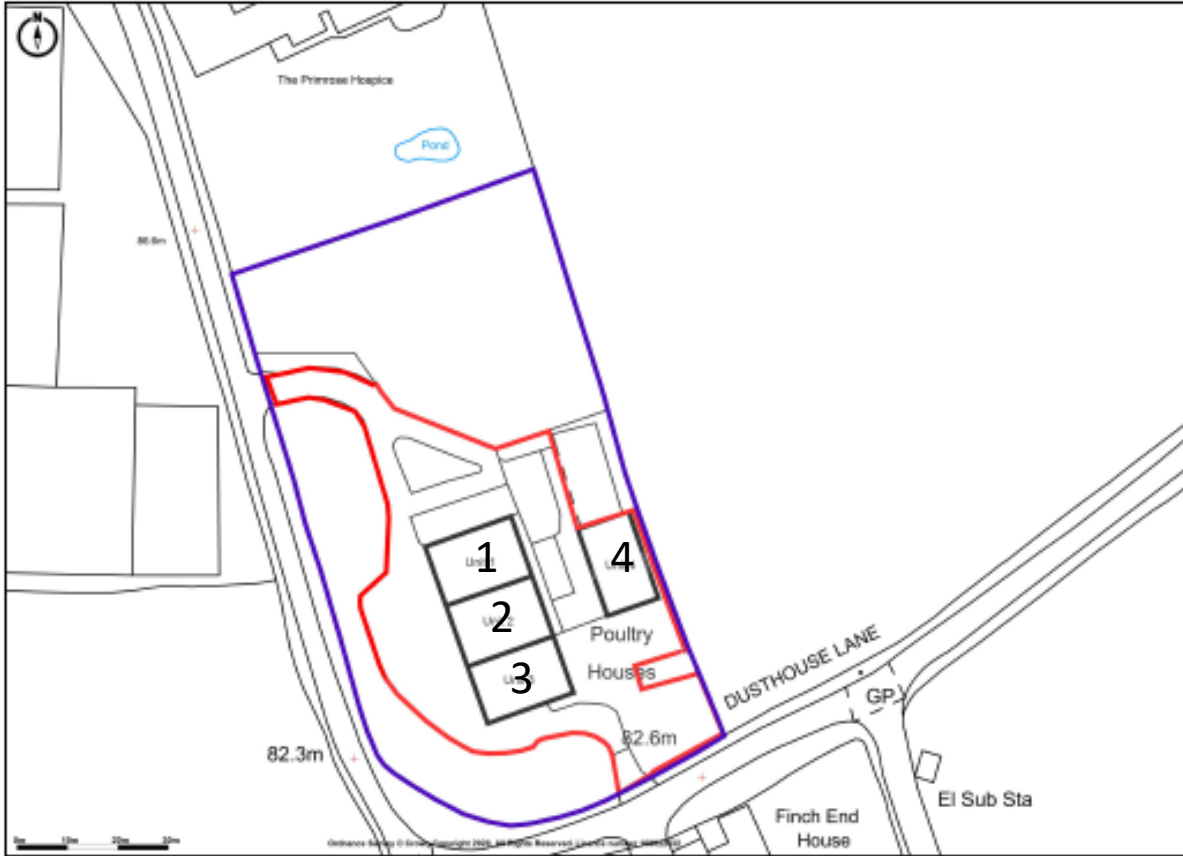
Policies Map - extract

Agenda Item 5

# Site Location



# Site Plan





Units 1, 2 and 3



Unit 4



Primary access  
from St Godwald's Road

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Secondary access  
from Dusthouse Lane

Agenda Item 5

# Access visibility to St. Godwald's Road



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Site



Residential properties on Dusthouse Lane





Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Bryan Footes	Development of 1 dwelling house (part-retrospective) resubmission of 19/01002/FUL  Dellow Grove, Alvechurch, Birmingham, Worcestershire, B48 7NR	27.10.2020	20/01041/FUL

**Councillor English has requested that this application is considered by Planning Committee rather than being determined under delegated powers.**

**RECOMMENDATION:** That planning permission be Granted

### Consultations

#### **Highways**

No objection to the proposal subject to conditions relating to visibility splays, access and parking, and the provision of cycle storage and electric vehicle charging points.

#### **WRS - Contaminated Land**

Due to the history of the site as a workshop and the site being located within 250m of two known landfills, a tiered investigation has been recommended by condition.

#### **Alvechurch Parish Council**

Objection - Over intensification of the site, inappropriate massing, bland design, and loss of amenity to neighbouring properties due to overlooking.

#### **Public notifications**

14 neighbour letters were sent 04.09.2020 and expired 28.09.2020

Four letters of objection were received which raised the following concerns:

- Design and detrimental impact to character of the area
- Impact to privacy
- Overbearing impact
- Development breaches 45 degree code
- Parking issues in the area
- Development built without planning permission
- Outstanding conditions from original permission
- Loss of view
- Over development of site

One representation was received in support of the proposal.

#### **Councillor English**

Councillor English has requested that this application is considered by Planning Committee as the proposal is considered to be overbearing, create overlooking issues and cause overshadowing to neighbours. Furthermore it is considered that there is

insufficient parking for a four bedroomed dwelling, and the plans are not accurate and complete.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP16 Sustainable Transport  
BDP19 High Quality Design

### **Others**

Bromsgrove High Quality Design SPD  
NPPF National Planning Policy Framework (2019)  
NPPG National Planning Practice Guidance  
ALVNP Alvechurch Neighbourhood Plan

## **Relevant Planning History**

19/01002/FUL	Proposed detached dwelling to replace redundant workshop.	Granted	04.11.2019
B/2003/1304	Erection of a detached private dwelling house - Renewal of B/1998/0686	Granted	14.11.2003
B/1998/0686	Erection of a detached private dwelling house. (As amended by plans 14.12.98)	Granted	11.01.1999
B/16512/1988	Erection of detached dwelling house (as amended by plans received 2.8.88)	Granted	15.08.1988

## **Assessment of Proposal**

This application follows a previously approved planning application at the site for a detached three bedroom dwelling with a single storey attached garage. The previous planning permission, ref: 19/01002/FUL, was granted in November 2019 and therefore remains extant. The extant permission is therefore considered a “fall-back” position, and the merits of the current application are considered in the context of this.

The material differences between the current proposal and the previously approved scheme are as follows:

- An increase of 0.55 metres to the ridge height of the main roof
- An increase of 2.3 metres to the height of the roof of the former single storey garage, in order to create a first floor bedroom above.
- Addition of two dormers on the rear of the main roof
- Addition of one dormer on the front of the former garage roof
- Alterations to the fenestration of the dwelling, including the replacement of front garage door with window in order to change the approved garage to an open plan kitchen

Notwithstanding the above, the overall footprint of the dwelling in terms of its width and depth remains as approved, and the siting of the dwelling also remains as approved. The development for consideration however comprises a four bedroomed property rather than a three bedroomed property, as was previously approved. The application site has been re-surveyed following the previous approval and has been measured to be 1.1 metres wider. Because of this, whereas the flank wall of the previously approved dwelling was shown to be abutting the western boundary of the plot shared with 21 Dellow Grove, the current scheme shows the dwelling to be set in from this boundary by 1.1 metres.

As the application site lies within the residential area of Alvechurch, having regard to Policy BDP2 of the Bromsgrove District Plan (BDP), the principle of residential development is acceptable. However, in view of the changes identified above, the relevant material planning considerations for this application are design and impact to the appearance of the area, impact to residential amenity, highway safety and contaminated land.

### **Design and impact to the appearance of the area**

Policy BDP19 of the BDP requires new development to be of a high standard of design that would enhance the character and distinctiveness of the local area. The application site fronts Dellow Grove, which consists of two storey red brick dwellings. The houses along Dellow Grove are predominantly link detached, joined by catslide garages, however as these garages are generally set back from the front elevation, the properties appear more as detached dwellings.

The application site itself rises to the west and overall sits at a lower level compared to its adjacent neighbour, 21 Dellow Grove, and also to other surrounding neighbours, numbers 20 and 19 Dellow Grove. Whilst the houses in Dellow Grove are clearly uniform in their scale and form, the height and massing of the amended proposal is not considered to appear at odds with existing development, particularly in view of the lower level of the application site. Furthermore, due to the layout of the houses along Dellow Grove, the new dwelling is not viewed directly next to any of the existing neighbouring dwellings. A large number of the existing dwellings on Dellow Grove have garages to the side of the main dwelling which include steep catslide roofs; some of these garages have a front facing dormer within the roof slope. Similar to this, the amended house design includes steeply pitched roof above the former garage building and also includes a front dormer which would closely match the dual pitched dormers seen within the street scene. The amended design continues to include design details such as a front gable feature and brick headers above windows in order to reflect the detailing seen on neighbouring properties. Although there was a materials condition to discharge on the extant permission, the materials that have been chosen to construct the dwelling are reflective of the material palette seen within Dellow Grove.

Overall, the amended proposal, having regard to its scale, form, design detailing and material finish is considered to integrate within the existing character and appearance of the area and constitutes development of a high quality design that would meet the requirements of Policy BDP19 of the BDP and the Council's High Quality Design SPD.

### **Residential Amenity**

Policy BDP1 of the BDP requires consideration to be given to the impact of development proposals on residential amenity. In addition to this, the Council's Design SPD provides further guidance in terms of suitable standards to ensure that amenity is protected.

The Council's SPD states that a minimum distance of 12.5 metres should be provided between flank side elevations and main windowed elevations of two storey dwellings. In the case of the amended proposal there is a distance of 11.6 metres between the rear windows of number 21 Dellow Grove and the nearest side elevation of the new dwelling which has been raised in height to enable the creation of a bedroom within the roof space. Whilst this distance is slightly short of 12.5 metres, it is noted that the standard contained within the SPD relates to two storey development, whereas the side elevation in question is 5.9 metres tall and is positioned at a lower land level relative to its neighbouring property, 21 Dellow Grove. In addition to this, the majority of the massing of this side elevation is obscured by the existing large double garage at number 21 Dellow Grove. The flank wall does not directly oppose any other main windowed elevations.

In order to protect privacy, the Council's SPD also provides suitable separation distances between opposing elevations with main windows, which is 21 metres for two storey dwellings. At its closest point the rear elevation of the new dwelling would be 22 metres from the front of 19 Dellow Grove. Although there would be a closer relationship to the rear of number 20 Dellow Grove, these windows are approximately at right angles to the rear windows of the new dwelling and therefore this does not allow a direct view between the windows. The design of the new dwelling has been amended during the application process to move the dormer from the rear of the of the previously approved garage to the front of the building in order prevent overlooking of the garden area of number 20 Dellow Grove.

With regards to the addition of the two rear dormers on the main roof of the new dwelling it should also be noted that, subject to meeting certain size criteria, these could have been constructed under permitted development, following the completion of the approved development. Notwithstanding this, given the distances to the neighbours behind the site, it is not considered that there would be any harmful impact to privacy.

Whilst there has been no harm identified to the amenity of surrounding neighbours, it is considered reasonable and necessary to recommend a condition for the removal of permitted development rights for extensions and roof additions, as further extensions or dormers to the rear of the property could result in loss of privacy.

With regards to the amenity of the future occupiers of the development, the proposed rear garden length for the new dwelling remains as previously approved, however as the development plot has increased slightly in width, the area of the garden measures slightly larger at 95 square metres. Having regards to the standards outlined in the Council's SPD, this garden area is considered adequate.

## **Highways**

As with the approved scheme, the area to the front of the site would provide off road parking for the future occupiers of the dwelling. Worcestershire County Council Highways have commented on the amended proposal and note that the application site lies within a sustainable location, within walking distance of amenities and public transport options. The parking standards contained within Worcestershire County Council Streetscape

Design Guide (Spring 2020) suggest that four bedroom dwellings should provide three parking spaces, and the Highways Officer has confirmed that there is sufficient space to achieve this. It is also noted that paragraph 109 of the NPPF states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the cumulative impacts on the road network would be severe. Having regard to these considerations the Highways Officer has raised no objections to the application subject to conditions relating to the access and the provision of cycle storage and an electric vehicle charging point. These items can be secured by condition, prior to occupation of the development.

## **Contaminated Land**

Worcestershire Regulatory Services (WRS) have provided comments in relation to contaminated land and due to the former use of the site as a workshop and the proximity of two nearby landfill sites, recommended a condition for a tiered investigation of the site. As the wording of this condition required information to be submitted prior to commencement of development, it was noted that the recommended condition could not be complied with. WRS have since confirmed that an amended condition requiring the information to be submitted prior to the occupation of the dwelling would be acceptable. Furthermore WRS have clarified that due to the geology of the site a gas assessment would most likely return a characteristic situation of 1, meaning no gas protection measures are required. The applicant has confirmed that a desktop risk assessment is currently being undertaken.

## **Parish Council**

Alvechurch Parish Council raised concerns with the amended proposal in respect of its design and massing and in relation to overlooking. These matters have all been addressed above within the report. Whilst the Parish Council also state that the development results in an over intensification of the site, the amended proposal has been found to be acceptable in terms of its separation distances to neighbours, and also in terms of density of development.

The amended proposal is also considered to comply with the Alvechurch Parish Neighbourhood Plan (APNP). Policy HDNE2 requires development to be in keeping with the local surroundings and enhance the local distinctiveness of the parish. The proposal accords with new housing policies H1 and H4 of the APNP as the site is located within the village settlement boundary and reflects the local character in terms of layout, design and use of materials.

## **Neighbour Representations**

Four letters of objection and one letter of support have been received in relation to this application. The letters of objection raised the following concerns:-

<b>Concern raised</b>	<b>Response</b>
<b>The development has been built without permission</b>	Retrospective planning applications are considered against relevant local and national planning policy and guidance, in the same way as applications submitted prior to commencement of development are considered. It is at the risk of the applicant if they are to commence development prior to receiving

# Agenda Item 6

	planning permission.
<b>Conditions on the original planning permission have not been discharged</b>	Conditions from the original planning permission have been considered, and where relevant, are recommended to be included as part of the current permission.
<b>The changes do not maintain the character of the area</b>	This has been considered above in the report.
<b>Pitch of roof above former garage is not in keeping with other properties</b>	Given that the majority of properties along Dellow Grove have a garage to the side of the property with a steep pitched roof, this design feature is not considered to appear out of keeping.
<b>Development is overbearing</b>	Having regards to the separation distances and the lower land level of the site, the development is not considered to be overbearing.
<b>Does not comply with the 45 degree code</b>	Due to the orientation of neighbouring properties relative to the application site, the 45 degree code would not be applied in this instance.
<b>Although plans show a comparison of roof height between the new house and the average house on Dellow Grove, properties near to the application site are lower.</b>	Whilst some of the dwellings along Dellow Grove are taller than the proposal and some are lower in height, the position of the plot and the lower land level mean that the height and massing of the new dwelling does not appear at odds within the street scene.
<b>Over development of the site</b>	The proposal is considered acceptable in terms of density and meeting separation distances.
<b>No weight should be given to the fact that the development is already built.</b>	As above, retrospective planning applications are considered against relevant local and national planning policy and guidance, and are therefore treated in the same way as applications submitted prior to commencement of development.
<b>Parking concerns in the area</b>	The Highways Officer has raised no objections and considers that there is space for adequate off road parking for the development.
<b>Impact to privacy of neighbouring properties behind</b>	Impact to privacy has been considered above in the report.
<b>Height of building restricts view into the village from objectors first floor window.</b>	Loss of a view is not a material planning consideration.
<b>Plans are incomplete as do not show foundations to the rear of the property.</b>	This permission does not seek a further rear extension to the property, and as it is recommended that permitted development rights are taken away, any future extension would require express planning permission.

## **Conclusion**

The Council cannot currently demonstrate a five year land supply and therefore paragraph 11(d) of the NPPF states that for applications for housing, planning permission should be granted unless:-

- (i) The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development; or
- (ii) Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In view of limb (i) as the site is not located in a protected area, as defined in footnote 6, there is no clear reason to refuse the development on these grounds.

In view of limb (ii), although the proposal would only make a limited contribution to housing, given the importance of providing a sufficient supply of housing, this benefit is given moderate weight. No reasons have been found to refuse planning permission in relation to design and appearance, residential amenity, or any technical matter. Therefore, it is considered that there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

**RECOMMENDATION:** That planning permission be **granted subject to conditions**

## **Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The Development hereby approved shall not be occupied until pedestrian visibility splay of 2m x 2m measured perpendicularly from back of footway shall be provided on the western side of the proposed development. The splay shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

- 3) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Site Plan - Drawing no. A102c  
Plans - Drawing no. A107b

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

# Agenda Item 6

- 4) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 5) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking for two cycles to comply with the Council's adopted highway design guide has been provided on site. Thereafter the cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Worcestershire County Council's Streetscape Design Guide.

- 6) The Development hereby approved shall not be occupied until the access and 3 parking spaces for vehicles have been provided, as shown on drawing A102c.

Reason: To ensure conformity with submitted details.

- 7) The Development hereby permitted shall not be first occupied until the proposed dwelling has been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A and B shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the privacy of neighbouring occupiers

- 9) Two 'schwegler bat boxes' or equivalent, shall be placed on site in suitable locations and maintained thereafter in perpetuity.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard BDP21 of the Bromsgrove District Plan and Paragraph 174 of the NPPF.

- 10) The occupation of the development hereby approved shall not take place until conditions 1 to 6 have been complied with:



# Agenda Item 6

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.
2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"
3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"
4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

# Agenda Item 6

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

**Case Officer:** Charlotte Wood Tel: 01527 64252 Ext 3412  
Email: [Charlotte.Wood@bromsgroveandredditch.gov.uk](mailto:Charlotte.Wood@bromsgroveandredditch.gov.uk)

# **Bromsgrove District Council**

## **Meeting of the Planning Committee**

**21<sup>st</sup> December 2020**

20/01041/FUL

Development of 1 dwelling house (part-retrospective) resubmission of 19/01002/FUL

Dellow Grove, Alvechurch, B48 7NR

Recommendation: Approve

# Location Plan

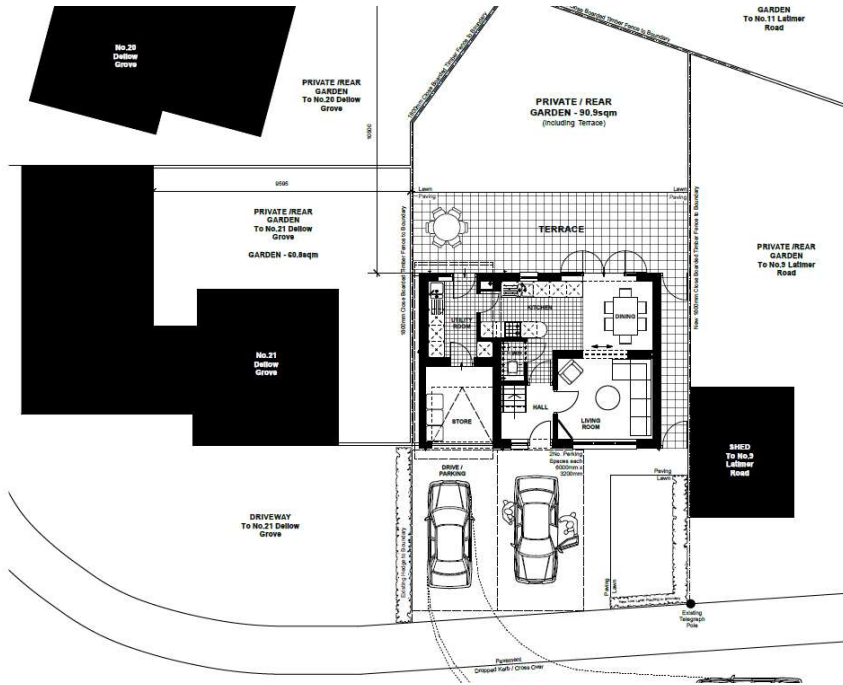


# Satellite View



# Approved and Proposed Site Plans

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Approved Site Plan



Proposed Site Plan

# Approved and Proposed Elevations

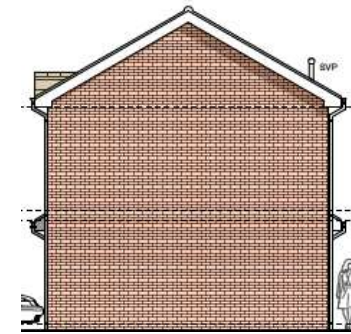


Approved Front Elevation

Approved Rear Elevation



Approved Side Elevation  
(West)



Approved Side Elevation  
(East)



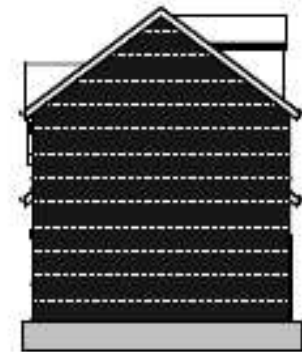
Proposed Front Elevation



Proposed Rear Elevation



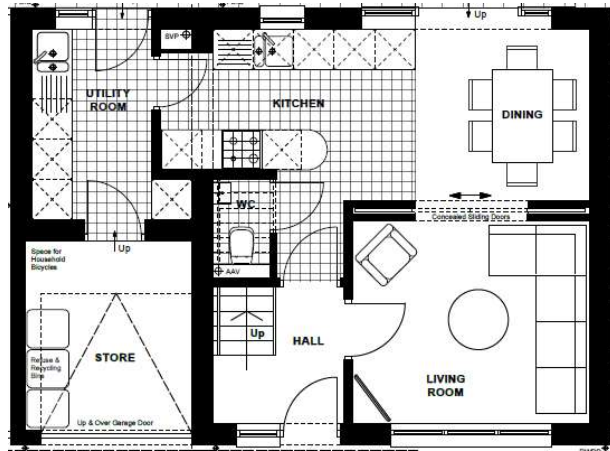
Proposed Side Elevation  
(West)



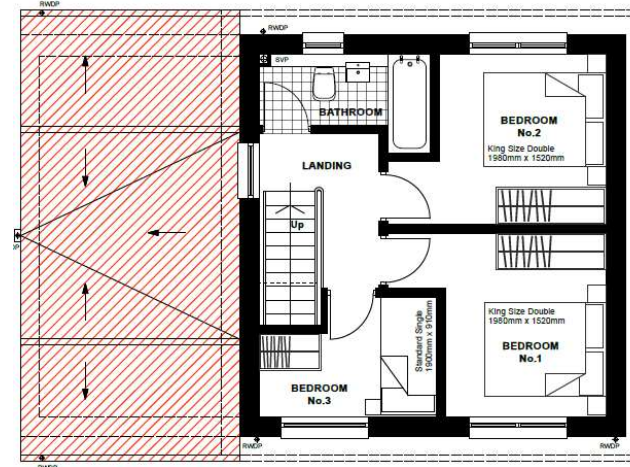
Proposed Side Elevation  
(East)



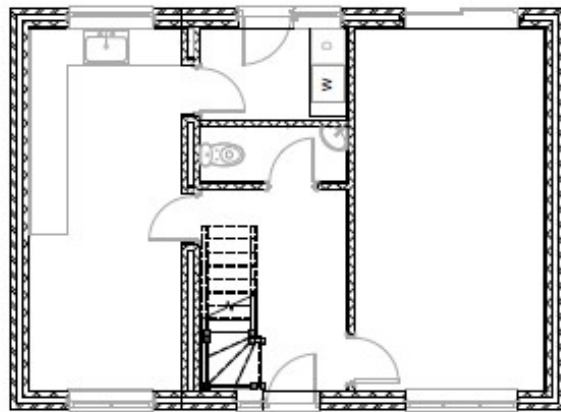
# Approved and Proposed Floor Plans



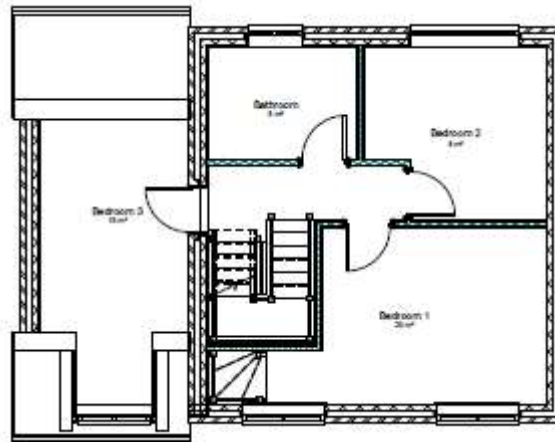
Approved Ground Floor Plan



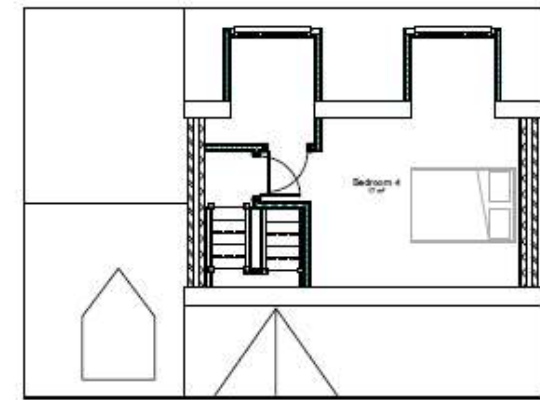
Approved Ground Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Plan

# Residential Amenity



# Photos



# Photos



Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Powell	Demolition of existing building and erection of 6 terraced houses.  182 Alcester Road, Hollywood, Birmingham, Worcestershire, B47 5HQ	30.10.2020	20/01063/FUL

**Councillor Baxter has requested that this application be considered by the Planning Committee rather than being determined under delegated powers.**

**RECOMMENDATION:** That planning permission be **Granted**

### **Consultations**

#### **Highways - Bromsgrove**

The site is located in a residential and sustainable location off a classified road, the site benefits from an existing vehicular access with good visibility in both directions (vegetation may need to be cut back and maintained) from the exiting access. Alcester Road benefits from footpaths and street lighting on both sides of the road and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops which are located approx. 100m. No objection subject to condition.

#### **Wythall Parish Council**

No Objection but it is noted that the proposal is not in keeping with houses on the Alcester Road

#### **Arboricultural Officer**

No objection subject to conditions.

#### **North Worcestershire Water Management**

No objection subject to condition.

#### **WRS - Contaminated Land**

No objection subject to condition.

#### **Worcestershire County Council Countryside Service**

No objection.

#### **Waste Management**

No objection or concerns are raised from a waste collection viewpoint with this application.

#### **Conservation Officer**

The existing dwelling onsite is considered to be a non-designated heritage asset. The building's significance is attributed to its rare survival of a mid-late 19th century building in this area of Wythall which externally retains a recognisable amount of its original form

and fabric and its townscape/landmark feature, which is formed with the almost identically designed Leamount, 195 Alcester Road (which is a landmark feature further north on Alcester Road). The building is considered to be a landmark feature on the public footpath which runs alongside the existing access track. For the above reasons I would therefore consider the significance of the heritage asset to be modest.

Whilst I have no objection to the erection of 6no new houses, I do object to the demolition of the mid-late 19th century 182 Alcester Road to accommodate car parking spaces. The proposal involves the total loss of the attributes which form the significance of the non-designated heritage asset and so the harm to the asset would therefore be detrimental. The proposed scheme would result in the complete loss of a non-designated heritage asset and would therefore fail to sustain or enhance its character, appearance or significance, thus failing to comply with BDP20 of the Bromsgrove District Plan (2017). Paragraphs 184, 192 and 197 of the NPPF (2019) must be engaged.

### **Worcestershire Archive and Archaeological Service**

The application affects an undesignated heritage asset 182 Alcester Road, Hollywood, Wythall. A late 19th or early 20th century house not shown on the 1884 Ordnance Survey, but present by the 1904 Ordnance Survey. The building is of moderate significance and its loss should be mitigated through recording. There is no evidence of below-ground archaeological potential on this site.

### **Community Safety Project Officer**

Objection subject to suggested design considerations to design out crime.

### **Publicity**

One site notice was placed onsite on 14<sup>th</sup> September 2020 and expired 8<sup>th</sup> October 2020. A press notice was placed in the Bromsgrove Standard on 18<sup>th</sup> September 2020 and expired 5<sup>th</sup> October 2020.

10 neighbour letters were set on 11<sup>th</sup> September 2020 and expired on 5<sup>th</sup> October 2020. A further letter was sent to contributors on 17<sup>th</sup> November 2020 and expires 4<sup>th</sup> December 2020 notifying of the amended site plan and additional ecology information submitted.

### **Representations**

13 objections have been received. The contents of these comments have been summarised as follows;

- 6 dwellings are too many onsite – over intensive development onsite
- 3 stories are too high
- Development out of keeping with character of area
- Highways Safety – bend and speed on main road
- Insufficient width can be provided to make entrance
- Insufficient parking
- Overlook and loss of privacy and impact to amenity on Nos. 182b and 184 and Gorse Cottage.
- Loss of light to No. 182a and to adjoining gardens
- Flooding
- Green Belt
- Impact on wildlife including, bats, birds, toads and froglets
- Impact on public footpath
- Removal of trees onsite prior to application

- Refuse lorries will not be able to access dwellings and many bins will be on street on collection day
- Danger during construction
- Existing sewers insufficient – made worse by development
- Existing antisocial behaviour onsite
- Increase in traffic contrary to Councils Sustainability Plan
- Loss of a view
- Development does not achieve ‘net zero’ on climate change, nor the ability to retrofit
- Development does not achieve good practice on overheating of dwellings
- No reference to well in garden
- No details of proposed street lighting

Further objections received following consultation on amended plans outlining same issues as above.

## **Cllr Baxter**

Due to the level of local concern over this development I would like to call it in if you are minded to approve it.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP19 High Quality Design  
BDP20 Managing the Historic Environment  
BDP21 Natural Environment

### **Others**

NPPF National Planning Policy Framework (2019)  
Bromsgrove High Quality Design SPD

## **Relevant Planning History**

No relevant planning history.

## **Assessment of Proposal**

### Introduction

The application site consists of a single unoccupied dwelling within a spacious plot. The site currently benefits from an access off Alcester Road which is shared with Gorse Cottage to the rear and sits directly adjacent to a Public Right of Way. The proposed development is to demolish the existing dwelling and replace with 6 terrace properties. The proposed dwelling consists of 3 and 4 bedroom properties with accommodation in the roof space. The dwellings have been provided with parking and turning space at the front of the site.

The application site is located within the residential area of Wythall. Therefore Policy is supportive of residential development so long as it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development.

## Character

The application site sits to the north of a run of development which consist of mainly detached properties which face onto the street. There is some back land development along this run including the depot to the south and a couple of small residential cul-de-sac. The existing dwelling is set back from the road with a second property Gorse Cottage located further down the drive to the north-west. Having regards to this layout locally, with some variation and mix in spacing, the principle of the proposed terrace layout set back from the road is considered acceptable.

## Design

In respect of the design, the dwellings are pitched roof with a small front dormer. The terrace properties have been provided with some minor interest with plot 2 set down and with the use of good materials would reflect the character locally.

## Amenity

Having regards to the separation achieved to the neighbouring dwellings, the closest property is the bungalow to the south No. 180 Alcester Road. From the plans the closet part of the proposed dwellings to this bungalow is 15.5m which meets the Councils window to flank wall distance as outlined in the Councils High Quality Design SPD. In addition to this, the proposed dwellings are set at an oblique angle to this dwelling to avoid any overlooking caused by reason of the setback siting. No side windows are proposed and therefore no overlooking will occur into the garden area of this dwelling.

Concerns have been raised as part of the public consultation on overlooking and loss of privacy and impact to amenity on Nos. 182b and 184 and Gorse Cottage. Given the separation distances achieved to these dwellings and the orientation of the dwellings, it is not considered the proposed development would harm the amenity of these surrounding properties.

Concerns have also been raised on the right to light, into the neighbouring gardens and that no information has been submitted by the applicant on this matter. Given the dwellings are proposed north of the run of existing development locally, the windows which serve the neighbouring properties all face west and the existing boundary already has mature vegetation, it is not considered reasonable to require the submission of any information on this matter and loss of light is not considered to cause undue harm to the adjoining occupiers.

## Heritage Asset

The existing building is a mid-late 19th century detached dwelling constructed of brick in Flemish bond and timber framing to the second storey. It is of 2 storeys under a clay tile roof, with 2no brick chimneys. The building is of an 'L'-shaped plan form with single storey



hipped roof rectangular bay window to the east and north elevations, a lean-to porch to and a modern lean-to conservatory to the south elevation. Decorative features include half-timber framing, timber overhanging bargeboards, terracotta finials, terracotta string course between ground and first floor, and a blue moulded string course above the base plinth. Externally the building has retained a recognisable amount of its original form and fabric. The house is accessed via a narrow private road off Alcester Road which also serves as a public footpath; the access entrance is at the top of a hill on a bend and due to the surrounding development and vegetation wider views of the property are limited. The building is set back from the main building line along Alcester Road. The building is considered to be a non-designated heritage asset.

The building is a pleasant and unusual survival of its time in this area of Wythall, however it is considered that the building is not particularly noteworthy in regards to its architectural interest. The building's significance is attributed to its rare survival of a mid-late 19th century building in this area of Wythall which externally retains a recognisable amount of its original form and fabric and its townscape/landmark feature, which is formed with the almost identically designed Leamount, 195 Alcester Road (which is a landmark feature further north on Alcester Road). The building is considered to be a landmark feature on the public footpath which runs alongside the existing access track. For the above reasons, the significance of the heritage asset is considered to be modest. The Conservation Officer has therefore objected to the loss of this asset.

The proposal involves the total loss of the attributes which form the significance of the non-designated heritage asset and so the harm to the asset would therefore be detrimental. Given the building has been identified as a non-designated heritage asset paragraph 197 of the NPPF must be engaged. This paragraph states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. A balance judgement on this can be found under the Planning Balance section further in this report.

## Highways

The application site is located in a residential and sustainable location off a classified road, the site benefits from an existing vehicular access with good visibility in both directions. Alcester Road benefits from footpaths and street lighting on both sides of the road and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops and is therefore an appropriate location for residential development.

A number of objections have been received from local residents on the safety of the proposed access and amount of parking proposed. The applicant has confirmed that the width of the access will be 4.1m in line with the Worcestershire County Council guidance. Furthermore good visibility slays are provided in both directions and suitable turning space has been provided onsite to ensure that vehicles can leave the site in forward gear. The applicant has in accordance with Worcestershire County Council car parking standards provided 3 car parking spaces for the 4 beds and 2 spaces for the 3 bed

dwelling. For these reasons Worcestershire County Council have raised no objections to the scheme on highways grounds.

## Trees

There are a number of trees that are highlighted for removal to achieve the development as shown on Site Plan. The trees to be removed have been identified as either of low prominence with the landscaping of the site and area or of poor quality. The Tree Officer has raised no objection to their loss subject to suitable mitigation tree planting. There are a number of mature trees along the south-western boundary of the site. The proposed footprint of the properties fall outside of the BS5837:2012 recommended Root Protection Area's (RPA) of these trees. The South - Eastern boundary of the site with 180 Alcester Road is defined by a mixed species hedge consisting predominately of Hawthorn and Holly under formal management being trimmed both side and to a height of approximately 2 metres. The footprint of the buildings as shown on Site Plan drawing number 30799 are an acceptable distance from the hedge and will allow its retention and longer-term sustainability with the development. The Tree Officer has raised no objection subject to condition.

## Ecology

The applicant has submitted a Preliminary Bat Roost Assessment and Bird Survey which has outlined that although some bat droppings from a brown long-eared bat were found in the loft, these were clearly old and no further evidence of bats using the site were found. The survey further highlighted that any limited roosting opportunities within the building were unlikely to be used due to weather penetration. For these reasons, it was considered that the proposed loss of the dwelling would not result in harm to bat habitats and a number of enhancement and precautionary work methods have been suggested. The survey also outlined that demolition and removal of trees would not impact on nesting birds provided the works are carried out outside of the bird nesting season. These suggestions can be conditioned.

As part of the consultation concerns were raised on the wider wildlife onsite, in particular the migration of froglets and toads from the pond to the north of the site. A further survey, Ecological Appraisal and Supporting Risk Avoidance Method Statement has been submitted to address this matter. The report has identified a certain risk that hedgehog or commuting species of reptile and amphibian may be present within the habitats on site and as such the report has put forward a detailed precautionary approach in order to ensure that no species are harmed by the development. Such measures include; the halting of work if any species are found, hedgehog search by suitably qualified ecologist, excavations backfilled and not left open overnight where possible and construction lighting controlled. These measures can be fully conditioned.

## Waste

Concerns have been raised in relation to waste collection. However, no objection or concerns have been raised by the Councils Waste Collection Manager.

## Public Right of Way

Concerns have been raised on the impact of the Public Right of Way (PROW) and the conflict of use between vehicles and pedestrians. As part of the application, the applicants intend to widen the vehicular access onto the site and currently the PROW is shared with the vehicular access for two dwellings. Although this development will intensify the use, vehicles will not be driving at speed on this driveway and it is not uncommon for such a shared use between drivers and pedestrians. No objection has been raised by the Worcestershire County Council Public Rights of Way Team. The applicant will need to ensure that they procure any legal rights of access over this right of way as necessary.

## Drainage

The site falls entirely within flood zone 1 (low risk of fluvial / watercourse flooding) and is not shown to be susceptible to surface water flooding. North Worcestershire Water Management (NWWM) hold no reports of flooding at this site but we are aware of issues within a 150m radius. The applicant outlines that foul and storm water will be disposed to the mains sewers, which is a combined sewer serving Alcester Road. Assuming that drainage of storm water to the combined network is the only option, the applicant must ensure that there is adequate on-site attenuation to reduce the risk of flooding as a result of the development and separate storm and foul drains must be provided within the site boundary. Provided that adequate drainage is provided to ensure no increase in flood risk, NWWM have raised no objection to the scheme and requested the use of a condition to ensure the submission of a scheme for a surface water drainage strategy to address this matter.

## Security

Various recommendations have been put forward by the Community Safety Project Officer including building phase security, lighting, door and window standards, secure mailbox delivery, safety issues with allocated parking and rear garden access. It is not considered reasonable to control these matters by way of condition. Suitable informatives have been added for consideration by the applicant.

## Public comments

Matters such as; character, design, highways, parking, neighbour amenity, wildlife, impact on footpath, refuse, flooding, drainage and wildlife have all been addressed in this report. Concerns have been raised on Green Belt; however this site is not within the Green Belt and is allocated as residential on the Proposals Map. Some concerns have been raised on the removal of trees onsite prior to the submission of this application. These trees were not protected by a Tree Preservation Order and therefore no permission was required for their removal. Various concerns have been raised on the 'net zero' carbon design of the dwellings and the good practice on overheating. These matters do more fall under Building Regulations and not a planning requirement on a development of his scale. Concerns have been raised on the increase in traffic as a result of this development contrary to Councils Sustainability Plan. The purpose of the Councils Sustainability Plan is to provide development in sustainable locations to avoid a need for car use. This is a sustainable location and therefore a suitable location for residential

development. No information has been provided in respect of on street parking, however as this is not an adopted drive, on street lighting will not be required. Concerns have been raised on safety during construction, existing antisocial behaviour onsite and loss of a view. These are not material planning considerations.

## Planning Balance

The Council cannot currently demonstrate an up-to-date 5 year housing land supply. Where this is the case, paragraph 11 of the NPPF, which is a material consideration of significant weight, advises that as the application site does not fall within an area or asset of particular importance as defined by the Framework, the proposal need to be considered through the balancing exercise set out in paragraph 11(d)(ii) of the NPPF. Furthermore, paragraph 197 of the NPPF outlines that where harm is identified to the significance of a Non-Designated Heritage Asset a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal involves the total loss of the attributes which form the significance of the non-designated heritage asset. However in this instance, the Conservation Officer has outlined that the historic significance of this asset is modest and that it is unlikely that the building is worthy of inclusion on the Local Heritage List. The architect is unknown and from the evidence available it is unlikely to be attributed to a renowned nationally or locally important architect, builder or craftsmen. The proposal will however result in a number of benefits including; providing much needed housing to meet the Councils supply in a sustainable location, provide economic benefits with the creation of jobs during construction and the long term benefits of the future residents using local services.

Taking all these matters into consideration the harm caused by the loss of this heritage asset, is considered to be outweighed by the significant public benefits identified, by reason of the net gain of 5 dwellings onsite in a sustainable location which will help to address the significant identified shortfall in deliverable housing land across the District.

## Conclusion

Taking all matters into consideration, the proposed development is considered to amount to an appropriate form of sustainable development, and it is therefore recommended that planning permission should be granted.

**RECOMMENDATION:** That planning permission be **Granted**.

## Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

30799 - 02 - Proposed Plans and Elevations  
30799 - 01A - Location Plan and Site Plan

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 4) The development shall not be commenced until a Level 1 Historic Building Recording (as defined by Historic England) has been completed in accordance with the guidelines laid out in the Standards and Guidelines for Archaeological Projects in Worcestershire and submitted to the County Historic Environment Record.

Reason: To ensure the loss of the non-designated heritage asset is mitigated through recording.

- 5) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety

- 6) The Development hereby permitted shall not be first occupied until each of the proposed dwellings have been fitted with an 1 electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

REASON: To encourage sustainable travel and healthy communities.

- 7) The Development hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards

- 8) The Development hereby approved shall not be occupied until the parking and turning facilities have been provided as shown on drawing 30799 - 01A.

Reason: To ensure conformity with submitted details.

- 9) All trees and hedge lines to be retained are given protection in accordance with BS5837:2012 recommendations throughout any demolition, ground and development work on the site.

Reason: To protect the trees onsite which provide toward the amenity of the area

- 10) Prior to excavation and ground works, an arboricultural method statement and protection plan should be submitted to, and approved by, the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Reason: To protect the trees onsite which provide toward the amenity of the area

- 11) The proposed parking spaces to plot 1 shall be constructed using a no dig method and shall be a suitable grade of cellular confinement material twinned with a porous top surface.

Reason: to protect the existing hedgerow at the boundary.

- 12) No works or development shall take place until a scheme for a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hard-standing areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future home owners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

Reason: To ensure the development does not result in an increase in flood risk

- 13) a) Gas protection measures complying with Characteristic Situation 2 as set out in BS8485:2015 and CIRIA C665 as a minimum requirement must be incorporated within the foundations of the proposed structure(s). Following installation of these measures, and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Or

b) A risk assessment should be undertaken to establish whether the proposed development is likely to be affected by landfill or ground gas or vapours. The risk assessment must be provided to and approved in writing by the Local Planning Authority, prior to the commencement of development. The assessment shall be carried out in accordance with current UK guidance and best practice.

c) Where the approved risk assessment (required by condition (b) above) identifies ground gases or vapours posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, the remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

d) Following implementation and completion of the approved remediation scheme (required by condition (c) above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

REASON: To ensure that the risk to buildings and their occupants from potential landfill or ground gases are adequately addressed.

- 14) The development shall be carried out in accordance with all the proposed methods of work, mitigation and enhancement measures outlined in the Preliminary Bat Roost Assessment and Bird Survey by S. Christopher Smith MRICS MSc CEnv. and the Ecological Appraisal and supporting Risk Avoidance Method Statement by Griffin Ecology Ltd.

Reason: To ensure no protected species are impact by this development and suitable enhancement is provided inline with policy BDP21 of the District Plan.

## Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) 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](mailto:worcestershirevehicle.crossing@ringway.co.uk). The applicant is solely responsible for all costs associated with construction of the access.
- 3) 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.

- 4) The applicant is advised that theft of plant, fuel and materials from building sites is a prevalent problem. It is therefore recommend that security should be in place prior and during construction phase to include robust perimeter fencing of the site and a monitored alarm system by a company with a response facility for site cabins and materials and fuel storage structures. The contactor details and emergency contact number should be displayed at several places along the perimeter fencing to allow the public to report suspicious circumstances. Further construction site security advice can be obtained from the BSIA Construction Site Security Guide Document at: <https://www.bsia.co.uk/publications/bsia/>
- 5) The applicant is advised that for each building elevation that contains a door-set dusk to dawn lighting is provided and CCTV is considered.
- 6) The applicant is advised that all door-sets and windows will comply with ADQ and be certificated to PAS24:2016 or equivalent. I would also recommend however that where door-sets comprise a Euro-profile cylinder lock that such locks are certificated to either SS312 Sold Secure Diamond Standard or TS007:2012 British Kite marked 3 star rating. Door-sets should also incorporate a door viewer meeting the requirements of TS 002 (Door and Hardware federation Technical Specification) and a door chain or opening limiter meeting the requirements of TS 003.

Thumb-turn locks (non-key lockable internal hardware which is required by the NHBC on primary fire exit route door-sets) shall be accompanied with a suitable internal security deflector plate to any letter plate to restrict access to the lock hardware unless the letter plate is at least 400mm from the lock.

Door chains or opening limiters to Door and Hardware Federation Technical Specification 003 (TS 003) should be fitted.

Door viewers to Door and Hardware Federation Technical Specification 002 (TS 002) should be fitted between 1200mm and 1500mm (in addition to 1050mm for wheelchair accessible dwellings) from the bottom of the door.

- 7) Mail Delivery should be via a secure external letter box to Door and Hardware Federation Technical Specification 009 (TS 009) securely fixed to the building face and subject of natural surveillance or 'through the wall' into a secure area of the dwelling.
- 8) The applicant is advised to consider that any such marking on allocated parking spaces does not involve house numbers but rather an unspecific identifier. Where parking spaces are identifiable to a specific dwelling the absence of a vehicle in that space has been used as a reconnaissance measure by burglars to assess if a property is unoccupied.
- 9) The applicant is advised that any gates to rear garden areas are provided with locks which are capable of being operated with a key from either side. Gates which rely upon the occupier providing a padlock provide particularly vulnerable access points for hostile intruders.



- 10) The applicant is advised by the Public Rights of Way Team to take note of the following obligations;
- No disturbance of, or change to, the surface of the path or part thereof is carried out without written consent of the Highway Authority.
  - No diminution is made in the width of the right of way available for use by the public.
  - No additional barriers are placed across the right of way. No stile, gate, fence or other structure should be created on or across the public right of way without written consent of the Highway Authority.
  - Building materials and equipment associated with the development must not be stored on the right of way and work undertaken to carry out the development should not obstruct the footpath at any time.
  - Vehicle movements and parking must be arranged so as not to interfere with the public's use of the right of way.
  - The safety of the public using the right of way is to be ensured at all times.

**Case Officer:** Emily Farmer Tel: 01527 881657  
Email: [emily.farmer@bromsgroveandredditch.gov.uk](mailto:emily.farmer@bromsgroveandredditch.gov.uk)

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20/01063/FUL

182 Alcester Road, Hollywood, Birmingham,  
Worcestershire, B47 5HQ

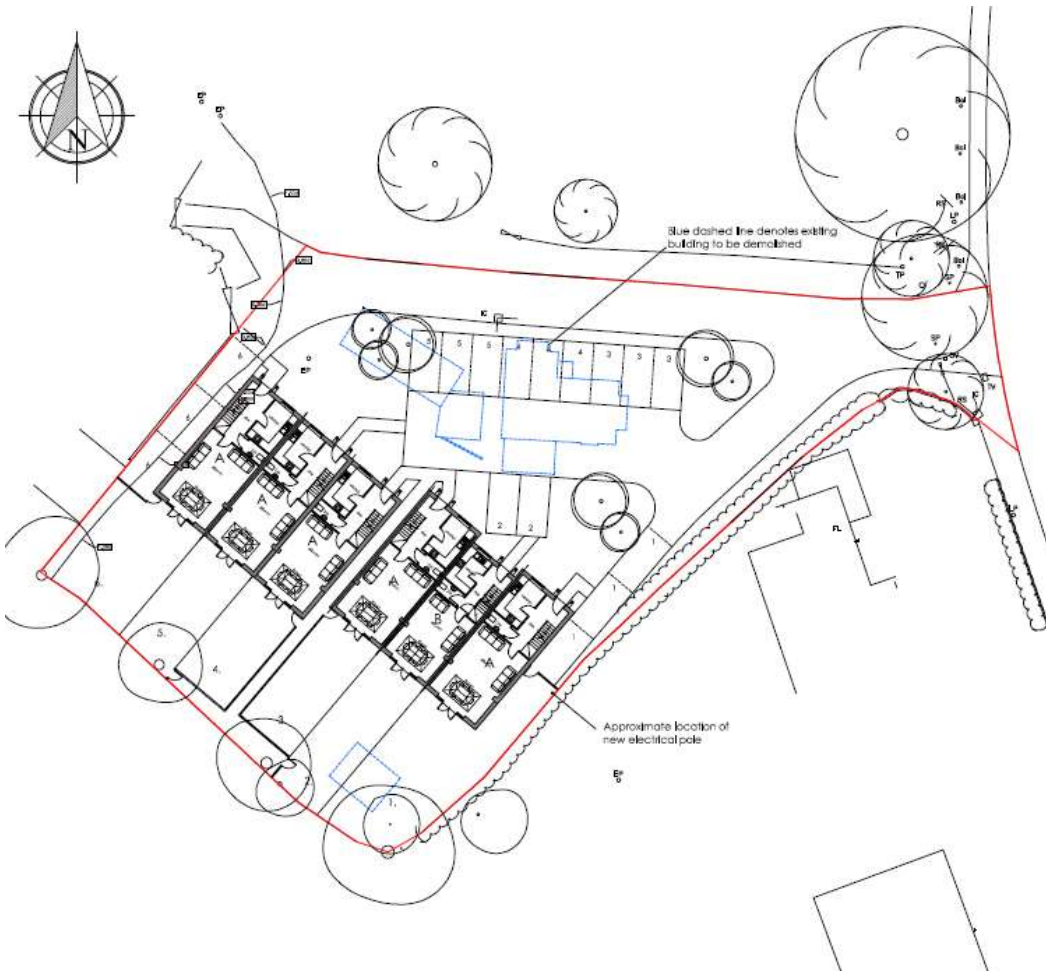
Demolition of existing building and erection of 6  
terraced houses.

Recommendation: Grant

# Location Plan and Aerial View

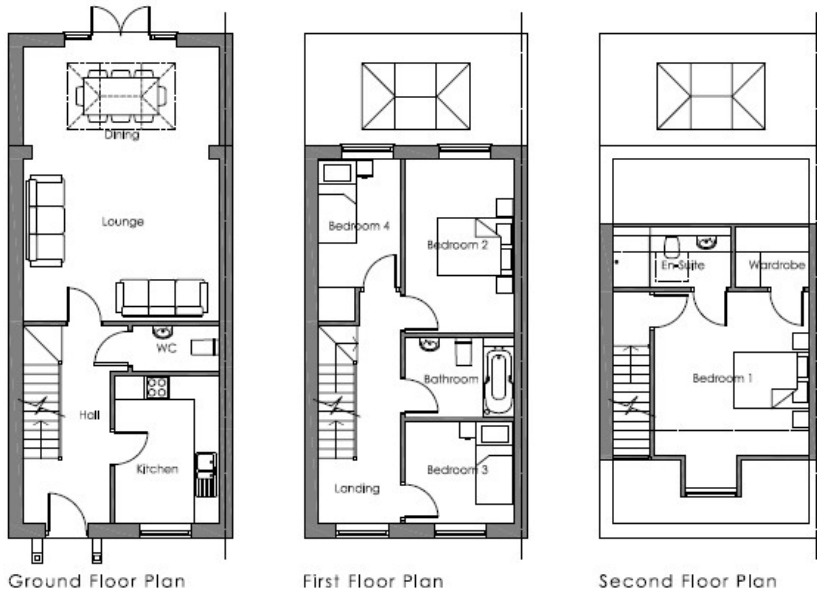
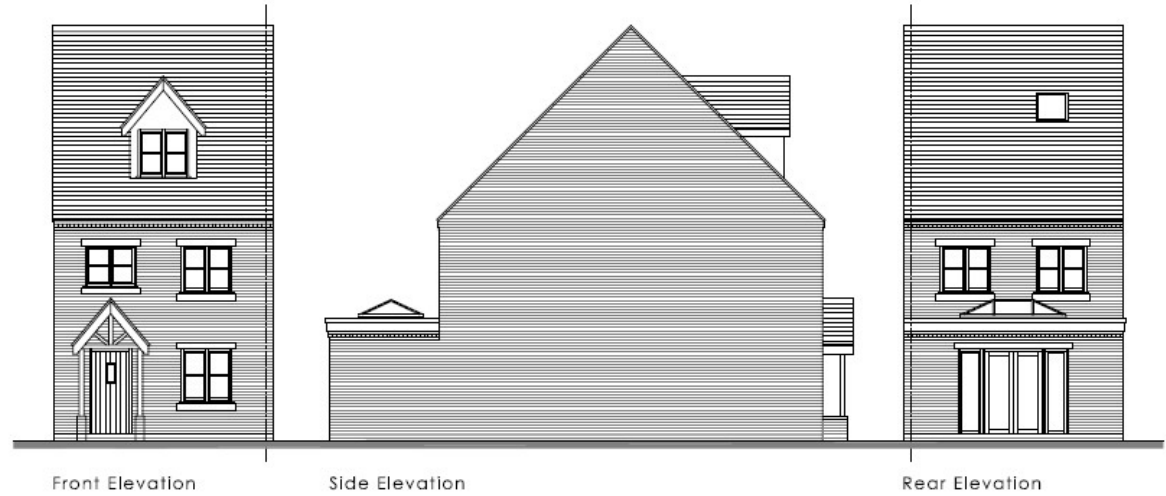


# Site Plan



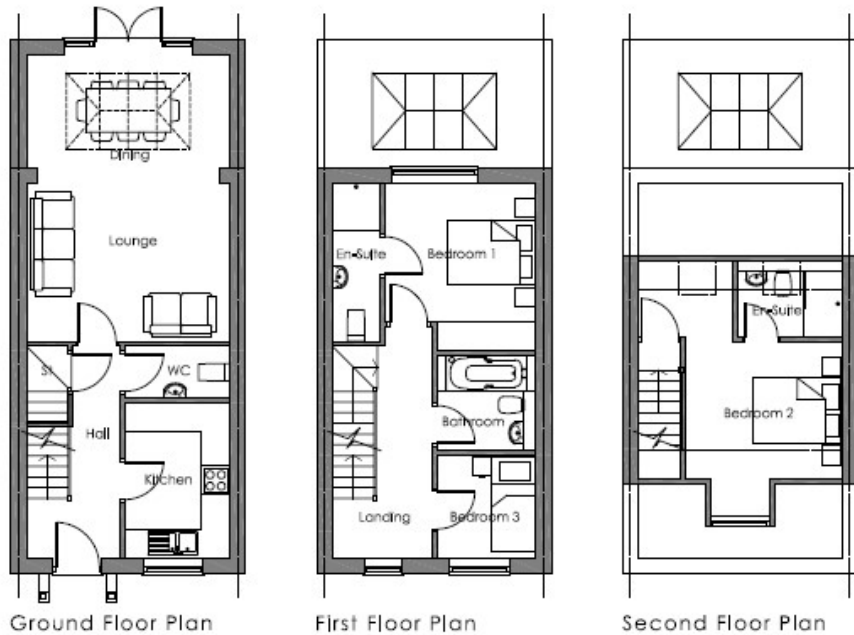
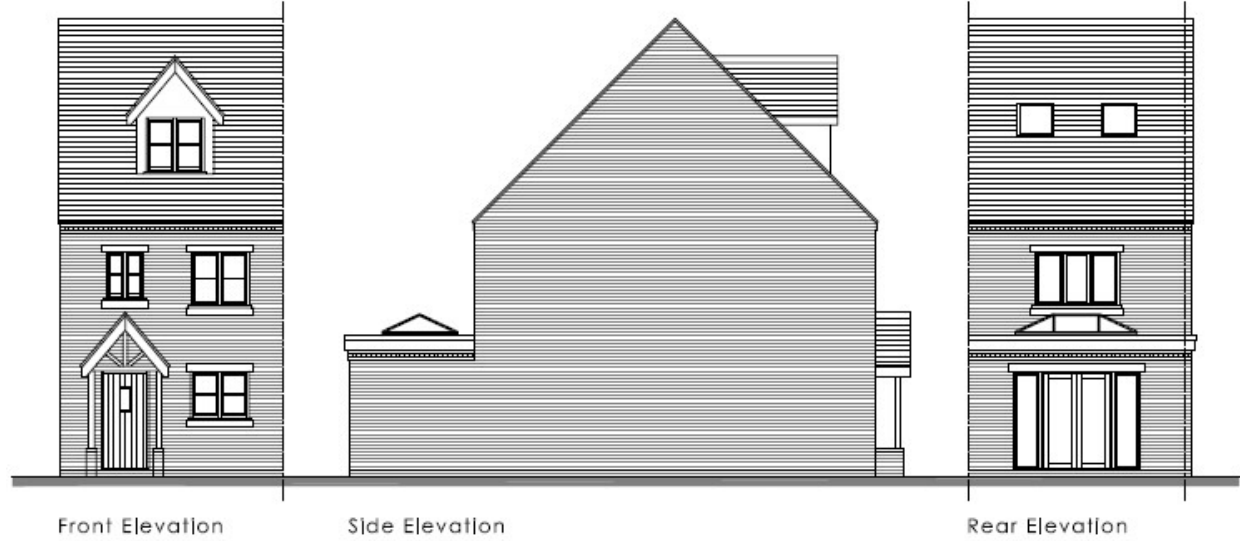
# House Type

## A



Type A - 1278sqft

# House Type B



Type B - 1032sqft

# Street Scene



Street Scene 1:200



# Artist Impression



# Site Photos – Dwelling and Drive



# Site Photos – Access



# Site Photos



# Site Photos



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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr C Slade Bromsgrove District Housing Trust	Demolition of single storey attached outbuilding. New two storey side extension and internal alterations to create additional living space and bedroom  2 Humphrey Avenue, Bromsgrove, Worcestershire, B60 3JB,	31.12.2020	20/01306/FUL

**RECOMMENDATION:** That planning permission be Granted

**This application comes before the Planning Committee because the applicant is Bromsgrove District Housing Trust (BDHT)**

### **Consultations**

**Cllr Thompson** Consulted 05.11.2020  
No comments received

**WCC Highways** Consulted 05.11.2020

No objection subject to the imposition of planning conditions with respect to:

- Bound material for vehicular access
- Conformity with submitted details

The site is located in a sustainable residential location off an unclassified road and the site benefits from an existing vehicular access with good visibility in both directions from the exiting access. Humphrey Avenue benefits from footpaths (3m) and street lighting on both sides of the road and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops.

The applicant is proposing 2 new car parking spaces to the (eastern) side of the existing space. A dropped kerb is proposed as shown via annotation on drawing K982-022(C) which is acceptable.

### **Publicity**

Three neighbours consulted 06.11.2020 Expired 30.11.2020  
No objections received

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP19 High Quality Design

## **Others**

Bromsgrove High Quality Design SPD  
NPPF National Planning Policy Framework (2019)

## **Relevant Planning History**

None

## **Background**

Applications for householder development are normally determined under delegated powers afforded to the Head of Planning and Regeneration. However, in this case the applicant is Bromsgrove District Housing Trust. All applications submitted by BDHT come before the Planning Committee for determination.

## **Assessment of Proposal**

### **The site and its surroundings**

The property which is semi-detached and of brick and tile construction is one of many in this area managed by BDHT. The property is situated to the southern side of Humphrey Avenue near to the road junction with Lyttleton Avenue (to the west).

### **The proposed development**

Planning permission is sought to erect a new two storey side extension measuring approximately 2.75 metres in width. The proposals would provide increased living accommodation for the occupiers including the provision of an additional (4<sup>th</sup>) first floor bedroom.

In order to accommodate the new two storey extension, an existing ground floor covered store and ground floor W.C. would be demolished.

Walls would be constructed in a red/brown brick to match the existing dwelling. The roof tile would also match those used on the existing dwelling.

## **Assessment**

### **Character and appearance**

Policy BDP.19 of the Bromsgrove District Plan (BDP) requires development to be of high quality design. This is re-enforced within the Councils High Quality Design SPD. The design of the extension is considered to respect that of the existing dwelling with materials to be used matching those of the existing dwelling.

Although the proposed first floor extension would narrow the gap between No. 2 Humphrey Avenue and No.55A Lyttleton Avenue immediately to the west of the host property, the development would not be considered to cause harm to the character and appearance of the area.



## **Residential amenity**

No neighbour objections have been received and no adverse impacts have been identified having taken into consideration the provisions of Policies BDP.1 and BDP.19 of the Bromsgrove District Plan (BDP) and the Councils High Quality Design SPD.

## **Highway matters**

The Worcestershire County Council (WCC) Streetscape Design Guide requires that 4 bedroomed and larger dwellings accommodate three car parking spaces within the curtilage of the property. The property benefits from a frontage which is significant in terms of both its width and depth. A single car parking space currently exists and two additional car parking spaces can comfortably be accommodated within this area. Members will note that WCC Highways have raised no objections to the application subject to conformity with details as shown on the proposed site plan: Drawing K982-022(C) which shows where the three car parking spaces would be located.

## Conclusion

The extensions proposed are considered to be in accordance with the Council's SPD: High Quality Design; Policies BDP.1 and BDP.19 of the Bromsgrove District Plan and the provisions of the National Planning Policy Framework and would not cause harm to residential or visual amenity. As such the application can be supported.

**RECOMMENDATION:** That planning permission be **Granted**

## Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

- 3) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing K982-001(-) Site Location Plan  
Drawing K982-020(C) Proposed Floorplans  
Drawing K982-021(A) Proposed Elevations  
Drawing K982-022(C) Proposed Site Plan

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 4) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 5) The Development hereby approved shall not be brought into use until the access and parking facilities have been provided as shown on drawing K982-022(C).

Reason: To ensure conformity with submitted details

**Case Officer:** Steven Edden Tel: 01527 548474  
Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk)

# 20/01306/FUL

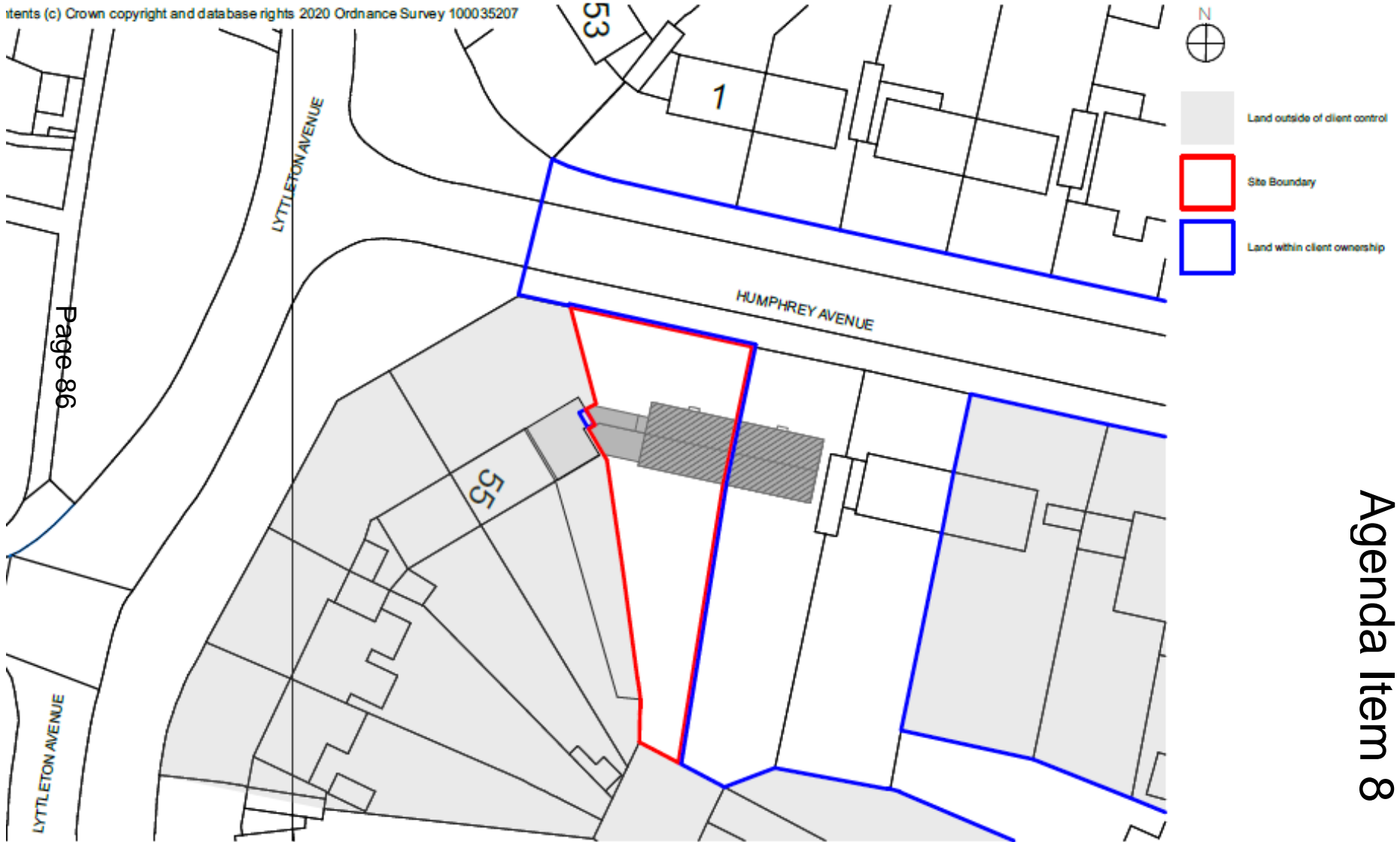
2 Humphrey Avenue, Bromsgrove, B60 3JB

Demolition of single storey attached outbuilding.  
New two storey side extension and internal alterations to create additional living space and bedroom.

Recommendation: Approve

# Site Location

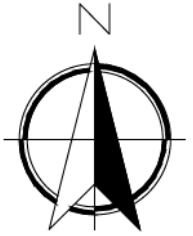
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# Satellite View



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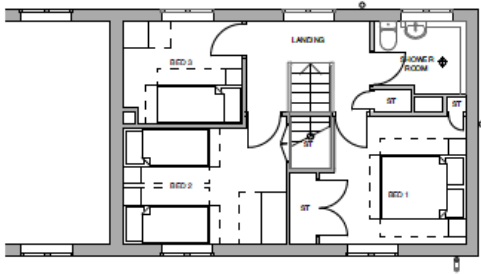
# Street view



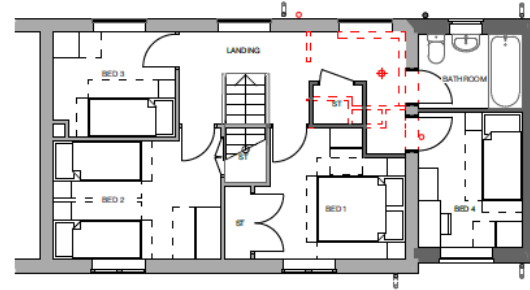
# Humphrey Avenue looking towards Lyttleton Avenue



# Existing and proposed floor plans

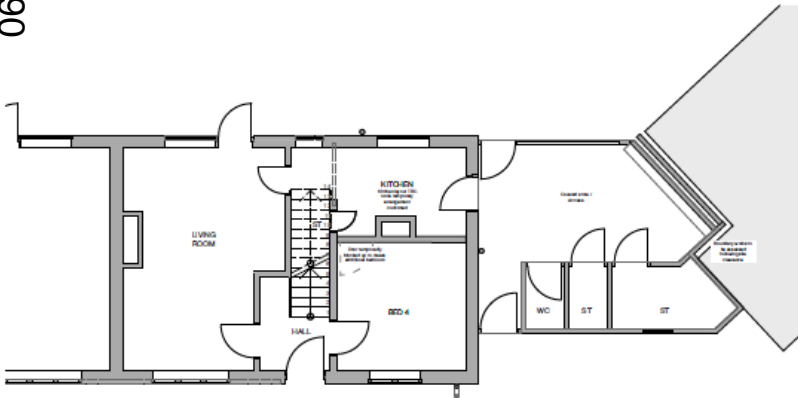


Existing - First Floor

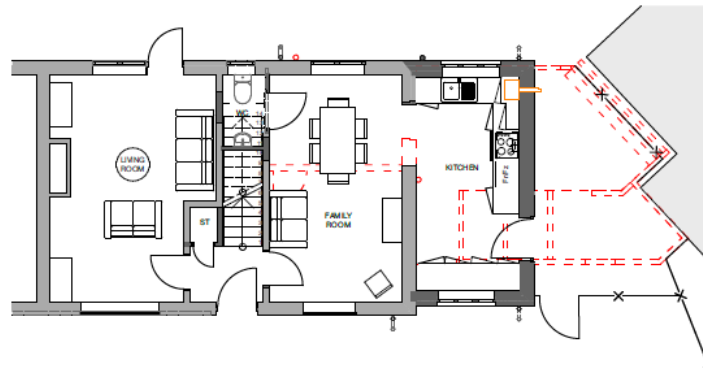


Proposed - First Floor

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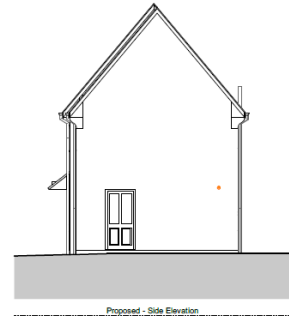
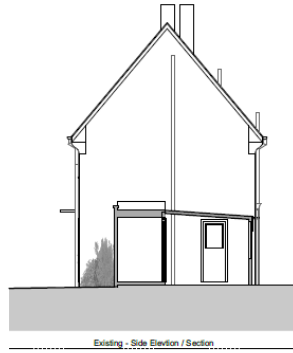
Existing - Ground Floor



Proposed - Ground Floor



# Existing and proposed elevations



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Agenda Item 8

# Proposed Site Plan Drawing K982-022(C)

