



## **BROMSGROVE DISTRICT COUNCIL**

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

MONDAY 2ND AUGUST 2021  
AT 6.00 P.M.

PARKSIDE SUITE, PARKSIDE, MARKET STREET, BROMSGROVE,  
WORCESTERSHIRE, B61 8DA

MEMBERS: Councillors H. J. Jones (Chairman), P. J. Whittaker (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, S. G. Hession, J. E. King, P. M. McDonald, M. A. Sherrey 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. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
4. Tree Preservation Order (2) 2021 Trees On Land at 1A College Road, Bromsgrove, B60 2NE (Pages 1 - 32)
5. 21/00652/FUL - Proposed Sui Generis Builder's Merchant with Trade Counter and ancillary storage, external storage of materials and display area, parking, lighting columns, perimeter fencing, hard and soft landscaping - Land At Buntsford Gate Business Park, Buntsford Drive, Bromsgrove, Worcestershire - Mr. A. Hayton (Pages 33 - 52)

6. 21/00699/FUL - Proposed Employment Unit (Industrial, research and development, general industrial, storage and distribution under Use Classes E(g) (excluding Offices under E(g)(i)), B2 and B8), access, parking, service yards, landscaping and associated development infrastructure. Plot 5, The Cofton Centre, Groveley Lane, Cofton Hackett, Worcestershire, B31 4PT - St Modwen Developments Ltd (Pages 53 - 74)
7. 21/00561/FUL - Conservatory on the rear elevation (part retrospective). 22 Dellow Grove, Alvechurch, Worcestershire, B48 7NR - Mr. M. Footes (Pages 75 - 86)
8. 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

23rd July 2021

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

**Pauline Ross  
Democratic Services Officer**

**Parkside, Market Street, Bromsgrove, Worcestershire, B61 8DA**

**Tel: 01527 881406**

**email: [p.ross@bromsgroveandredditch.gov.uk](mailto:p.ross@bromsgroveandredditch.gov.uk)**

## **BROMSGROVE DISTRICT COUNCIL**

### **PLANNING COMMITTEE**

# **GUIDANCE ON FACE-TO-FACE MEETINGS AND PUBLIC SPEAKING**

During the current Covid-19 pandemic Bromsgrove District Council will be applying social distancing arrangements at face-to-face meetings.

Please note that this is a public meeting and is open to the public to attend. If you have any questions regarding the agenda or attached papers, please do not hesitate to contact the officer named above.

### **GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON**

In advance of the Committee meeting, Members are strongly encouraged to consider taking a lateral flow test, which can be obtained from the NHS website. Should the test be positive for Covid-19 then the Member must not attend the Committee meeting, should provide their apologies to the Democratic Services Officer and must self-isolate in accordance with national rules.

Members and officers are strongly encouraged to wear face masks during the Committee meeting, unless exempt. Face masks should only be removed temporarily if the Councillor or officer is speaking or if s/he requires a sip of water and should be reapplied as soon as possible. Hand sanitiser will be provided for Members to use throughout the meeting.

The meeting venue will be fully ventilated and Members and officers may need to consider wearing appropriate clothing in order to remain comfortable during proceedings.

### **PUBLIC ATTENDANCE**

Members of the public will be able to access the meeting if they wish to do so. However, due to social distancing requirements to ensure the safety of participants during the Covid-19 pandemic, there will be limited capacity and members of the public will be allowed access on a first come, first served basis. Members of the public in attendance are strongly encouraged to wear face masks, to use the hand sanitiser that will be provided and will be required to sit in a socially distanced manner at the meeting.

It should be noted that members of the public who choose to attend in person do so at their own risk. In line with Government guidelines, any member of the public who has received a positive result in a Covid-19 test on the day of a meeting must not attend in person and must self-isolate in accordance with the national rules.



## **PUBLIC SPEAKING**

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments. 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 Officer and will be invited to unmute their microphone and address the Committee face-to-face or via Microsoft Teams.

- 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 Officer on 01527 881406 or by email at [p.ross@bromsgroveandredditch.gov.uk](mailto:p.ross@bromsgroveandredditch.gov.uk) before 12 noon on Thursday 29<sup>th</sup> July 2021.
- 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 face-to-face or via a Microsoft Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting via Microsoft Teams, 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 29<sup>th</sup> July 2021.**

- 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.**

### PLANNING COMMITTEE

2<sup>nd</sup> August 2021

#### Tree Preservation Order (2) 2021 Trees On Land at 1A College Road, Bromsgrove B60 2NE

Relevant Portfolio Holder	Cllr A. Sherry
Portfolio Holder Consulted	No
Relevant Head of Service	Head of Planning and Environmental Services
Ward(s) Affected	Alvechurch
Ward Councillor(s) Consulted	No
Non-Key Decision	

#### 1. SUMMARY OF PROPOSALS

- 1.1 The Committee is asked to consider the confirmation with modification of Tree Preservation Order (5) 2021 which relates to the protection of trees on Land West Of Redditch Road, Alvechurch NGR 4029090-272065

#### 2. RECOMMENDATIONS

- 1.2 It is recommended that provisional Tree Preservation Order (5) 2021 on Land West Of Redditch Road, Alvechurch NGR 4029090-272065 is confirmed with modification as in the provisional order raised and shown in appendix (1). The modification relates to tree T8 of the order which was wrongly listed in the provisional order as an Ash tree when it is an Oak.

#### 3. KEY ISSUES

##### Financial Implications

- 3.1 There are no financial implications relating to the confirmation of the TPO.

##### Legal Implications

- 3.3 Town and Country Planning (Trees) Regulations 2012 covers this procedure.

##### Service / Operational Implications

##### Background:

- 3.4 The provisional order was raised on the 3<sup>rd</sup> March 2021 as shown in appendix (2) due to improvements having been made to the access point to the site off the Redditch Road and the beginning of storage of building and site

### **PLANNING COMMITTEE**

2<sup>nd</sup> August 2021

management materials on the site. On inspect it was also noted that there are trees within the site marked with pink paint spots which is generally a mark recognised to highlight tree targeted for removal. Land registry checks show that the site is under the ownership of a local builder and therefore the concern was that there was a potential risk that the site could be targeted for development. The site owner has verbally confirmed he has no objection to the order having been raised.

3.5 One objection has been received in respect of the provisional TPO having been raised as follows:

1. An Arboricultural report from Mark Chester of Cedarwood Tree Care on behalf of Mr M Smith of 28 Redditch Road, Alvechurch received on 6<sup>th</sup> April 2021 which directly abuts the site containing the tree within the order and which can be seen in appendix (3) of this report.

My comments in relation to the points raise within the objection are as follows:

- Point 1: Identification of Trees Within the Order:

There are nine trees included within the order, each individual tree having been given an identification number and the national grid reference within the schedule of the order. Each individual tree is shown on the plan of the order highlighted by its reference number within the schedule and an icon showing its position. Therefore, I feel although there are more trees on the site than there are included within the order that they are clearly indefinable from the documentation of the order. There is no requirement under tree preservation order legislation guidance to have grid references shown for trees on the plan of the order.

- Point 2: It is unclear why the trees were included within the order:

The trees not included within the order have or are prone to disease or condition issues or are of lower level of prominence from a public amenity value prospective and therefore were not considered suitable for tree preservation order protection.

- Point 3: No amenity assessment of trees

A council tree officer has a right of access to private land to

### **PLANNING COMMITTEE**

2<sup>nd</sup> August 2021

allow the undertaking of his duties in assessing the suitability of trees for TPO protection where there is reason to believe they might be at risk. A Tempo assessment which is a scoring system used as a guide to the suitability of trees for TPO protection has been provided within the objection. There is no legal requirement to use this assessment process when raising a TPO it is an aid only to the decision making process. We have carried out our own TEMPO scoring of the trees included within the order as shown in appendix (4) which produced a score for all trees that confirms the tree merit consideration for TPO protection, and which differs from the scoring within the objection. The trees within the order are in part visible from the main path and carriageway of Redditch Road and feeder road serving properties 18-28 Redditch Road as shown in the photograph's appendix (5) and therefore do offer a suitable level of public visual amenity value. They are also visible from the rear of a number of private properties in School Lane. Apart from the visual amenity, the trees offer a high level of habitat and biodiversity value to the site and add greatly to the rural character of the area. Should the site be developed in the future the benefits the trees offer to the site and area would have the potential to be greatly increased.

- 3.6 Policy Implications- None  
HR Implications- None  
Council Objective 4- Environment, Priority C04 Planning
- 3.7 Climate Change / Carbon/ Biodiversity- The proposal in relation to confirming the TPO can only be seen as a positive impact on the environment.

#### **Customer / Equalities and Diversity Implications**

- 3.8 The customers have been provided with the relevant notification and the responses received are attached in the appendices. The customers will receive notification by post of the decision of the committee.
- 3.9 Equalities and Diversity implications- None

#### **4. RISK MANAGEMENT**

## **PLANNING COMMITTEE**

**2<sup>nd</sup> August 2021**

- 4.1 There are no significant risks associated with the details included in this report.

### **5. APPENDICES**

List Appendices.

Appendix (1) Schedule and Plan of revised order  
Appendix (2) Schedule and Plan of provisional order  
Appendix (3) Cedarwood Tree Care objection  
Appendix (4) Council TEMPO Assessment  
Appendix (5) Photographs of trees with the order

### **6. BACKGROUND PAPERS**

None

### **7. KEY**

TPO - Tree Preservation Order  
TEMPO – Tree Evaluation Method for Preservation Orders

#### **7.1 Conclusion and recommendations:**

The trees within the order are in part visible from the main path and carriageway of Redditch Road and feeder road serving properties 18-28 Redditch Road and therefore offer a suitable degree of visual amenity value when viewed from a publicly accessible area and also add greatly to the character of the area.

Therefore, I recommend to the committee that Tree Preservation Order (5) 2021 is confirmed and made permanent with modification as shown in appendix (1) of this report.

### **AUTHOR OF REPORT**

Name: Gavin Boyes  
Email: [Gavin.Boyes@bromsgroveandRedditch.gov.uk](mailto:Gavin.Boyes@bromsgroveandRedditch.gov.uk)  
Tel: 01527 883094

**First Schedule****Trees specified individually**

(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
T1	Oak	402884 - 272039	Southern boundary
T2	Ash	402890 – 272076	Main body of site
T3	Ash	402884 – 272083	Main body of site
T4	Ash	402880 – 272087	Main body of site
T5	Oak	402875 – 272096	Adjacent to Western boundary
T6	Oak	402881 – 272096	Adjacent to Western boundary
T7	Ash	402899 – 272107	Northern boundary
T8	Oak	402917 – 272079	Main body of site
T9	Oak	402903 – 272071	Main body of site

**Trees specified by reference to an area**

(within a dotted black line on the map)

**NONE****Groups of Trees**

(within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
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**NONE**

## Woodlands




(within a continuous black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
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**NONE**





 <p><b>Bromsgrove District Council</b> www.bromsgrove.gov.uk</p>  <p><b>REDDITCH BOROUGH COUNCIL</b></p>  <p><b>making a difference</b> www.redditchbc.gov.uk</p>	<p>Project: Bromsgrove District Council TPO (5) 2021</p>	<p>Drawn: Gavin Boyes - Arboricultural Team</p>	<p><b>Environmental Services</b> Town Hall Walter Stranz Square Redditch Worcs B98 8AH</p>
	<p>Drawing: Land West Of Redditch Road Alvechurch</p>	<p>Scale: 1:800 @ A4</p>	
	<p>Drawing No.: 1 of 1</p>	<p>Date: 3, 2021</p>	<p>@ Crown copyright and database rights 2020 Ordnance Survey 100023252</p>

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TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning (Tree Preservation) (England) Regulations 2012

Bromsgrove District Council Tree Preservation Order (5) 2021  
Tree/s on land at Land West Of Redditch Road Alvechurch , NGR 402909 –  
272065.

Bromsgrove District Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

**Citation**

1. This Order may be cited as **Tree Preservation Order (5) 2021**

**Interpretation**

- 2.— (1) In this Order “the authority” means Bromsgrove District Council.  
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.  
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

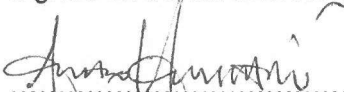
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 3rd March 2021

Signed on behalf of Bromsgrove District Council



Authorised by the Council to sign in that behalf

## First Schedule

### Trees specified individually

(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
T1	Oak	402884, 272039	Southern boundary
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T5	Oak	402875, 272096	Adjacent to Western boundary
T6	Oak	402881, 272096	Adjacent to Western boundary
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T8	Ash	402917, 272079	Main body of site
T9	Oak	402903, 272071	Main body of site

### Trees specified by reference to an area

(within a dotted black line on the map)

# Agenda Item 4

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
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NONE

## Groups of Trees

(within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
-------------------	--------------------	------------	------------------

NONE

## Woodlands

(within a continuous black line on the map)




<u>No. on Map</u>	<u>Description</u>	<u>NGR</u>	<u>Situation</u>
-------------------	--------------------	------------	------------------

NONE







 <p><b>Bromsgrove District Council</b> www.bromsgrove.gov.uk</p>  <p><b>REDDITCH BOROUGH COUNCIL</b></p>  <p>making a difference www.redditchbc.gov.uk</p>	<p>Project: Bromsgrove District Council TPO (5) 2021</p>	<p>Drawn: Gavin Boyes - Arboricultural Team</p>	<p><i>Jason Hussard</i> 3rd March 2021</p>	
	<p>Drawing: Land West Of Redditch Road Alvechurch</p>	<p>Scale: 1:800 @ A4</p>		<p>Environmental Services Town Hall Walter Stranz Square Redditch Worcs B98 8AH</p>
	<p>Drawing No.: 1 of 1</p>	<p>Date: 3.2021</p>		<p>@ Crown copyright and database rights 2020 Ordnance Survey 100023252</p>





**Gavin Boyes - Arboricultural Team**

**From:** Mark Chester <[REDACTED]>  
**Sent:** 06 April 2021 12:45  
**To:** [REDACTED] Gavin Boyes - Arboricultural Team  
**Subject:** New TPO for Redditch Road, Alvechurch  
**Attachments:** Comments on a new Tree Preservation Order on land by 28 Redditch Road Alvechurch.pdf

**This email originated from outside of the Organisation**  
**STOP: Were you expecting this Email? Does it look genuine?**  
**THINK: Before you CLICK on links or OPEN any attachments.**

Dear Gavin,

Please find attached a letter of objection/clarification in connection with a Tree Preservation Order served on trees on land adjoining 28 Redditch Road, Alvechurch, in March 2021. We have until Friday 9th April to make representations. Note that we are not objecting to the making of an order on this site per se, but request clarification on various issues. Due to the limited timescale, we recognise that it may not be practical to enter in to correspondence before the closing date, and it may be necessary to attend any committee meeting arranged to consider issues, in order to make representations.

We await your further correspondence. The Comments are also being sent in hard copy.

Sincerely,

--

**Mark Chester**

BSc (Hons); MICFor; CUEW; C. Hort; MCIOH; Tech.Cert (Arbor.A); F.Arbor.A; C. Env.



**Principal Consultant | Tree Consultants**

[REDACTED] 38360





DATE: April 2021



**ADDRESS:**

**Comments on a new Tree Preservation Order on land by  
28 Redditch Road, Alvechurch  
For Mr. Matthew Smith**

AUTHOR: MARK CHESTER



## Site

**Brief:** A Tree Preservation Order has been placed on seven individual trees on land by 28 Redditch Road, Alvechurch. Aspects of the Order are unclear. We do not wish to object formally per se to the protection of trees on this site. However, clarity is needed on the following points:

1. Seven trees have been identified for inclusion, with a grid reference used for each, and a position shown on a site plan. In the absence of the grid reference on the site plan, it is unclear which the seven are. The group of five are part of a group of eight trees. In addition, the one to the rear of 28 Redditch Road, to the west, is one of three trees.
2. It is unclear why these seven trees were included in the Order, in preference to others.
3. There is no amenity assessment of the trees, to demonstrate how their inclusion has been merited. Some of the trees have extensive dead wood, and with the site being privately owned, it is unclear how an officer would have obtained access to the inner part of the site to assess any of the seven trees. The TEMPO assessment is applied to tree T7, by 28 Redditch Road, and also to trees T2-6, which are within the site. The assessment indicates that the trees may not merit inclusion in the Order. Details are below.

## TEMPO ASSESSMENT

Condition assessment:	Suitability	Score	Score T7	Score T2-6
Good	Highly suitable	5		
Fair/satisfactory	Suitable	3	3	3
Poor	Unlikely to be suitable	1		
Dead/dying/dangerous	Unsuitable	0		
			3	3
Retention span (years)				
100+	Highly suitable	5		
40-100	Very suitable	4		
20-40	Suitable	2	2	2
10-20	Just suitable	1		
Fewer than 10	Unsuitable	0		
Total			5	5
Public visibility (Consider realistic potential for future visibility with changed land use)				
Very large tree with some visibility or prominent large tree	Highly suitable	5		
Large or medium trees clearly visible to the public	Very Suitable	4		
Medium trees, or large trees with limited view only	Suitable	3	3	
Young, small, or medium/large trees visible only with difficulty	Barely suitable	2		2
Trees not visible to the public, regardless of size	Probably unsuitable.	1		
Total			8	7

At this stage, a tree must have accrued 7 or more points, with no zero scores, for the process to continue.

Other factors			
Principal components of formal arboricultural features, or veteran trees.	5		
Tree groups, or principal members of groups important for their cohesion	4		
Trees with identifiable historic, commemorative or habitat importance	3		
Trees of particularly good form, especially if rare or unusual.	2		
Trees with none of the above additional redeeming features, including those of indifferent form.	1	1	1
Total		9	8

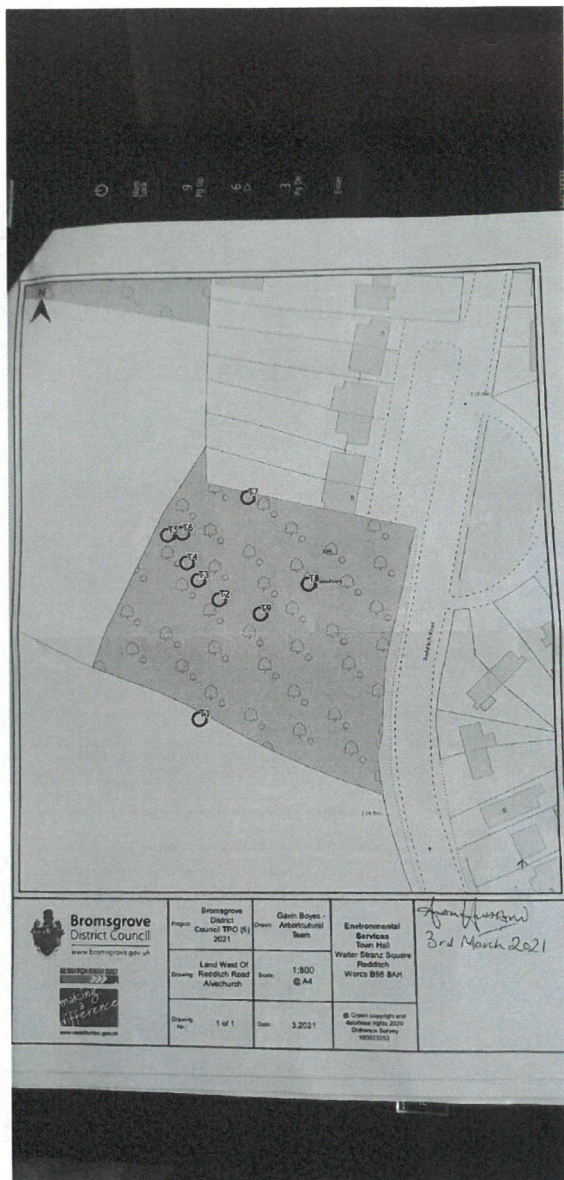
**Part 2: Expediency assessment. A tree must have accrued 10 or more points to qualify.**

Immediate threat to tree.	5		
Foreseeable threat to tree	3		
Perceived threat to tree	2	2	
Precautionary only	1		1
<b>Total</b>		<b>11</b>	<b>9</b>

**Part 3: Decision Guide**

Definitely merits TPO	16+		
TPO is defensible	12-15		
Does not merit TPO	7-11	11	9
TPO indefensible	1-6		
Do not apply TPO	0		





## Mark Chester

BSc (Hons); MICFor; CUEW; C. Hort; MCIOH; Tech.Cert (Arbor.A); F.Arbor.A; C. Env.



Professional Member



Registered Consultant



Arboricultural ASSOCIATION

Professional Member

Principal Consultant | Cedarwood Tree Care Ltd | 01981 570426 07888 838360

3 Howton Grove Barns, Wormbridge, Herefordshire HR2 9DY

Tel: 01981 570426 or 07888 838360

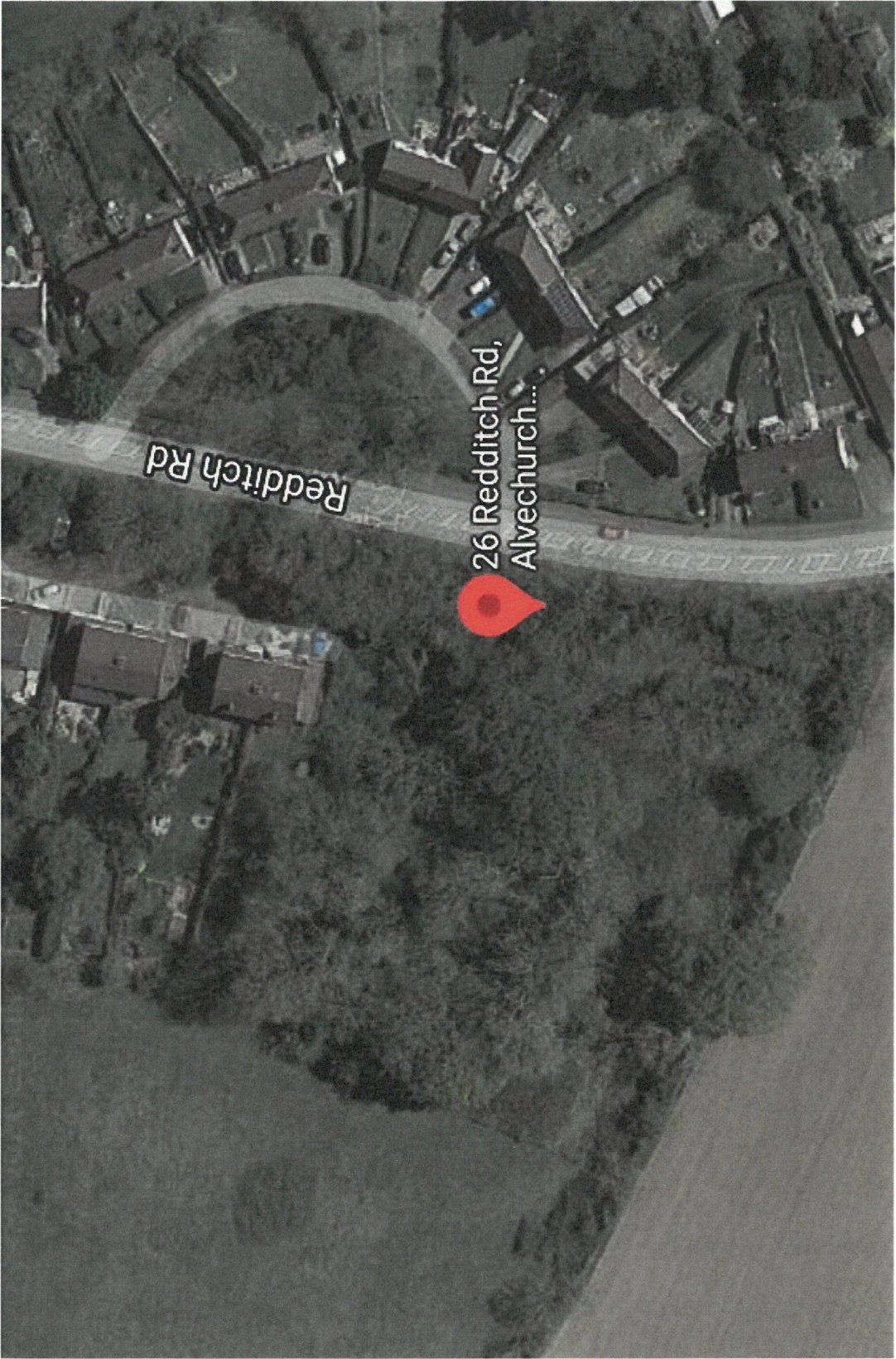
Email: enquiries@cedarwoodtreecare.co.uk Website: www.cedarwoodtreecare.co.uk



Cedarwood TREE CARE



TITLE: Site Plan





# Agenda Item 4

COMMENTS ON NEW TREE PRESERVATION ORDER, LAND ADJ TO 28 REDDITCH ROAD, ALVEHURCH  
APRIL 2021

Reference: Photographs



**IMAGE 1 (above):** This view is within Mr. Smith's rear garden, looking west. The Ash tree T7 is one of these three. It is unclear which one.

**IMAGE 2 (below):** Looking at these trees face on, the southerly view.





# Agenda Item 4

COMMENTS ON NEW TREE PRESERVATION ORDER, LAND ADJ TO 28 REDDITCH ROAD, ALVEHURCH  
APRIL 2021



**IMAGE 3 (above):** Tree T7 viewed from within the woodland area. Clarification on which is T7 is sought.

**IMAGE 4 (below):** Trees within the group T2-6. Clarification of which are included is sought.



3 Howton Grove Barns, Wormbridge, Herefordshire HR2 9DY  
*Tel:* 01981 570426 or 07888 838360  
*Email:* [enquiries@cedarwoodtreecare.co.uk](mailto:enquiries@cedarwoodtreecare.co.uk) *Website:* [www.cedarwoodtreecare.co.uk](http://www.cedarwoodtreecare.co.uk)





# Agenda Item 4

COMMENTS ON NEW TREE PRESERVATION ORDER, LAND ADJ TO 28 REDDITCH ROAD, ALVEHURCH  
APRIL 2021



IMAGE 5 (above): A tree in the vicinity of T8?

IMAGE 6 (below): Two of these trees are T5 & T6. It is unclear which ones are included.



3 Howton Grove Barns, Wormbridge, Herefordshire HR2 9DY  
*Tel:* 01981 570426 or 07888 838360  
*Email:* [enquiries@cedarwoodtreecare.co.uk](mailto:enquiries@cedarwoodtreecare.co.uk) *Website:* [www.cedarwoodtreecare.co.uk](http://www.cedarwoodtreecare.co.uk)



END OF REPORT

# T.E.M.P.O Tree Evaluation Sheet

Appendix (4)

Evaluation by: Garvin Rogers Date: 24th June 2021 Sheet No. 4 of 4

Address/Site Details: Land West of Redditch Road, Awechurch NR4 4DZ 909 - 27005

Tree Ref	Species	DBH (mm)	Amenity Assessment			Sub	Trees must have accrued 7+ points (& no zeros) to qualify					Notes
			a - Condition	b - Longevity	c - Visibility		d - other factors	Exped iency	Score	TPO Y/N?		
T1	OAK		5	4	3	12	5	4	18	Y		
T2	ASH		3	4	3	10	4	1	15	Y		
T3	ASH		3	4	3	10	4	1	15	Y		
T4	ASH		3	4	3	10	4	1	15	Y		
T5	OAK		3	4	3	10	4	1	15	Y		
T6	OAK		3	4	3	10	4	1	15	Y		
T7	ASH		3	4	3	10	5	1	16	Y		
T8	OAK		3	4	3	10	4	1	15	Y		
T9	OAK		3	4	3	10	4	1	15	Y		

**Part 1: Amenity assessment**

- a) Condition**
- 5) Good (highly suitable)
  - 3) Fair (suitable)
  - 1) Poor (unlikely)
  - 0) Unsafed
  - Dead
- b) Longevity**
- 5) 100+
  - 4) 40 - 100
  - 2) 20 - 40 (suitable)
  - 1) 10 - 20 (just suitable)
  - 0) <10 (unsuitable)

**Part 2: Expediency assessment**

- c) Relative public visibility**
- 5) Very large trees, or large trees that are prominent features (V/1ge=200sqm+)
  - 4) Large trees, or medium trees clearly visible to the public (1ge=100-200sqm)
  - 3) Medium trees, or larger trees with limited view only (Suitable, med=25-100sqm)
  - 2) Small trees, or larger ones visible only with difficulty (Unlikely, small = 5-25sqm)
  - 1) Young/v.small or not publicly visible regardless of size (prob unsuitable, <5sqm)
- d) Other factors**
- 5) Principal components of arboricultural features, or veteran trees
  - 4) Members of groups of trees that are important for their cohesion
  - 3) Trees with significant historical or commemorative importance
  - 2) Trees of particularly good form, especially if rare or unusual
  - 1) Trees with none of the above additional redeeming features

- Part 3: Decision guide**
- Any 0 Do not apply TPO
  - 1 - 6 TPO indefensible
  - 7 - 11 Does not merit TPO
  - 12 - 15 Possibly merits TPO
  - 16+ Definitely merits TPO

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APPENDIX (5)



T7 Viewed from the road front of 28 Redditch Road





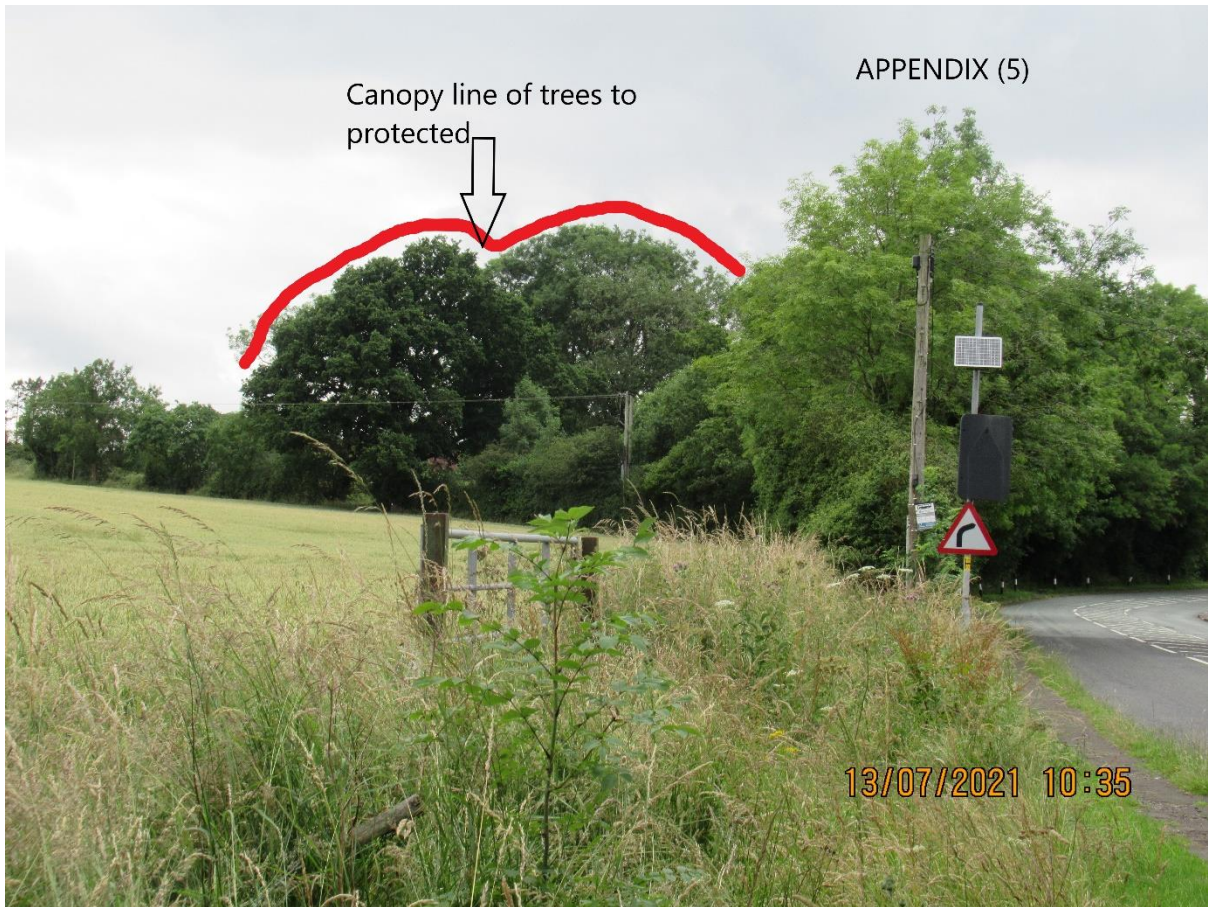
Canopy line of trees within order view form along feeder road front of properties 18-28 Redditch Road





T8 View of tree from path running along Redditch Road directly adjacent to site.





Canopy line of trees to be protected view from southern side of site from footpath on Redditch Road

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr. Andy Hayton	Proposed Sui Generis Builder's Merchant with Trade Counter and ancillary storage, external storage of materials and display area, parking, lighting columns, perimeter fencing, hard and soft landscaping.  Land At Buntsford Gate Business Park, Buntsford Drive, Bromsgrove, Worcestershire		21/00652/FUL

**This application comes before the Planning Committee because it is for Major development**

**RECOMMENDATION:**

- (a) That planning permission be **GRANTED**
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application subject to the satisfactory views of Worcestershire Regulatory Services and Conservation.
- (c) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the report.

**Consultations**

**Stoke Parish Council**

No objection to proposed development. Sought clarification regarding Public footpath SP-579.

**Worcestershire Archive and Archaeological Service**

No archaeological condition required.

**North Worcestershire Water Management**

No objection is raised subject to a pre-commencement condition requiring a surface water drainage strategy.

**WRS - Contaminated Land**

No objections subject to condition.

## **WRS – Noise & Lighting**

WRS requested further details regarding noise and lighting. A Noise Assessment by INVC, Lighting Design Assessment Ref by Lumineux have been submitted and are being reviewed by WRS. Final comments will be provided as a written update at the committee meeting.

## **WRS - Air Quality**

No objection

## **Highways - Bromsgrove**

No objection subject to conditions:

1. Vehicular access
2. Electric Vehicle Charging Facilities
3. Accessible Parking Provision
4. Cycle parking
5. Conformity with Submitted Details

## **Arboricultural Officer**

No objection

## **Conservation**

Full comments awaited

## **North Worcestershire Economic Development and Regeneration (NWedR)**

The applicant is seeking permission for a builders Merchants with trade counter on land at Buntsford Drive.

The site has been vacant for several years and is listed as employment land. This proposal will provide 15 additional jobs to the area.

NWedR support this application.

## **Worcestershire County Council Countryside Service**

No objection subject adhering to several obligations.

## **Publicity**

20 letters were sent to nearby properties on 12th May 2021 and expired 5th June 2021.

One site notice was displayed on 10th May 2021 and expired 3rd June 2021.

An advert was placed in the Bromsgrove Standard on 14th May 2021 and expired 31st May 2021.

One neighbour has raised objections to the scheme.

1. Business should only operate during normal working daylight hours and not at night
2. Noise to be kept at a minimum during working hours
3. Light pollution to be at a minimum
4. Heavy haulage to be instructed to use the A38
5. Weight restrictions applied for use of local rural roads

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP3 Future Housing and Employment Growth  
BDP6 Infrastructure Contributions  
BDP13 New Employment Development  
BDP14 Designated Employment  
BDP19 High Quality Design  
BDP20 Managing the Historic Environment  
BDP21 Natural Environment  
BDP22 Climate Change  
BDP24 Green Infrastructure

### **Others**

NPPF National Planning Policy Framework (2021)  
Bromsgrove High Quality Design Supplementary Planning Document

## **Relevant Planning History**

B/1998/0850	Outline application for employment use within Class B1, B2 and B8 including access	Granted	23.02.1999
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## **Assessment of Proposal**

### **Application Site and Proposed Development**

The application site is located within Buntsford Hill Business Park which is allocated as Designated Employment Land within the Bromsgrove District Plan 2011-2030. The existing site is an undeveloped plot within the business park with an existing access adjacent to a car dealership and office building with car park. The proposal is to provide a Sui Generis Builder's Merchant with Trade Counter and ancillary storage (gross internal area including mezzanine of 1,936 sq m), external storage and display area, site parking, lighting columns, perimeter fencing, hard and soft landscaping.

The site is within the designated employment land which bounds onto the Green Belt. To the south west of the site are two Listed Buildings; Tan House Farm a Grade II listed farmhouse and to the west a Grade II listed barn.

A part of the planning application an operator of the proposed builders merchants has not been specified.

## **Principle of development**

The site is within the main urban boundary of Bromsgrove where Policy BDP2 seeks to focus development. Policy BDP14 sets out that designated employment areas 'are expected to make a significant contribution towards creating jobs across Bromsgrove and meeting the employment targets identified in Policy BDP3.' Policy BDP14.1 states that 'The regeneration of the District will continue through maintaining and promoting existing employment provision in sustainable, accessible and appropriate locations (as identified on the Policies Map)'.

The proposed builders merchants is akin to a warehouse (Class B8) use but also has unique characteristics due to the type of goods it stocks and the level of outside storage which distinguishes it from other warehouses and makes it a 'sui generis' use. In this case, there is no potential user identified for the unit but it is anticipated that the site would generate 15-20 new full time jobs.

Typically, builders merchants have an element of selling to the public. The proposed floor plan indicates a relatively small area for the display of small goods/products for sale (such as, fixings, nails, paint, tools etc). However, a development of the proposed scale and nature is considered to be inherently suited to an employment area, given that town centres typically do not have premises with the required space and/or parking provision to accommodate them. This is evidenced by the number of builders' merchants that operate from similar settings across the local area.

It is accepted in this instance that the proposed sui generis use would fulfil the purpose of BDP14 in allocating land for employment purposes nor harm the vitality and viability of the nearby town centre.

In addition, North Worcestershire Economic Development and Regeneration have set out that the proposal would help Bromsgrove to achieve some of the economic priorities that were adopted in April 2017, which include: driving economic growth; supporting businesses to start and grow; and driving up and retaining skills locally.

## **Character and appearance**

Policy BDP19 requires development to be of good design and quality. The proposed builder's merchant would be constructed in materials and finishes similar to other industrial units on the Buntsford Gate Business Park and would be appropriate for their proposed use. The external storage that is proposed within the yard of the proposed builders merchants would be visible from Buntsford Hill and the site's surroundings, although would be less prominent due to the drop in levels between Buntsford Hill and the site and the boundary landscaping. No trees would be removed as a result of the proposal and the proposed plans indicate that the existing landscaped boundary within

the site would be reinforced. A condition is recommended to require a landscaping scheme to be carried out. With this provision, the proposed development would have a satisfactory impact on the visual amenities and appearance of the area.

## **Heritage**

On the south west side of Buntsford Hill is Tan House Farm a Grade II listed farmhouse and to the west of this a Grade II listed barn. Tan House Farm comprises a farm house which dates back in part to 1631, but with early 19th, 20th and 21st century additions. Although it is now located very much on the edge of Bromsgrove, Buntsford Hill is a rural road. Part of the significance of the property is derived from the still legible rural nature of the road and the surroundings to the south east, south and south west.

The Conservation Officers comments are awaited.

## **Highways**

The site is located within the Buntsford Gate Business Park within a commercial and sustainable location off an unclassified road, the site benefits from an existing vehicular access with good visibility in both directions. Buntsford Drive benefits from footpaths and no street lighting and parking restrictions are in force in the vicinity. The site is located within walking distance of a bus route and bus stops.

The applicant has provided sufficient car parking, cycle parking, electrical vehicle charging points and a turning area for large vehicles on site. WCC Highways have no objection subject to conditions.

## **Ecology**

The applicant has submitted a Preliminary Ecological Appraisal by Wold Ecology Ltd dated March 2021. The appraisal does not require any further surveys to be submitted. However, the report has recommended that a detailed Ecological Constriction Method Statement and Ecological Enhancement Management Plan is produced in order to protect and enhance the sites ecological value, these measures can be conditioned.

## **Contamination**

Phase 1 Desk Study and Phase 2 Site Investigation report have been submitted. WRS agree with the methodologies and conclusions and recommend that the application is conditioned for unexpected contamination as a precaution.

## **Public Right of Way**

The Public Rights of Way team have no objection subject to adhering to a number of obligations. These have been forwarded to the applicant's agent.

## **Noise and Lighting**

WRS requested further details regarding noise and lighting. A Noise Assessment by INVC, Lighting Design Assessment Ref by Lumineux have been submitted and are being reviewed by WRS. Final comments are awaited.

## **Drainage**

The site falls within flood zone 1 and is not shown to be susceptible to surface water flooding. Since this is a major development, there is a requirement for SuDS to be considered on site unless it can be demonstrated inappropriate. This can be secured by the suggested drainage strategy condition as attached to this recommendation.

## **Conclusion**

Subject to the outstanding comments, overall it is considered the proposed development is in accordance with the relevant policies of the Bromsgrove District Plan and can be properly characterised as sustainable development for the purposes of the NPPF. The proposal will bring a long term vacant site, which is allocated into use and provide employment opportunities.

## **RECOMMENDATION:**

- (a) That planning permission be **GRANTED**
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application subject to the satisfactory views of Worcestershire Regulatory Services and Conservation.
- (c) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the report.

## **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, drawings and documents:

Location Plan - 8638s/01B  
Proposed Site Layout - 8638s/03C  
Proposed Floor & Roof Plans - 8638s/04  
Proposed Elevations - 8638s/05  
Proposed Roof Plan - 8638s/06  
Proposed Fencing & Street Furniture - 8638s/07A  
Proposed Site Sections - 8638s/09  
Landscaping Proposals - 134/Pa/01  
Travel Plan by SCP - SCP/210016/TP/0  
Preliminary Ecological Appraisal by Wold Ecology Ltd



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

- 3) 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 scheme shall include details of surface water drainage measures, including for hardstanding areas, and shall conform with the non-statutory technical standards for SuDS (Defra 2015). If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. 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: In order to ensure no increase in flood risk on or off site.

- 4) 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 immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
2. 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.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification 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 on site.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 5) The development hereby approved shall not be opened to the public until the accessible parking provision and electric vehicle charging spaces shown on Proposed Site Layout - 8638s/03C have been provided, such spaces and power points shall be kept available and maintained for the use of electric vehicles.

Reason: To encourage sustainable travel and healthy communities.

- 6) 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.

- 7) The development hereby approved shall not be occupied until the parking and turning facilities have been provided as shown on drawing 8638s/03A.

Reason: To ensure conformity with submitted details.

- 8) Prior to occupation, evidence that the pre-occupation elements of the approved Travel Plan have been put in place shall be prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan to the satisfaction of Local Planning Authority unless agreed in writing by the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

- 9) The landscaping scheme detailed on Landscaping Proposals 134/PA/01 shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

- 10) All proposed works shall be carried out in accordance with the recommendations as set out in the Preliminary Ecological Appraisal by Wold Ecology Ltd. This includes an Ecological Construction Method Statement and Ecological Enhancement Management Plan shall be submitted to and approved by the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

Reason: To ensure that the proposal results in a net gain of biodiversity.

- 11) The builders merchants hereby permitted shall not be open to customers outside the following times:
- a: 0700 hours to 1900 hours, Monday to Friday inclusive,
  - b: 0700 hours to 1600 hours on Saturday,
  - c: 0900 hours to 1600 hours on Sunday and Bank Holidays
- without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring residents.

- 12) The builders merchants hereby permitted shall only be open to staff between the following times:
- a: 0600 hours to 2000 hours, Monday to Friday inclusive,
  - b: 0600 hours to 1700 hours on Saturday,
  - c: 0800 hours to 1700 hours on Sunday and Bank Holidays
- without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring residents.

- 13) Notwithstanding the provisions the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking or reenacting that Order with or without modification) no internal subdivision of the building or further construction of any mezzanine floors or increase in the floor area of the sales and ancillary elements of the building shall take place.

Reason: To ensure continuity of the site in association with the original employment uses of the Buntsford Gate Business Park.

**Case Officer:** Mr Paul Lester Tel: 01527 881323  
Email: paul.lester@bromsgroveandredditch.gov.uk

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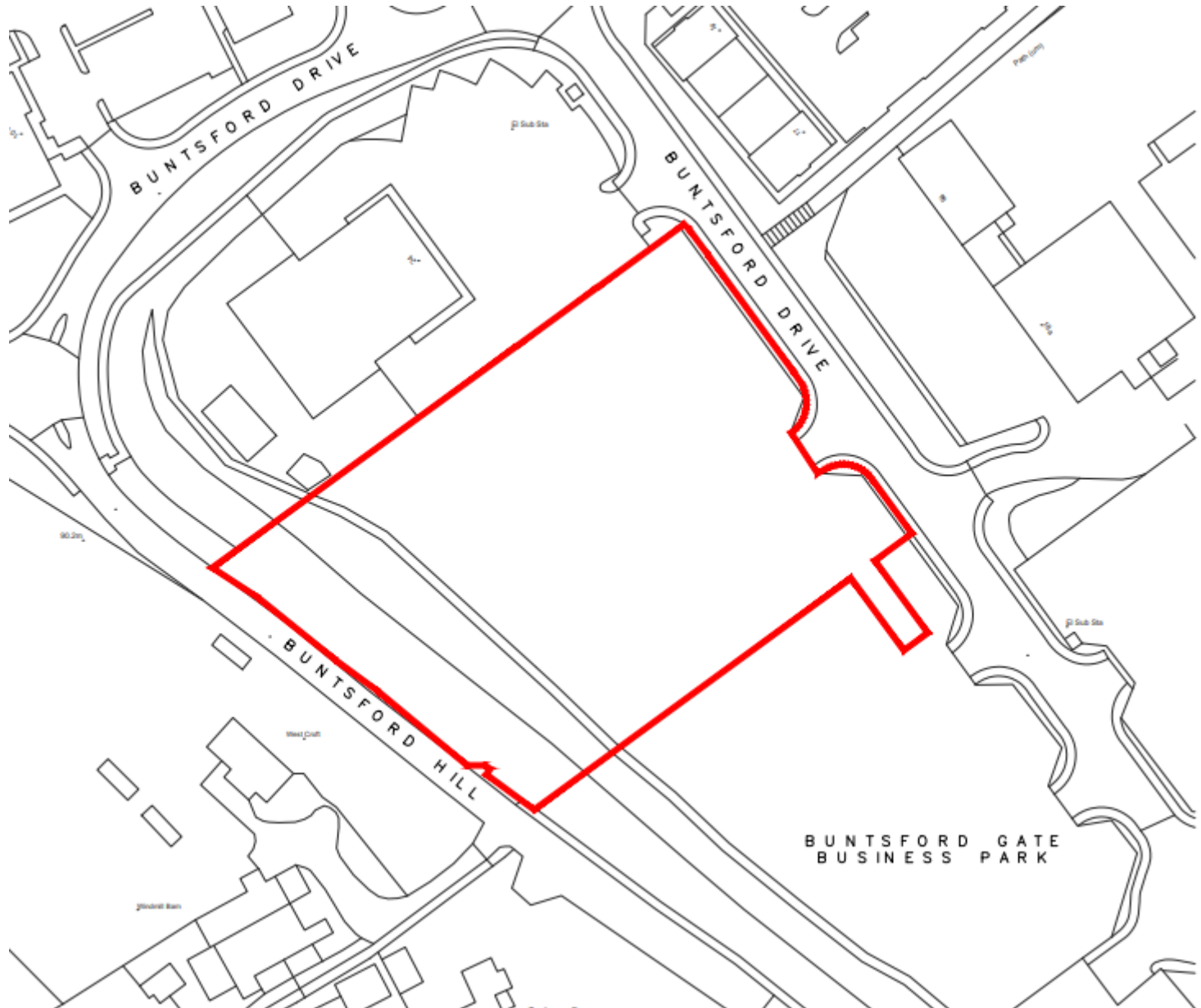
# 21/00652/FUL

Land At Buntsford Gate Business Park, Buntsford Drive, Bromsgrove, Worcestershire

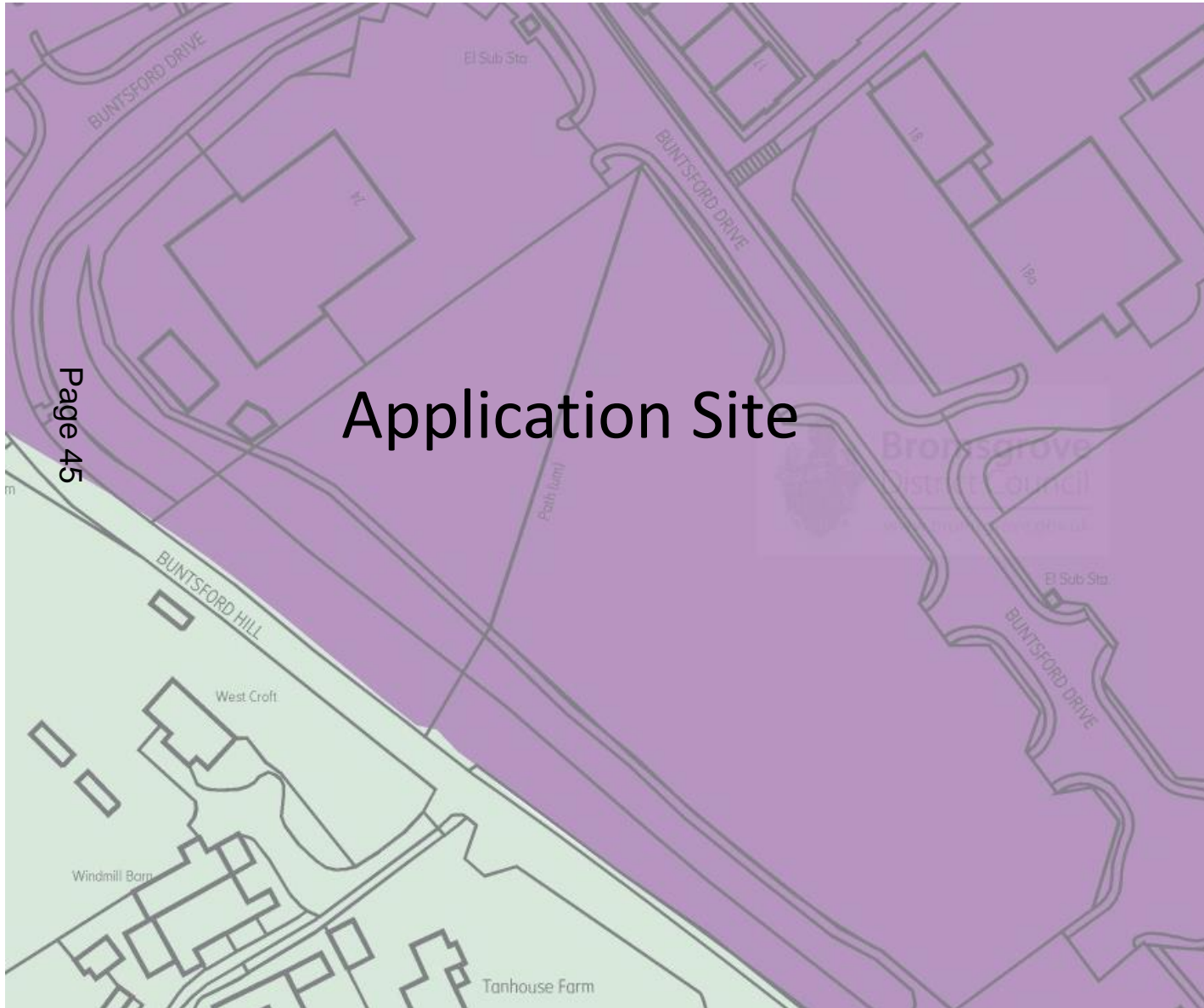
Page 43 Proposed Sui Generis Builder's Merchant with Trade Counter and ancillary storage, external storage of materials and display area, parking, lighting columns, perimeter fencing, hard and soft landscaping.

Recommendation: Grant subject to conditions



# Site Location Plan



# District Plan Allocation



## Key

-  Employment [BDP13](#), [BDP14](#)
-  Green Belt [BDP4](#)



# Satellite View





# Site Photographs



Site access from  
Buntsford Drive



View across site  
towards Buntsford  
Hill

# Site Photographs



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View across site towards Toyota showroom

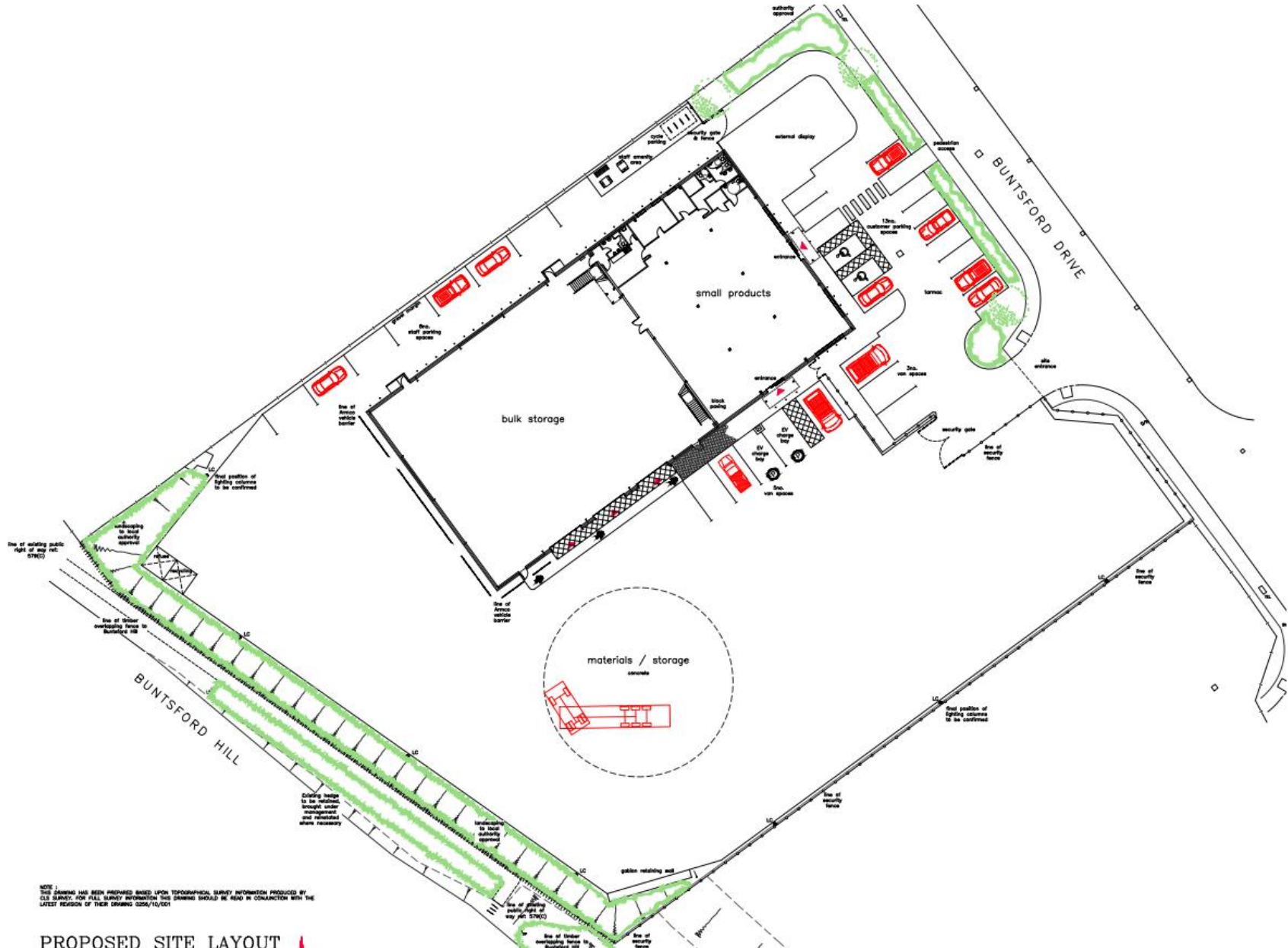


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View along Buntsford Drive towards Falcon Contract Flooring

# Proposed Site Layout

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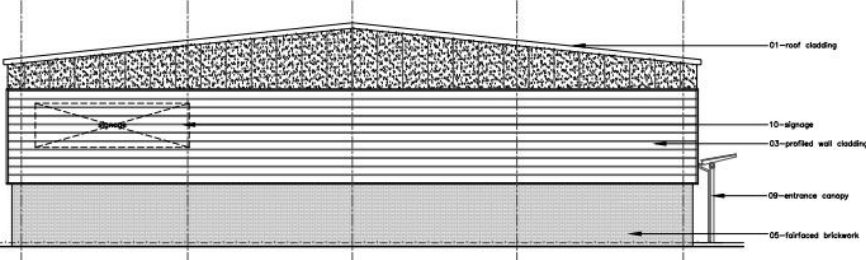
PROPOSED SITE LAYOUT

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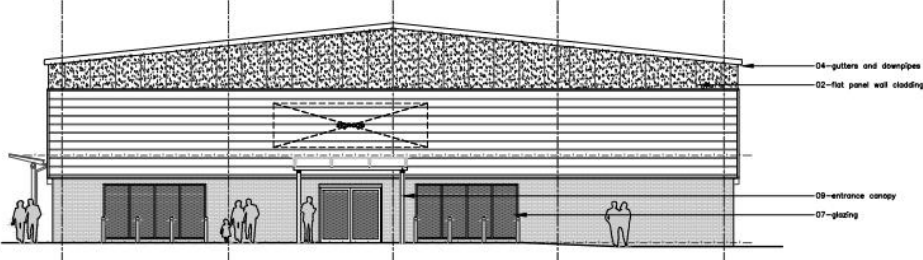




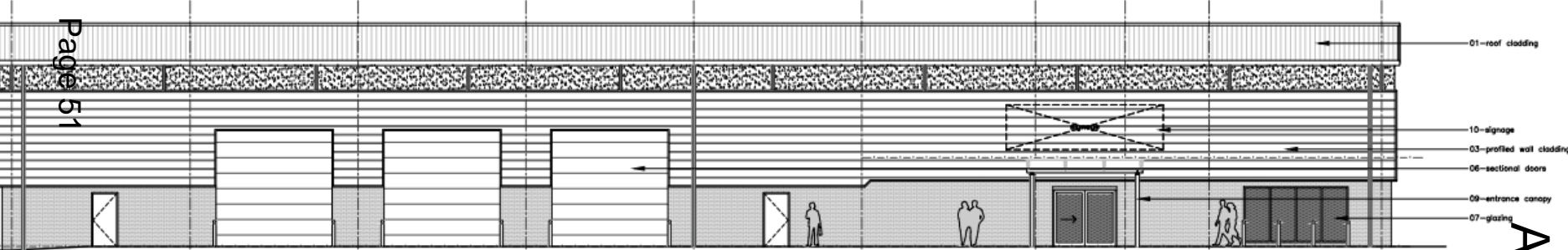
# Elevations



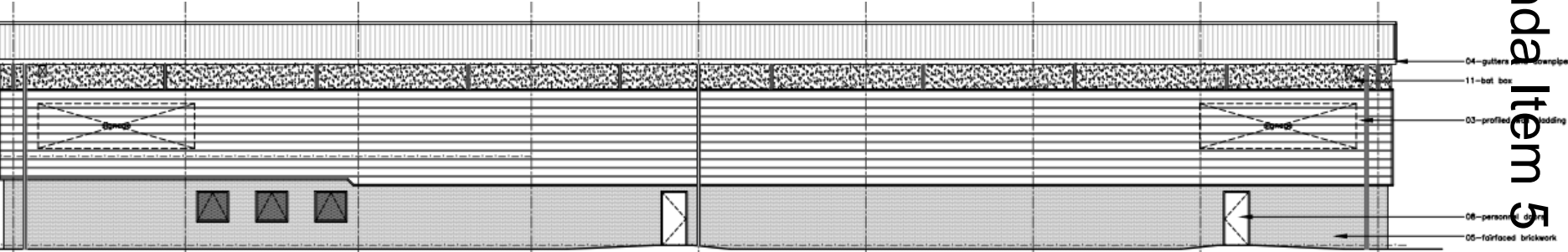
PROPOSED SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

Agenda Item 5

# Landscaping Plan

4.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	16.0	17.0	18.0	19.0	20.0	21.0	22.0	23.0	24.0	25.0	26.0	27.0	28.0	29.0	30.0	31.0	32.0	33.0	34.0	35.0	36.0	37.0	38.0	39.0	40.0	41.0	42.0	43.0	44.0	45.0	46.0	47.0	48.0	49.0	50.0	51.0	52.0	53.0	54.0	55.0	56.0	57.0	58.0	59.0	60.0	61.0	62.0	63.0	64.0	65.0	66.0	67.0	68.0	69.0	70.0	71.0	72.0	73.0	74.0	75.0	76.0	77.0	78.0	79.0	80.0	81.0	82.0	83.0	84.0	85.0	86.0	87.0	88.0	89.0	90.0	91.0	92.0	93.0	94.0	95.0	96.0	97.0	98.0	99.0	100.0
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- 25 Corylus avellana
- 25 Cornus rosmarinifolia
- 25 Prunus spinosa
- 5 Sambucus nigra
- 10 Salix cinerea
- 10 Ilex aquifolium (Slip equally spaced)
- All with biodegradable shaker and support cane
- Back brush strip 300mm wide
- 27 Rosa Bonica (S)
- 5 Echinops Goli Edge
- 36 Cotoneaster Divarica (M)

**TOPSOIL 40MM**

**PROPOSED GRAZE**

**MAINTENANCE LOGIC 4**

Refer to Architect and Engineer about fencing, lighting and cabling works.

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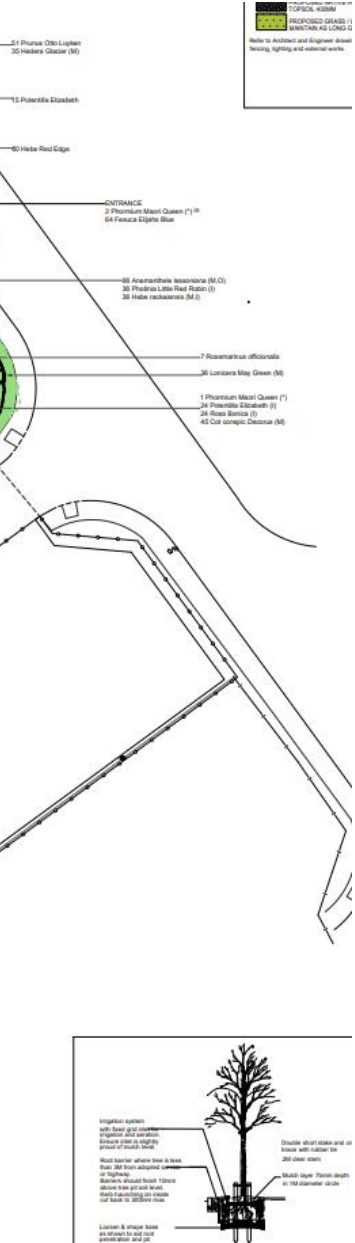
- 30 Symphoricarpos albus
  - 30 Cornus Midwinter Fire
  - 30 Cornus Stigma rosea
  - 30 Salix cinerea (buck)
  - 75 Hedera helix (M)
- THE HEDGE EXTENDERS:**
- Site staggered rise
  - back
  - margin
  - rise
- PR:**
- (S) Slip equally spaced
  - Zynenium (evenly spaced)
  - stable shaker and support cane
  - 3 300mm wide
- er needed margin:**
- 7 Hedgerose mix
  - compact block 1.0-1.2M ht.
- 2b HEDGE:**
- at top of slope
  - (10' wide security fence, 2.5M from back of wall)
  - rise staggered rise
  - back
  - margin
  - rise
  - margin
  - rise
- er needed margin:**
- Hedgerose mix overlaid with EG22 Strong Lawn Grass mix and for early establishment and bank stabilization.
  - 1kg every 3-5 years to control scrub.
  - Remove all stumps

**EXISTING HEDGE** and outside margin vegetation retained and protected to BS5837:2012. Manage and encourage for biodiversity to Ecological recommendations by canopy reduction, re-planting gaps (5 plants/m<sup>2</sup>), removal of brambles, acids to the inside and invasive weeds. Fence located 300mm outside the proposed boundary to allow for construction access.

Established with 2M with lower canopy and 3M ht. Bar fence against topsoil.

Overhanging branches and extension growth greater than 400mm removed (after hawthorn). Brambles and invasive non native weeds removed by cutting every 3-5 years.

Remove all stumps



Agenda Item 5

Name of Applicant	Proposal	Expiry Date	Plan Ref.
St Modwen Developments Ltd	Proposed Employment Unit (Industrial, research and development, general industrial, storage and distribution under Use Classes E(g) (excluding Offices under E(g)(i)), B2 and B8), access, parking, service yards, landscaping and associated development infrastructure.  Plot 5, The Cofton Centre, Groveley Lane, Cofton Hackett, Worcestershire, B31 4PT		21/00699/FUL

**This application comes before the Planning Committee because it is for Major development**

**RECOMMENDATION:**

- (a) That planning permission be **GRANTED**
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application subject to the satisfactory views of Worcestershire County Highways and North Worcestershire Water Management.
- (c) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the report.

**Consultations**

**North Worcestershire Economic Development and Regeneration (NWedR)**

This development is proposed on designated employment land as allocated in the Bromsgrove district plan. The proposals will create investment and additional jobs in the area supporting employment growth.

NWedR support this application.

**Cofton Hackett Parish Council**

No Comments Received To Date

**North Worcestershire Water Management**

Final comments awaited.

**Worcestershire Archive and Archaeological Service**

No archaeological investigation required.



## **Highways - Bromsgrove**

Final comments awaited.

## **WRS - Contaminated Land**

No objection subject to conditions.

- 1.Tiered Investigation
- 2.Import of soil and soil forming materials
- 3.Reporting of Unexpected Contamination

## **WRS – Noise**

No objection

## **WRS - Air Quality**

No objection

## **Arboricultural Officer**

No objection subject to conditions.

## **Birmingham City Council**

No Comments Received to Date.

## **Publicity**

11 letters were sent to adjoining properties on 17th May 2021 and expired 10th June 2021.

1 site notice was displayed on 18th May 2021 and expired 11th June 2021.

An advert was placed in the Bromsgrove Standard on 21st May 2020 and expired on 7th June 2021.

No representations had been received at the time of preparing this committee report.

## **Relevant Policies**

### **Bromsgrove District Plan**

- BDP1 Sustainable Development Principles
- BDP2 Settlement Hierarchy
- BDP3 Future Housing and Employment Growth
- BDP13 New Employment Development
- BDP14 Designated Employment
- BDP 16 Sustainable Transport
- BDP19 High Quality Design

BDP22 Climate Change  
BDP23 Water Management

## Others

NPPF National Planning Policy Framework (2021)  
NPPG National Planning Practice Guidance  
Longbridge Area Action Plan

## Relevant Planning History

B/2007/0356	Erection of industrial/warehouse units (B1, B2 & B8) and associated works (outline)	Granted	02.08.2007
B/2007/1115	Erection of industrial/warehouse units, submission of Reserved Matters.	Granted	10.01.2008
13/0994	Non-material amendment to planning approval B/2007/1115 to allow an amended building design to accommodate a new Data Centre building.	Granted	25.03.2014

## Assessment of Proposal

### Site Description

The application site forms part of the existing Cofton Centre employment site, which is accessed directly from Groveley Lane and shares an existing driveway that serves a number of existing buildings. The application proposals relate to the southern most part of the Cofton Centre and a final development plot which is currently used on a temporary basis for car storage by a lease car fleet management company. It is almost entirely hard surfaced with some limited landscaping to its northern boundary.

### Proposal

The planning application seeks a new employment unit which has been flexibly designed to accommodate a range of employment uses for a future occupier, whether for light industrial, more general industrial or storage and distribution purposes. The use classes relevant here for the building, reflective of the recent changes to the use classes order, are use classes E(g), B2 and B8 development. The proposals exclude offices as an employment use within use class E(g)(i) although, the building does include ancillary office accommodation associated with its main proposed uses for industrial or storage and distribution purposes.

The main elements of the proposal can be summarised as follows:

- A single employment unit to a GEA of 14,775 sq m and GIA of 14,604 sq m

- The building includes ancillary office elements as well as flexible employment space, transport office, plant areas, loading docks and other ancillary space
- Parking is provided within the site for 142 cars, 7 of which are accessible spaces. Cycle parking is also provided in secure facilities. EV charging is available for a proportion of the car parking spaces
- The building is designed to 15 m to haunch in order to meet expected occupier requirements and maximise flexibility of the space
- Separate HGV and car access points are provided into the development

With the proposed internal floor area, using recognised employment densities (Employment Density Guide 2015, HCA) for employment buildings, the proposed building has the potential to generate between 310 and 389 full time equivalent jobs.

## **Planning History**

The proposed development benefits from an extant outline planning permission which encompasses part of the wider Cofton Centre site (Planning Ref: B/2007/0356). Following outline planning permission, reserved matters were approved and part implemented in 2012 with formation of the site access for Unit 5 (Planning Ref: B/2010/0727), with the permission allowing for an employment unit of 14,367sqm GEA, including 718sqm of offices, 109 car parking spaces and a HGV service area.

## **Principle of development**

The application site is located within Cofton Centre which has been allocated as Designated Employment Land within the Bromsgrove District Plan 2011-2030 as well as within the Longbridge Area Action Plan (AAP). The existing site is an undeveloped plot within the business park, as outlined above it has an extant planning permission.

Policy BDP14 sets out that designated employment areas 'are expected to make a significant contribution towards creating jobs across Bromsgrove and meeting the employment targets identified in Policy BDP3.' Policy BDP14.1 states that 'The regeneration of the District will continue through maintaining and promoting existing employment provision in sustainable, accessible and appropriate locations (as identified on the Policies Map)'.

Within the Longbridge AAP, the site is identified within Proposal EZ3: Employment uses on the Cofton Centre site, it is considered to comply with the land use strategy for employment uses.

The NPPF states that advanced, high quality communications infrastructure is essential for economic growth and also plays a vital role in enhancing the provision of local community facilities and services.

Cofton Centre is an existing employment area situated on land designated for employment purposes. The use of the site for B1, B2 and B8 uses has also been

established on site under outline planning permission granted under planning application reference B/2007/0356. As such the principle of employment development on this site is considered to be acceptable. In addition, North Worcestershire Economic Development and Regeneration have set out that the proposal would help Bromsgrove to achieve some of the economic priorities that were adopted in April 2017, which include: driving economic growth; supporting businesses to start and grow; and driving up and retaining skills locally.

Given the above, it is considered that the proposed development fully accords with the land use policies in the District Plan and is also supported by the NPPF.

## **Character and appearance**

The proposed employment building is based around the likely operational practicalities required by the future occupier.

The building is designed as a propped portal to allow maximum flexibility in design for the end users operation. The treatment of rooflines and the use of colour has been carefully considered together with the careful articulation of ancillary office elements. The overall impression of the scale of the building is much reduced through definition of each building component. The use of darker cladding below the parapet line, matched to the height of the office feature surrounds, helps to draw the eye away from the overall height and reduces the perception of scale.

Different cladding materials are used to add visual interest and break up the visual building massing. Use of horizontal cladding accentuates the linear form of the warehouse to lower the perceived height of the building, incorporating louvred cladding to assist with concealing internal plant and associated intake / extract ducting. Level Access Doors / Loading Dock Doors for distribution. The use of glazing to add transparency to the facade and offer some form of natural surveillance.

Overall, the layout, scale, design and external appearance of the building reflects the commercial use. The design and scale of the building is considered to be appropriate in this commercial setting and complies with BDP19 and the NPPF.

## **Landscaping**

There is no vegetation on the main part of the site. There are existing shrub and tree lines on the northern and eastern boundaries of the proposed development site. None of the shrub and tree stock within these boundary areas will be adversely affected by the proposed development. The proposal is supported by a Barry Chinn Associates Ltd landscape scheme which contains a wider range of species planting that is appropriate in grade to give a suitable level of immediate structure to the landscaping of the site and provide interest and value throughout the year. The proposed volume and positions of planting will allow a suitable level of longer-term sustainability for the landscaping.

## **Highways and Parking**

Access to the new unit will be from the existing access to the Cofton Centre on Groveley Lane. The entrances to the site will be designed and managed to eliminate vehicle



queueing on the public road, particularly at the controlled entrance barriers which are proposed to allow the end user to manage and control the flow of traffic both into the site and back out onto the highway during peak periods. Separate HGV and car park entrance will eliminate a conflict between delivery vehicles and car traffic. The application seeks approval for 142 car parking spaces (including 7 accessible spaces within proximity of the ancillary office entrance).

The final highways comments have not been completed at the time of drafting this committee report. Final comments will be reported at planning committee.

## **Noise**

With regard to residential amenity, the proposal is set a sufficient distance away from the nearest residential properties to be considered to have no significant impacts regarding noise levels.

## **Contamination**

WRS Contamination has no objection to the planning application subject to a suitable contamination condition.

## **Drainage**

Within the wider Cofton Centre site, drainage has been acceptable subject to a condition. North Worcestershire Water Management are still in discussion regarding drainage matters and final comments will be reported at planning committee.

## **Ecology**

An Ecological Assessment by Ecology Solutions has been submitted with the application. The report makes a number of other recommendations for mitigation and enhancement measures to ensure there would be no adverse impact to local wildlife. Subject to a condition securing these recommendations, the proposal is compliant with Policy BDP21 of the Bromsgrove District Plan.

## **Conclusion**

Overall it is considered that the proposed development for the new unit within the Cofton Centre accords with the policies in the Bromsgrove District Plan and the NPPF and is therefore acceptable. The proposal would enable the continued growth of an established business and provided a significant number of employment opportunities.

## **RECOMMENDATION:**

- (a) That planning permission be **GRANTED**
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application subject to the satisfactory views of Worcestershire County Highways and North Worcestershire Water Management.

- (c) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the report.

**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, drawings and documents:

Site Location Plan – drawing reference 19243-P0001 Rev A  
Proposed Site Layout Plan - drawing reference 19243-P0002 rev B  
Proposed Building Layout - drawing reference 19243-P0003 rev B  
Proposed Office Layouts - drawing reference 19243-P0004 rev C  
Proposed Elevations - drawing reference 19243-P0005 rev C  
Proposed Section - drawing reference 19243-P0006 rev A  
Proposed Roof Layout - drawing reference 19243-P0007 rev B  
External Surfacing Plan - drawing reference 19243-P0008 rev B  
Proposed Fencing Details - drawing reference 19243-P0009 rev B  
Proposed Cycle Shelter - drawing reference 19243-P0010 rev B  
Proposed Ancillary Buildings - drawing reference 19243-P0011 rev B  
Landscape Concept Plan - drawing reference 01  
Landscape Design Statement by Barry Chinn Associates - 2139/21/RP01  
Soft Landscape Works Maintenance and Management Proposals by Barry Chinn Associates  
Construction Management Plan

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

- 3) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 5 have been complied with:

1. Previous reports 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 the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be

designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

2. 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 the Environment Agency's "Land Contamination: Risk Management" guidance.

3. 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.

4. 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.

5. 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.

6. 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

- 4) Full details of any soil or soil forming materials brought on to the site for use in soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must

be submitted to and approved in writing by the Local Planning Authority prior to import on to the site. The approved testing must then be carried out and validity evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

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.

- 5) 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 immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation. No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

2. 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.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification 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 on site.

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



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

- 6) The landscaping scheme detailed on Landscape Concept Plan - drawing reference shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

- 7) All proposed works shall be carried out in accordance with the recommendations as set out in the Ecological Assessment by Ecology Solutions.

Reason: To ensure that the proposal results in a net gain of biodiversity.

- 8) The approved Construction Management Plan shall be adhered to throughout the demolition/construction period.

Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works.

- 9) The development shall be used for Class E(g), Class B2 and Class B8 purposes only as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended). No part of the development (not including offices ancillary to the employment use) shall be developed for use class E(a), E(b), E(c), E(d), E(e), E(f) or E(g)(i) as defined in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Amendment with or without modification, and no part of the buildings shall not be used for these use classes notwithstanding the provisions of Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Amendment with or without modification.

Reason: In the interests of proper planning and to maintain a supply of employment land.

**Case Officer:** Mr Paul Lester Tel: 01527 881323  
Email: paul.lester@bromsgroveandredditch.gov.uk

# 21/00699/FUL

Plot 5, The Cofton Centre, Groveley Lane, Cofton Hackett, Worcestershire, B31 4PT

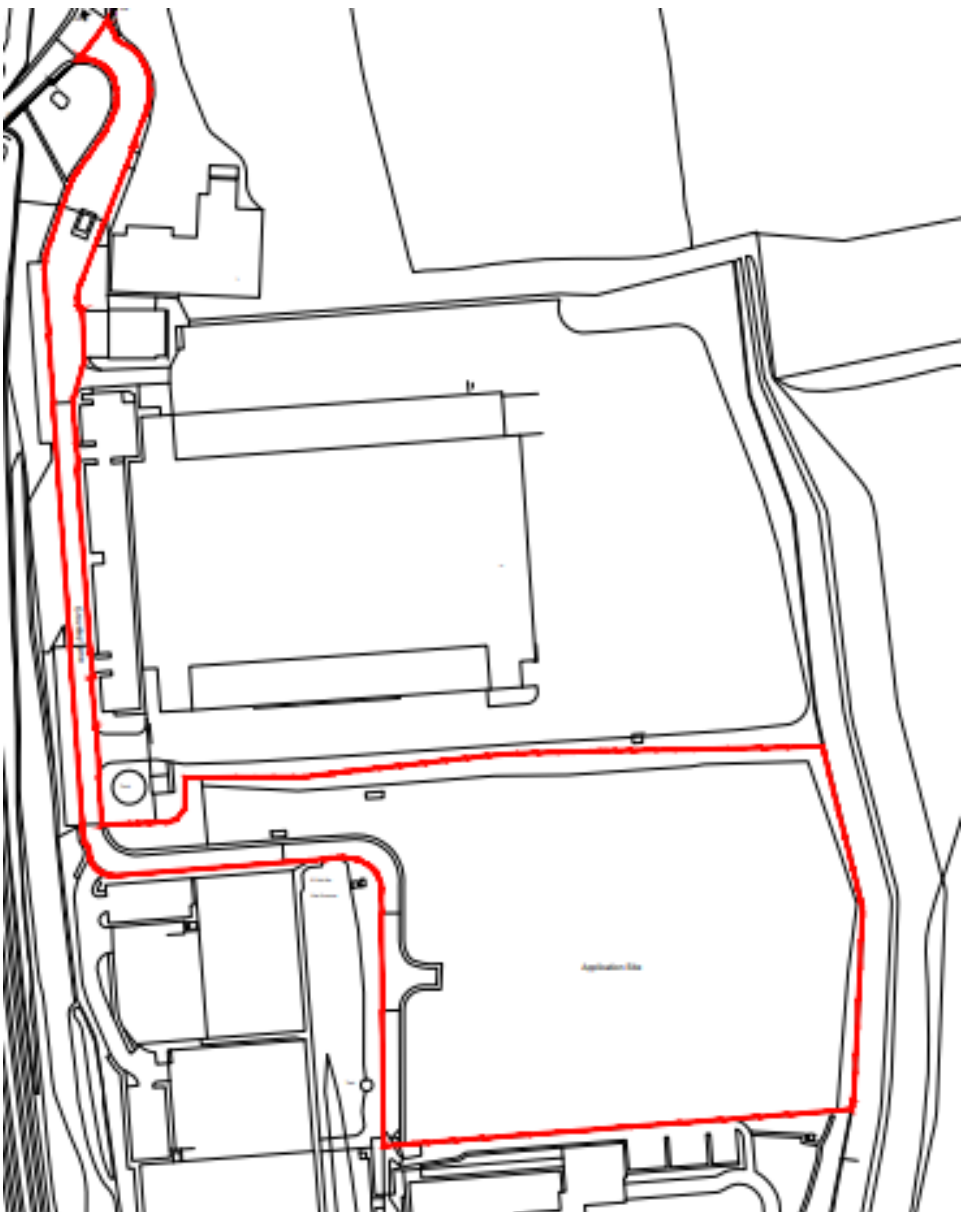
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Proposed Employment Unit (Industrial, research and development, general industrial, storage and distribution under Use Classes E(g) (excluding Offices under E(g)(i)), B2 and B8), access, parking, service yards, landscaping and associated development infrastructure.

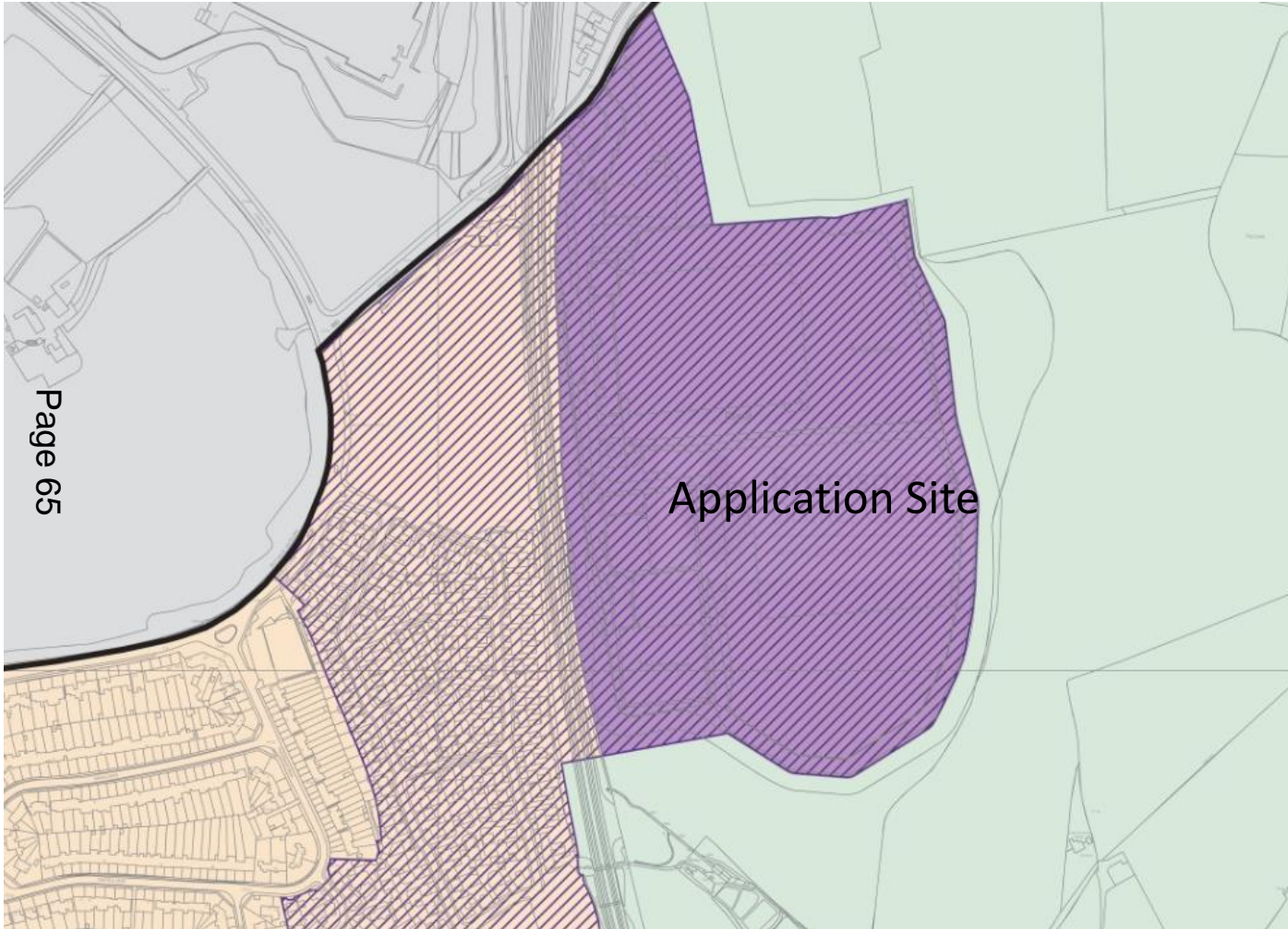
Recommendation: Grant subject to conditions

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# Site Location Plan



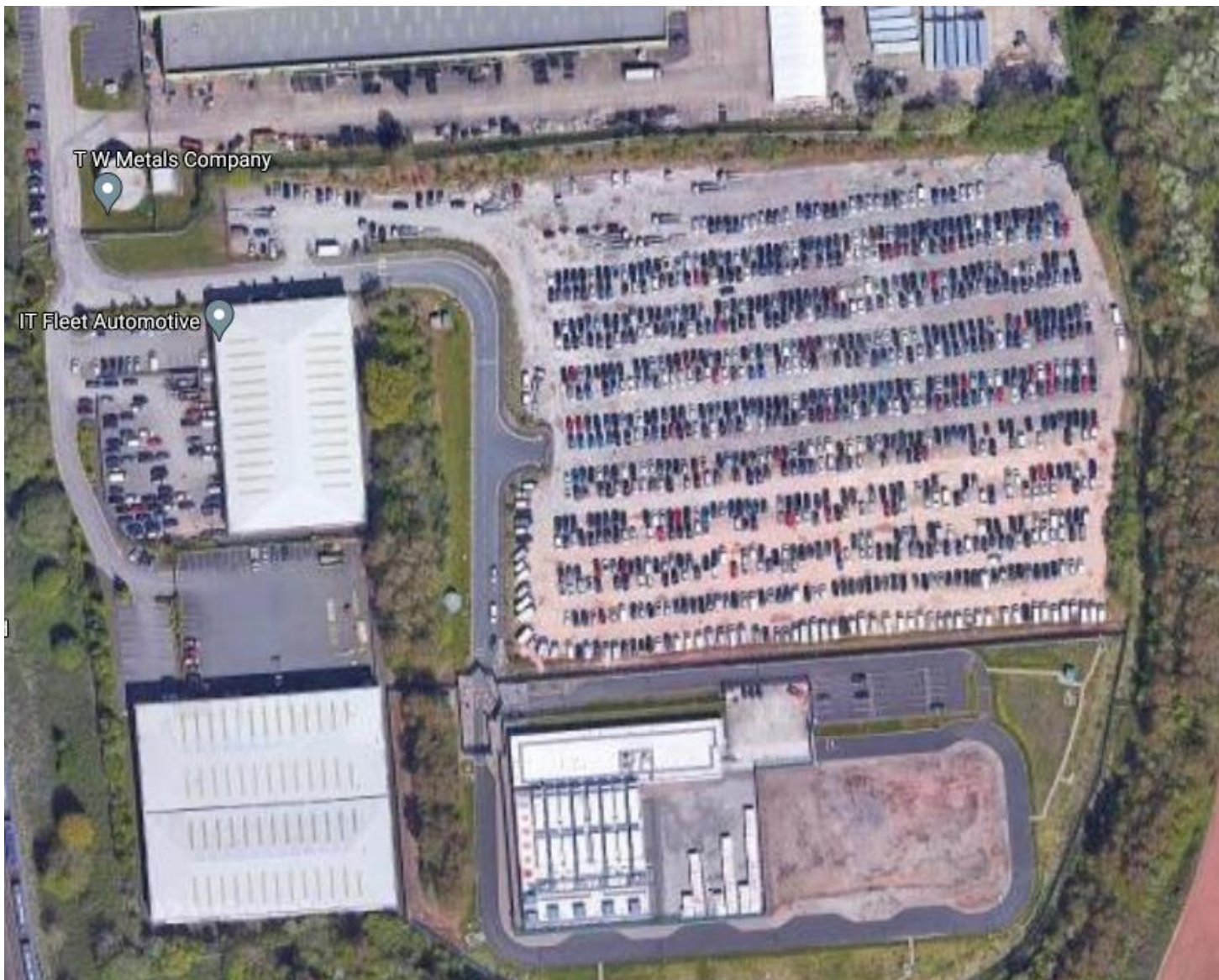
# District Plan Allocation



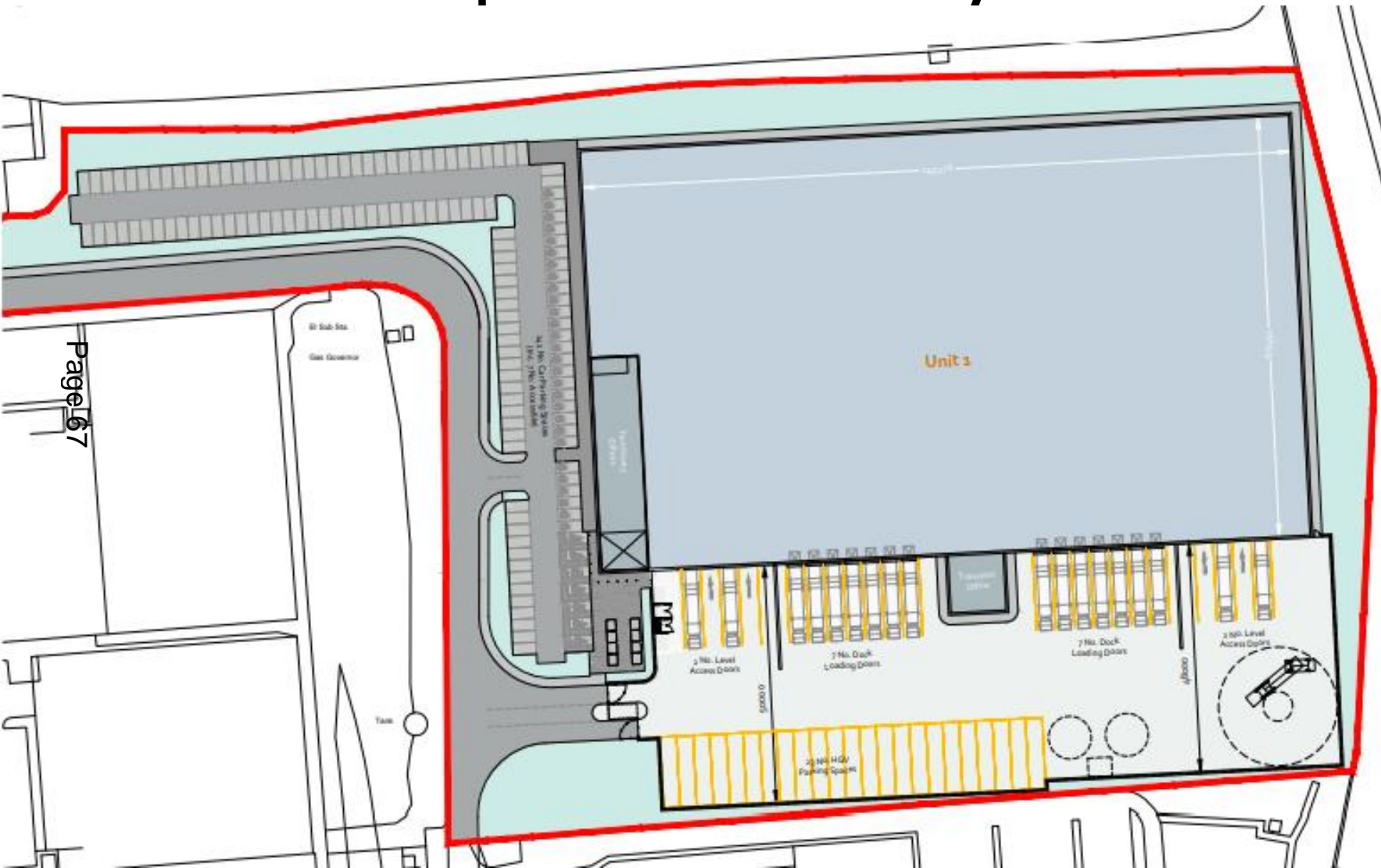
- Key**
- Employment BDP13, BDP14
  - Longbridge AAP BDP13
  - Residential Area BDP19, BDP7
  - Green Belt BDP4



# Satellite View

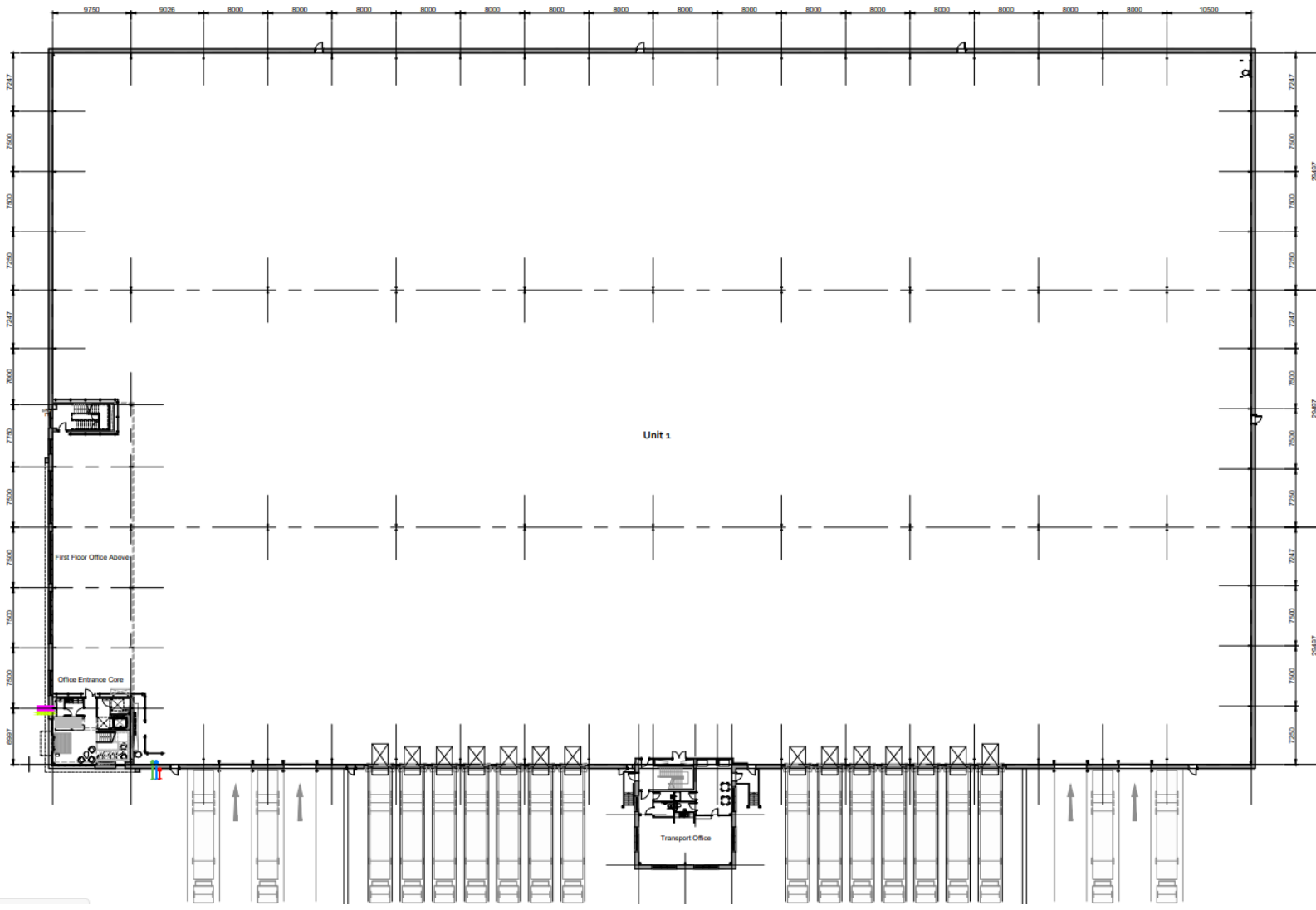


# Proposed Site Layout



# Proposed Internal Building Layout

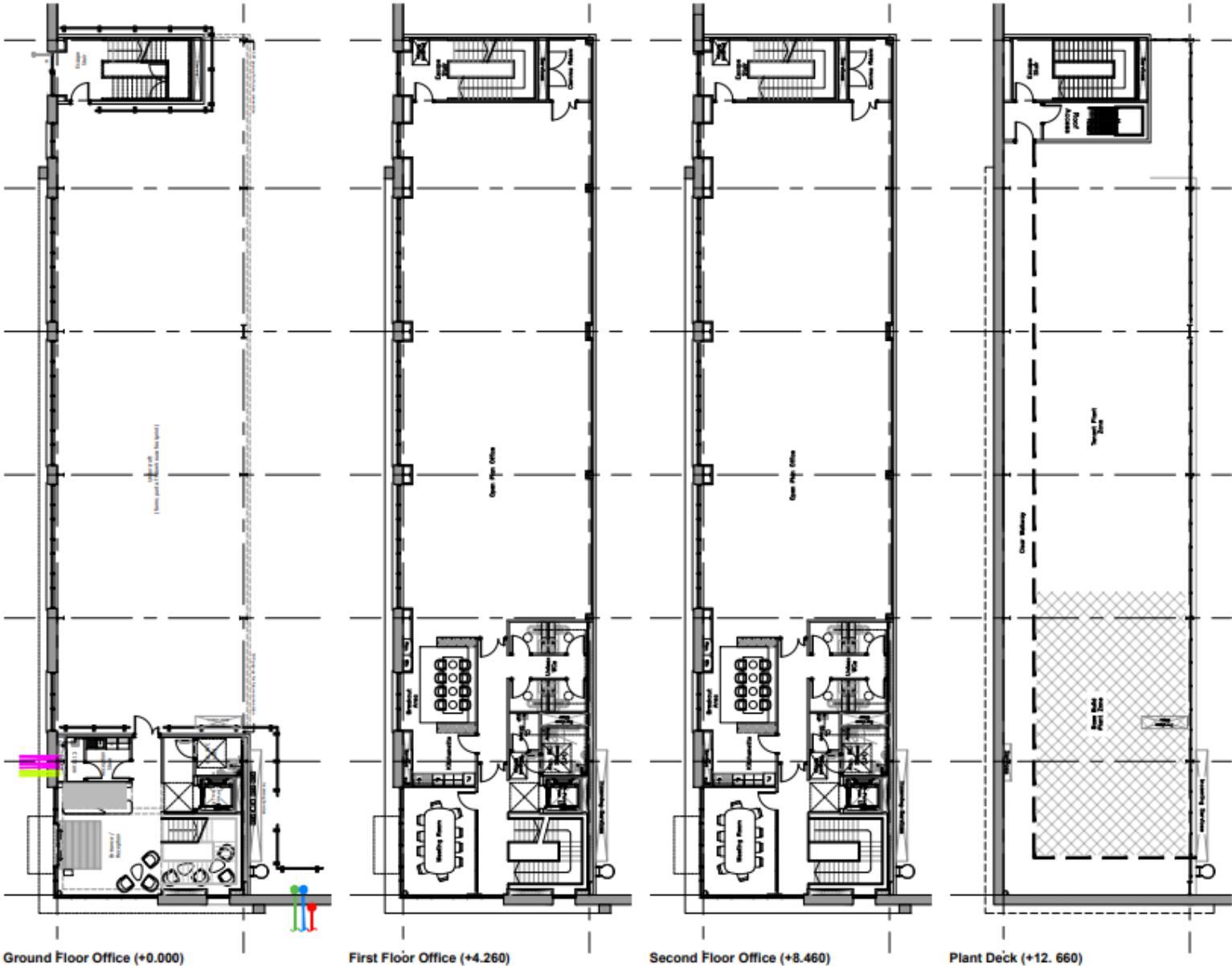
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# Proposed Office Layout

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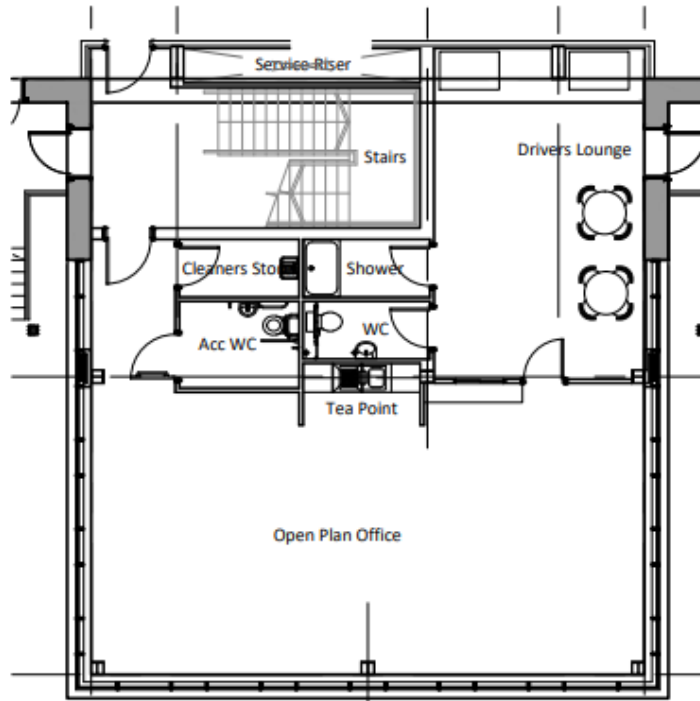


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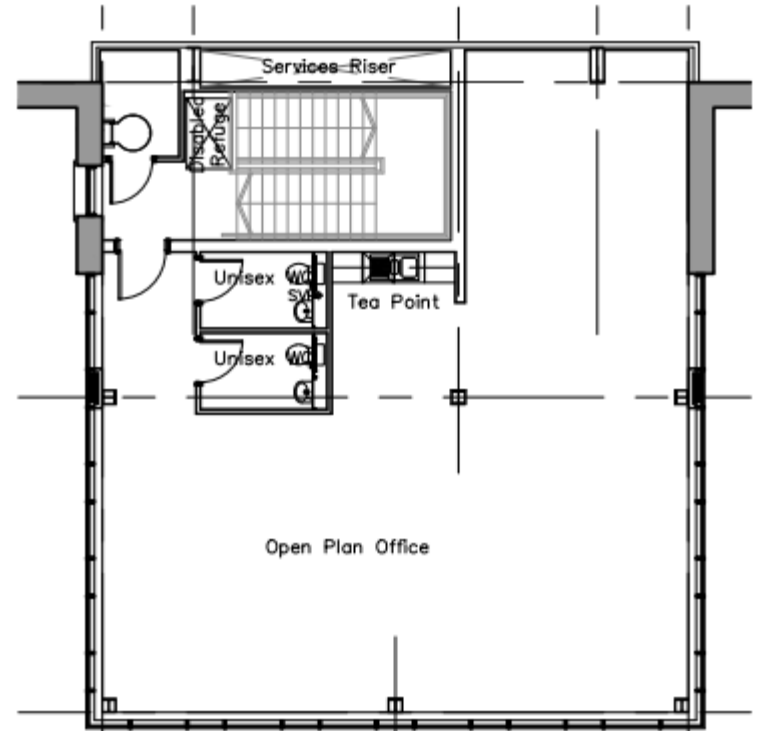


# Proposed Transport Office

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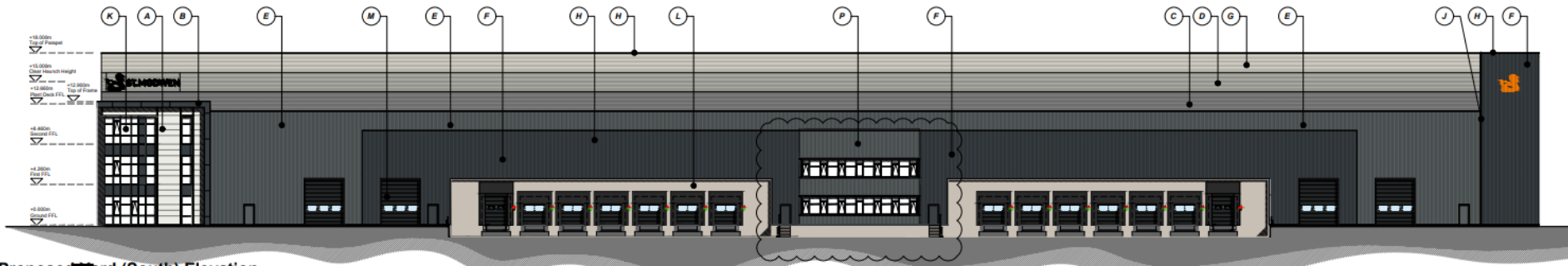
Ground Floor Transport Office



First Floor Transport Office

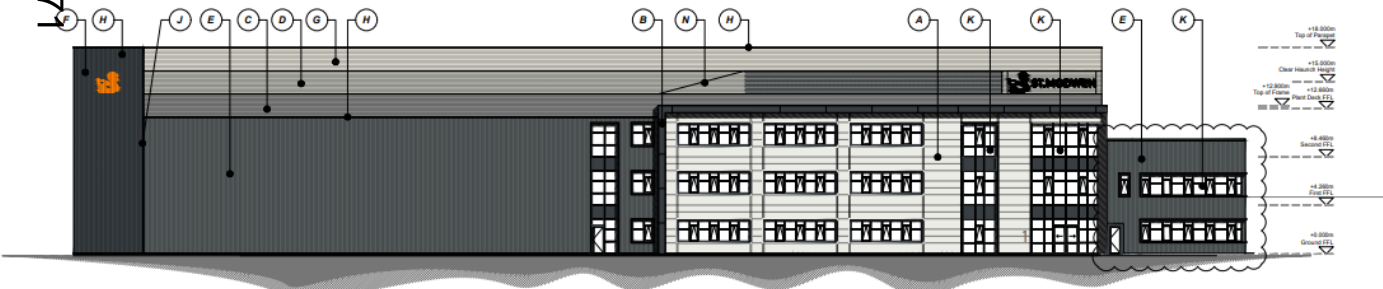
Agenda Item 6

# Elevations



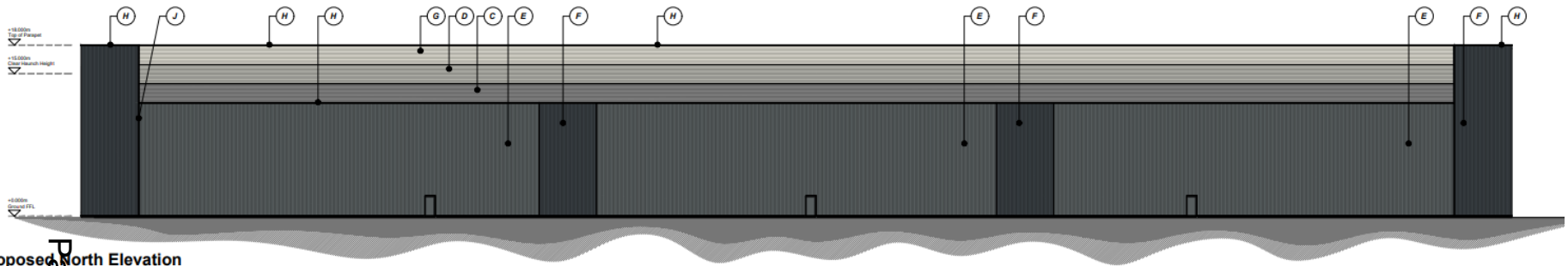
Proposed Rear (South) Elevation

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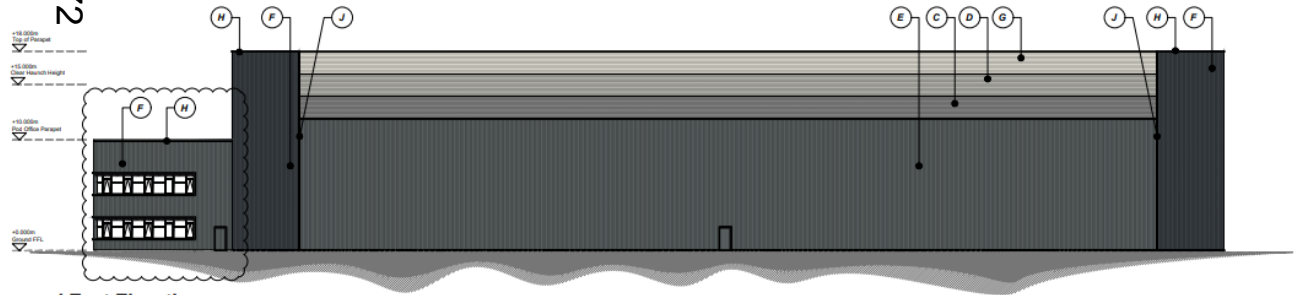
Proposed Front (West) Elevation

# Elevations



Proposed North Elevation

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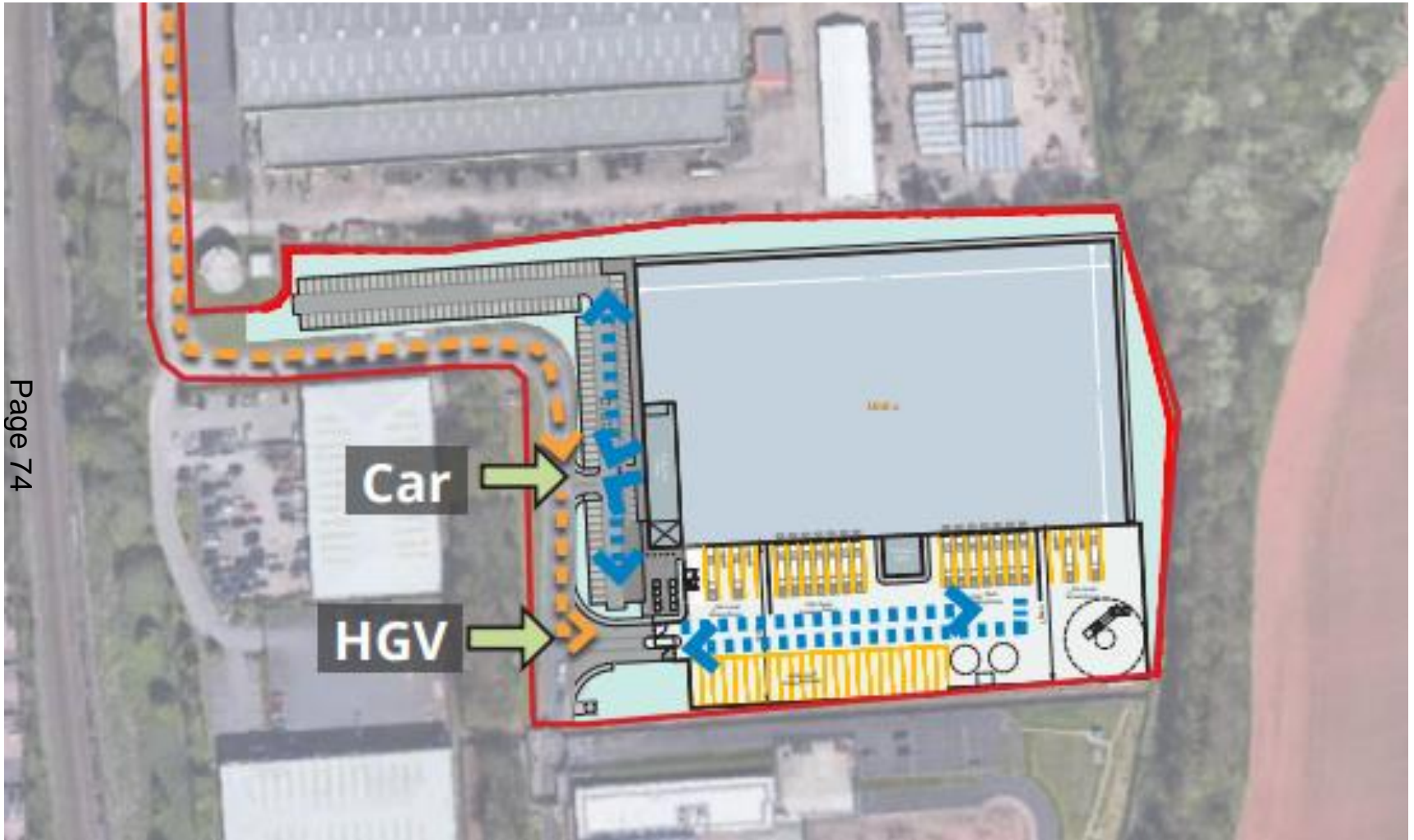
Proposed East Elevation

# Landscaping Plan





# Proposed Access



-  Application boundary
-  Proposed site access
-  On site vehicle movements
-  Vehicular access

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Mark Footes	Conservatory on the rear elevation (part retrospective).  22 Dellow Grove, Alvechurch, Worcestershire, B48 7NR,	02.06.2021	21/00561/FUL

**Councillor English has requested that this application is considered by Planning Committee rather than determined under delegated powers due to insufficient garden area.**

## **RECOMMENDATION:**

- (1) Minded to **APPROVE FULL PLANNING PERMISSION**
- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the full planning application following:
  - (a) The expiry of the consultation period on the 8<sup>th</sup> August 2021 and in the event that further representations are received, that **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure, in consultation with the Chair of Planning Committee, to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly.
- (3) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the report

## **Consultations**

### **Alvechurch Parish Council**

Objection. Over development of site.

### **WRS - Contaminated Land**

Due to the proximity of the site to two historic landfill sites, WRS recommend an informative to consider the incorporation of gas protection measures to match those of the main dwelling.

### **Publicity**

Six neighbour letters were sent 05.05.2021 (expired 29.05.2021)

One letter of objection was received from a third party raising the following concerns:

- The proposal does not meet the 21 metre separation distance in the SPD
- Impact to light
- Impact to privacy

**CIlr English** Consulted 05.05.2021

Objection and request to call the application into planning committee.

Reason: Insufficient garden area as per the standards in Section 4 of the SPD.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP19 High Quality Design

### **Others**

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

ALVNP Alvechurch Neighbourhood Plan

## **Relevant Planning History**

20/01041/FUL	Development of 1 dwelling house (part-retrospective) resubmission of 19/01002/FUL	Granted	23.12.2020
19/01002/FUL	Proposed detached dwelling to replace redundant workshop.	Granted	04.11.2019

## **Assessment of Proposal**

This planning application relates to a single storey rear extension to a recently constructed four bedroom detached dwelling, which was granted planning permission on the 23rd December 2020 following consideration at planning committee.

At the time of receipt of the current planning application, the new dwelling had been substantially completed on site and internally had all the facilities required for day to day living and to function as a dwellinghouse. Having regard to this, a householder planning application is considered to be the correct application type to pursue. Since receiving the application it has come to the attention of the Local Planning Authority that works relating to the rear extension have progressed on site, prior to receiving the grant of planning permission. In view of this the proposal is considered to be part-retrospective, however the merits of the proposal will still need to be considered in accordance with the relevant local and national planning policies, in the same way that a proposal is considered prior to commencement.

It should be noted that the size and positioning of the proposed extension would usually comprise permitted development and would therefore not require the benefit of planning permission. However, as a planning condition to restrict permitted development rights was placed on the permission for the new dwelling, the proposed development requires planning permission.

Given that the application site lies within a residential area, as defined on the proposals map and identified within policy BDP2 of the Bromsgrove District Plan (BDP), the

principle of development is considered acceptable subject to other considerations. The main planning considerations that need to be considered with this planning application are design and appearance, impact to residential amenity and technical matters.

## **Design and Appearance**

Dellow Grove consists of two storey brick build properties, which are generally uniform in their size, design and appearance. The host dwelling has been designed to integrate with this existing character and therefore sits comfortably within views of the street scene.

Policy BDP 19 of the BDP seeks high quality design which would enhance the character of the local area. Further to this, the Council's High Quality Design SPD provides guidance in relation to achieving good design, stating that development should complement the original property (paragraph 3.1.5) and should remain subordinate in size (paragraph 3.1.6). In view of this, whilst the extension would be substantial in width, the depth of the extension would measure 3.1 metres and the maximum height of the extension would measure 3.5 metres. Overall, the proportions of the proposed extension would clearly be subordinate relative to the size of the host dwelling. Furthermore, the predominantly glazed finish of the extension would result in a less dominant structure which would be complementary to the main dwelling. Given the location of the development it would not be apparent from views of the street scene and would therefore not disrupt its uniform character.

The proposal therefore raises no concerns in terms of design and appearance and meets the requirements of BDP19 of the BDP and the Council's design SPD.

## **Residential Amenity**

Policy BDP1(e) of the District Plan states that regard should be had to residential amenity. In addition to this, the Council's Design SPD provides suitable standards to ensure that satisfactory amenity levels are maintained. Whilst the SPD advises that a separation distance of 21 metres is required between the opposing faces of two storey dwellings, a suitable separation distance between a single storey extension to an opposing dwelling is not provided. However in terms of the extension subject to this application it would be set away from all neighbouring boundaries and its rear elevation would be positioned 19 metres from the opposing neighbour, number 19 Dellow Grove to the north. The side elevation of the extension would also measure 14.8 metres to the properties to the west and over 20 metres to the properties to the east on Latimer Road. Given these separation distances, the single storey nature of the development and as there would be an intervening boundary feature to the surrounding neighbours there would not be any detrimental loss of privacy to the neighbouring occupiers of these dwellings. Furthermore, as the extension would only measure 3.5 metres at its highest point and would be set in from all garden boundaries, which themselves would measure nearly 2 metres in height, the scale and positioning of the proposed extension would not cause any adverse loss of light or result in an overbearing impact.

The proposed extension would reduce the size of the garden area of the host dwelling, which was originally provided to meet the required minimum garden standards found in the Council's SPD. Whilst the garden size standard found in the SPD is relevant for the creation of new dwellings, it would not normally be applied to existing dwellings when considering extensions. It would not be expected for a property to continue to provide this garden size in perpetuity. Notwithstanding this, during the course of the application the



applicants have confirmed that they have purchased additional land to the rear of their garden, formerly belonging to the garden of 11 Latimer Road. Taking this land into account, the garden of 22 Dellow Grove would have a maximum depth of 19.5 metres and a useable area of 173 square metres, which would greatly exceed the minimum garden size standard found in the SPD.

Based on the above, the proposal raises no concerns with residential amenity.

## **Technical Matters**

No objections have been raised to this application on technical grounds. Worcestershire Regulatory Services (WRS) have reviewed available records in respect of potential contaminated land issues and due to the proximity of the site to two historic landfills, have advised that the applicant should consider incorporating landfill gas protection measures within the foundations of the proposed extension to match the existing building. It has since been confirmed that suitable measures are already in place within the base of the part-retrospective conservatory.

## **Other Matters**

Alvechurch Parish Council have objected to the proposal stating that the development would result in over development of the site. The parish council have not given further details with regards to the harm that would arise from the perceived over development of the site, however the proposal has been considered above in terms of its scale and siting and its impact to surrounding neighbouring properties, and no harm has been identified.

Consideration has also been given to the Alvechurch Parish Neighbourhood Plan (APNP). In view of the scale, siting and design of the extension, the proposal would not disrupt the existing uniformity of the dwellings along Dellow Grove and is therefore considered to be in accordance with policy HDNE2 of the APNP, which requires development to be in keeping with the local surroundings.

The local ward member has raised objections to the application, initially raising concerns with the inadequate garden size of the property. As discussed above, as further land has been purchased to the rear of the original garden area, following completion of the extension the garden area would still exceed the minimum size standards found within the Council's SPD. Whilst this was brought to the attention of the member, given that the development only requires planning permission due to members previously resolving to remove permitted development rights at planning committee, the ward member considered it was appropriate for planning committee members to decide this current application.

One neighbour objection has also been received from number 19 Dellow Grove to the north of the site. The main concerns of the neighbour are that the extension would not meet the 21 metre minimum separation distance to their property, which is set out in the SPD. As considered above in the residential amenity section of the report, this standard applies to suitable distances between opposing faces of new two storey dwellings rather than single storey extensions. Given the relatively low height of the extension it is not considered that the distance to this neighbour (19 metres) would result in any adverse loss of light or privacy.

## **Conclusion**

Having regard to the scale, siting and design of the part-retrospective single storey rear extension, it is considered that the design, appearance and impact to residential amenity of the proposal is acceptable. Taking into account comments from the parish council, local ward member and neighbouring residents, it is considered that there are no material planning reasons to withhold permission and planning permission should be granted.

## **RECOMMENDATION:**

- (1) Minded to **APPROVE FULL PLANNING PERMISSION**
- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the full planning application following:
  - (a) The expiry of the consultation period on the 8<sup>th</sup> August 2021 and in the event that further representations are received, that **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure, in consultation with the Chair of Planning Committee, to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly.
- (3) That **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to agree the final scope and detailed wording and numbering of conditions as set out in the report.

## **Condition:**

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

Site Plan - drawing no. A102b

Plans - drawing no. A101b

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

**Case Officer:** Charlotte Wood Tel: 01527 64252 Ext 3412

Email: Charlotte.Wood@bromsgroveandredditch.gov.uk

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21/00561/FUL

Conservatory on the rear elevation (part retrospective).

22Dellow Grove, Alvechurch, B48 7NR

Recommendation: Approve



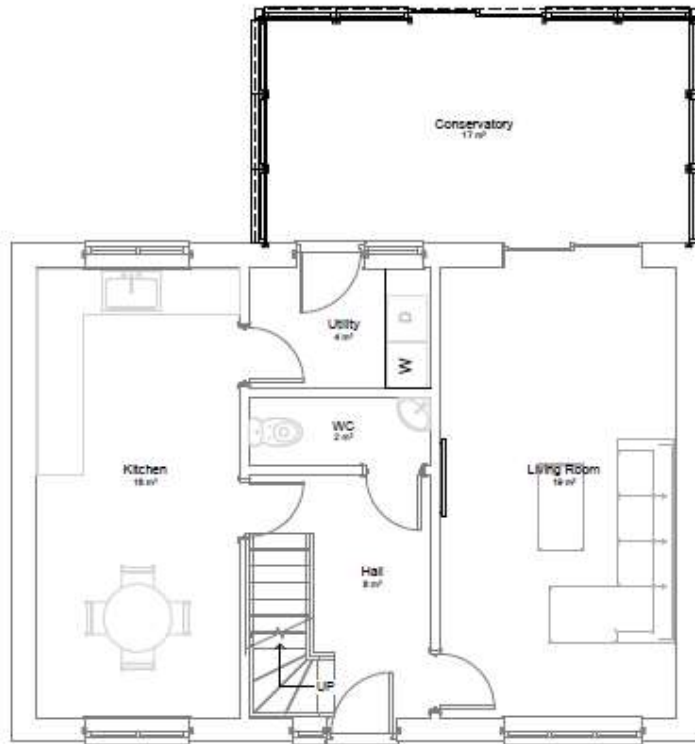
# Location Plan



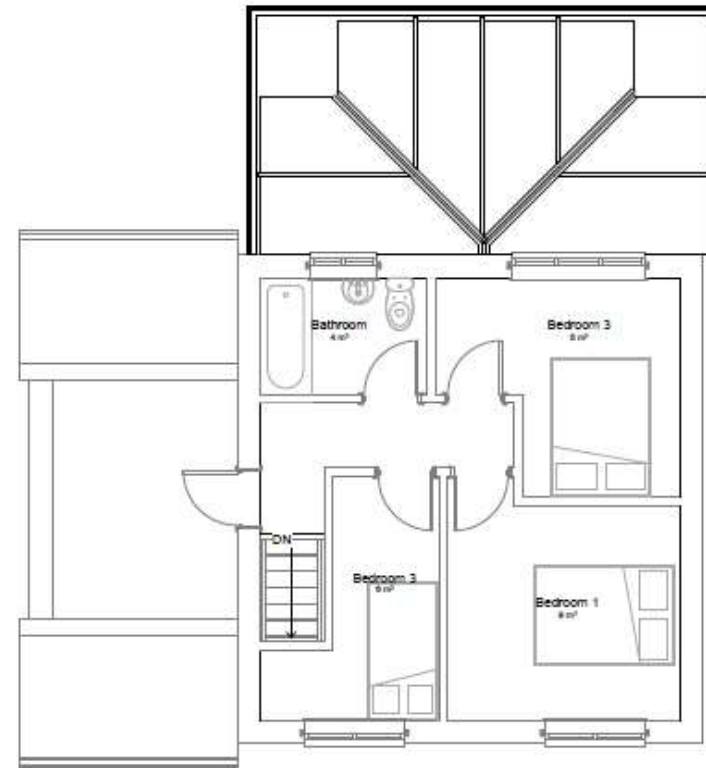
# Satellite View



# Proposed Floor Plans



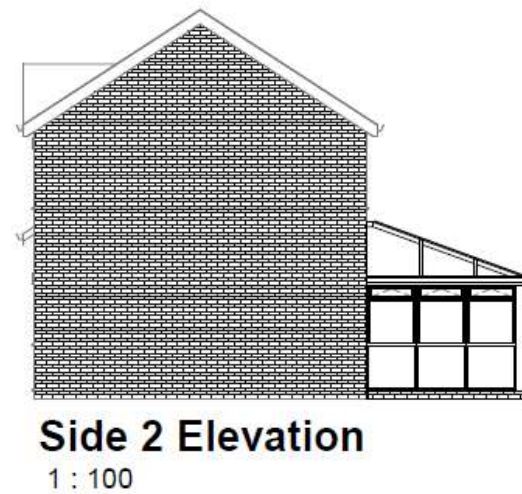
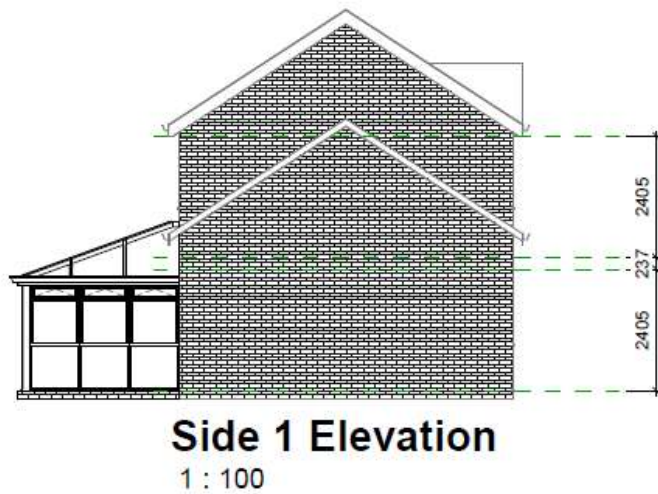
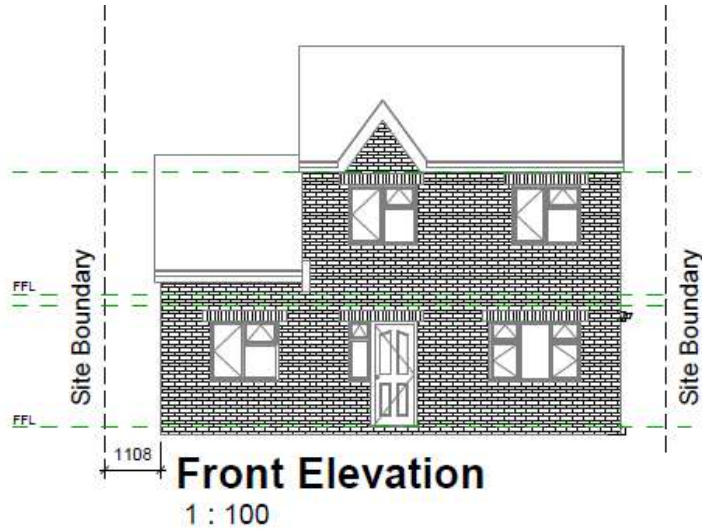
Proposed Ground Floor Plan



Proposed First Floor Plan



# Proposed Elevations



# Proposed Site Plan

