



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 4TH OCTOBER 2021

AT 6.00 P.M.

PARKSIDE SUITE, PARKSIDE, MARKET STREET, BROMSGROVE, 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. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 6th September 2021 (Pages 1 - 6)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 21/00561/FUL - Conservatory on the rear elevation (part retrospective) - 22 Dellow Grove, Alvechurch, Worcestershire, B48 7NR - Mr. M. Footes (Pages 7 - 18)
6. 21/00778/FUL - Residential development comprising 109 dwellings together with access, parking, landscaping and associated works - Longbridge East And River Arrow Development Site, Groveley Lane, Cofton Hackett, Worcestershire (Pages 19 - 62)

7. 21/01275/S73 - Variation of condition 1 of planning permission 19/00619/REM to facilitate minor material amendments to approved drwg 6290 101 rev U to rev Y including - 1 - Main Gatehouse - change to approved 2 inbound inspection lanes , to provide single inbound inspection lane and an express lane and the inclusion of a kerbed island between the inbound lanes with a small security hut. 2 - provision of additional air handling equipment (to the north side of the wc pod), and the truckers lounge (west side of the building) and consequential relocation of the smoking shelter to the east - Redditch Gateway Land Adjacent To The A4023, Coventry Highway, Redditch, Worcestershire - Stoford Gorcott Limited (Pages 63 - 80)
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 September 2021

If you have any queries on this Agenda please contact
Pauline Ross
Democratic Services Officer

Parkside, Market Street, Bromsgrove, B61 8DA
Tel: 01527 881406
Email: p.ross@bromsgroveandredditch.gov.uk

GUIDANCE ON FACE-TO-FACE MEETINGS

Due to the current Covid-19 pandemic Bromsgrove District Council will be holding this meeting in accordance with the relevant social distancing arrangements for holding face-to-face meetings at a local authority.

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 encouraged to consider taking a lateral flow test, which can be obtained for free from the NHS website. Should the test be positive for Covid-19 then the Member should not attend the Committee meeting, should provide their apologies to the Democratic Services Officer and should 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/ officer 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 still be able to access the meeting in person 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 the meeting should not attend in person and should 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.

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.

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 before 12 noon on Thursday 30th September 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 30th September 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**
- 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.**



INFORMATION FOR THE PUBLIC

Access to Information

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000 has further broadened these rights, and limited exemptions under the 1985 Act.

- You can inspect agenda and public reports at least five days before the date of the meeting.
- You can inspect minutes of the Council, Cabinet and its Committees/Boards for up to six years following a meeting.
- You can have access, upon request, to the background papers on which reports are based for a period of up to six years from the date of the meeting. These are listed at the end of each report.
- An electronic register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc. is available on our website.
- A reasonable number of copies of agendas and reports relating to items to be considered in public will be made available to the public attending meetings of the Council, Cabinet and its Committees/Boards.
- You have access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned, as detailed in the Council's Constitution, Scheme of Delegation.

You can access the following documents:

- Meeting Agendas
- Meeting Minutes
- The Council's Constitution

at www.bromsgrove.gov.uk

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 6TH SEPTEMBER 2021, AT 6.00 P.M.

PRESENT: Councillors H. J. Jones (Chairman), P. J. Whittaker (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass (substitute Member for Councillor M. A. Sherrey), J. E. King, C. J. Spencer (substitute Member for Councillor S. G. Hession) and P.L. Thomas

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Mr. G. Boyes, Mr. A. Sukvinder, Worcestershire County Council, Highways and Mrs. P. Ross

29/21

TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were received from Councillor P. M. McDonald, Councillor S. G. Hession with Councillor C. J. Spencer in attendance as the substitute Member; and Councillor M. A. Sherrey with Councillor M. Glass in attendance as the substitute Member.

30/21

DECLARATIONS OF INTEREST

There were no declarations of interest.

31/21

MINUTES

The minutes of the Planning Committee meetings held on 5th July, 20th July and 2nd August 2021 were received.

RESOLVED that, the minutes of the Planning Committee meetings held on 5th July, 20th July and 2nd August 2021, be approved as correct records.

32/21

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

There were no Planning Committee updates.

33/21

TREE PRESERVATION ORDER (7) 2021 TREES ON LAND AT CHURCH VIEW, BEAR HILL, ALVECHURCH, B48 7JX

The Committee considered a report which detailed proposals to confirm, without modification, Tree Preservation Order (No.7) 2021, relating to trees on land at Church View, Bear Hill, Alvechurch, B48 7JX.

The Senior Arboricultural Officer provided a detailed presentation, and in doing so drew Members' attention to the recommendation, as detailed on page 29 of the main agenda report.

Officers further informed the Committee that the provisional order was raised on 31st March 2021, as detailed in Appendix 1 to the report. The order was raised following an enquiry made to the Council, requesting to know if T1 Beech tree (of the order) was under any level of formal protection, it was also indicated that consideration had potentially been given to remove this tree.

Officers drew Members' attention to the objection received from Mr. & Mrs. E. Steed, owners of Church View, Bear Hill, Alvechurch, B48 7JX, as detailed at Appendix 2 to the report; and the officer's comments in relation to the points raised, as detailed on pages 30 and 31 of the main agenda report.

Officers further drew Members' attention to the second objection received from Mr. & Mrs. Cooke, 10 School Lane, Alvechurch, B48 7SB, as detailed at Appendix 3 to the report; and the officer's comments in relation to the points raised, as detailed on page 31 of the main agenda report.

Officers concluded that T1 Beech tree offered quite a bit of amenity value, as detailed on page 31 'Amenity Value the tree provides'.

At the invitation of the Chairman, Mr. E. Steed, owner of Church View, Bear Hill, Alvechurch, B48 7JX, addressed the Committee, and in doing so, reiterated that he had no objections to a TPO on T2, Silver Birch. He was objecting to a TPO on T1, Beech.

Officers responded to questions and clarified that the developer had always intended to preserve these trees, having followed guidance issued under British Standards BS5837:2012 recommended Root Protection Area, throughout the development work as detailed on page 31 of the main agenda report.

Officers further confirmed that the trees lay within the curtilage of Church View and that the site was terraced prior to the development. The landscape had not changed after the development was completed. The estimated age of the tree (T1 Beech) was approximately 50/60 years and officers highlighted that the tree could easily reach 150 years.

With regard to T1 Beech, some Members commented that the tree was actually very prominent from St. Lawrence's Church yard and offered a lot of amenity value; whilst other Members commented that the tree was too large and noted the proximity of the tree to the bungalow, as detailed on page 39 of the main agenda report.

Following further debate an alternative recommendation was proposed and seconded that provisional Tree Preservation Order (7) 2021 trees on land at Church View, Bear Hill, Alvechurch, B48 7JX, be confirmed **with** modification, that T1 Beech be removed from the provisional TPO.

On being put to the vote, the alternative recommendation was lost.

RESOLVED that provisional Tree Preservation Order (7) 2021 trees on land at Church View, Bear Hill, Alvechurch, B48 7JX, be confirmed without modification as detailed in the provisional order as raised and shown at Appendix 1 to the report.

34/21

TREE PRESERVATION ORDER (8) 2021 TREE ON LAND AT 4 MERRIEMONT DRIVE, BARNT GREEN, BIRMINGHAM, B45 8QZ

The Committee considered a report which detailed proposals to confirm, without modification, Tree Preservation Order (No.8) 2021, tree on land at 4 Merriemont Drive, Barnt Green, Birmingham, B45 8QZ.

The Senior Arboricultural Officer informed the Committee, that the ward area was Lickey Hills and not Barnt Green, as detailed on page 55 of the main agenda report,

The Senior Arboricultural Officer continued and provided a detailed presentation, and in doing so drew Members' attention to the recommendation, as detailed on page 55 of the main agenda report.

Officers further informed the Committee that the provisional order was raised on 1st April 2021, as detailed in Appendix 1 to the report. The order was raised following an enquiry which requested advice on the status of the tree in view of the potential to remove the cedar tree T1, as shown on page 66 of the main agenda report.

Officers drew Members' attention to the two objections received from Mr. & Mrs. Moody, owners of 4 Merriemont Drive, Barnt Green, Birmingham, B45 8QZ, as detailed at Appendix 2 to the report and Mr. & Mrs Colemeadow, 5 Merriemont Drive, as detailed at Appendix 3 to the report; and the officer's comments in relation to the points raised, as detailed on pages 56 and 57 of the main agenda report.

Having been notified and with the agreement of the Chairman, officers read out the written statement received from Mr. & Mrs. Moody, 4 Merriemont Drive, Barnt Green, Birmingham, B45 8QZ, who had been unable to attend the meeting.

Agenda Item 3

Planning Committee
6th September 2021

Officers responded to questions from Members with regards to the objections received, which highlighted that the tree could not be seen from a public road, so offered no amenity value.

Officers explained that the road had not been adopted by Worcestershire County Council (WCC) Highways and was therefore not maintained by WCC Highways. However, the road was not gated or signed as a private road and there was no restricted access to the public.

The tree was not visible from Twatling Road which fed into Merriemont Drive, however, as highlighted above, the carriageway of Merriemont Drive was not gated or restricted and therefore could be accessed by the public. The tree was highly prominent to the front of the property to users of the lower section of Merriemont Drive and therefore offered visual amenity value to any visitors to the site.

Members raised some concerns and noted the objections raised, in that the tree was sited on a private road and was not visible from a public road, so had no public amenity value. Although the road may not be gated or restricted and had no public footpath, Members commented that it would mainly be used by those residents living in the area.

Members further commented that if the tree was removed there would not be a significant impact. Members also noted the comments made by Mr. & Mrs. Moody in respect of the needles falling from the tree making it impossible to keep clear and neighbours complaining about the damage caused by the needles.

Therefore, Members were not in agreement with officers regards Tree Preservation Order (8) 2021.

RESOLVED that provisional Tree Preservation Order (8) 2021 tree on land at 4 Merriemont Drive, Barnt Green, Birmingham, B45 8QZ, not be confirmed.

35/21

21/00540/FUL - PROPOSED DWELLING - REAR OF 182 AND 184 STOURBRIDGE ROAD, BROMSGROVE, WORCESTERSHIRE, B61 0AR - MR. W. BULLOCK

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor R. J. Laight, Ward Councillor.

Officers presented the report and in doing so drew Members' attention to the presentation slides, as detailed on pages 76 to 85 of the main agenda report. The proposal was for a single dwelling which would be accessed from Pennine Road.

Agenda Item 3

Planning Committee
6th September 2021

Officers further drew Members' attention to the separation distance and the Council's guidance on garden depth in the High Quality Design SPD, as detailed on page 70 of the main agenda report.

No objections had been received from any of the consultees, which included Worcestershire County Council (WCC), Highways.

At the invitation of the Chairman, Mr. A. Kilgallon and Mr. G. Cotterill, addressed the Committee in objection to the Application. Councillor R. J. Laight, Ward Councillor, also addressed the Committee.

In response to comments made by the public speakers, officers reminded the Committee that the value of properties and disruption during construction were not material planning considerations. With regard to highways safety and severe harm to the highways network, as stated earlier, no objections had been raised from WCC, Highways.

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

The Highways officers responded to questions from Members with regard to the highways concerns raised, namely parking and also clarified that there were double yellow lines on both sides of the road in question.

Officers further responded to questions from Members with regard to separation distance and commented that officers had considered any topographical changes and that officers were satisfied with the separation distances. Officers were of the view that the application was acceptable in terms of residential amenity.

RESOLVED that Planning Permission be Granted, subject to the Conditions, as detailed on pages 71 to 73 of the main agenda report.

The meeting closed at 7.08 p.m.

Chairman

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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.

RECOMMENDATION: That planning permission be **Granted**

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

Following amendments to the design of the proposed extension a further seven neighbour letters were sent on 04.08.2021 (expired 28.08.2021).

No further responses raising new material planning issues were received as a result of this.

Cllr 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 substantially 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).

Since the submission of the current application, the design of the proposed single storey extension has been amended. The most recently amended proposal comprises a single storey flat roofed structure, incorporating a glazed lantern within the roof. The proposal measures 5.8 metres in width, 3 metres in depth, with a maximum height of 2.9 metres, to the top of the lantern roof. Based on these modest proportions the extension would clearly appear subordinate relative to the size of the host dwelling. Furthermore, the extension would be comprised of a substantial amount of glazing which would reduce the dominance of the structure, and matching brickwork which would complement the host dwelling. The flat roof design of the extension would read as a modern addition to the host dwelling. Given the location of the development, to the rear of the property, 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 2.9 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: That planning permission be **granted**.

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. A101c

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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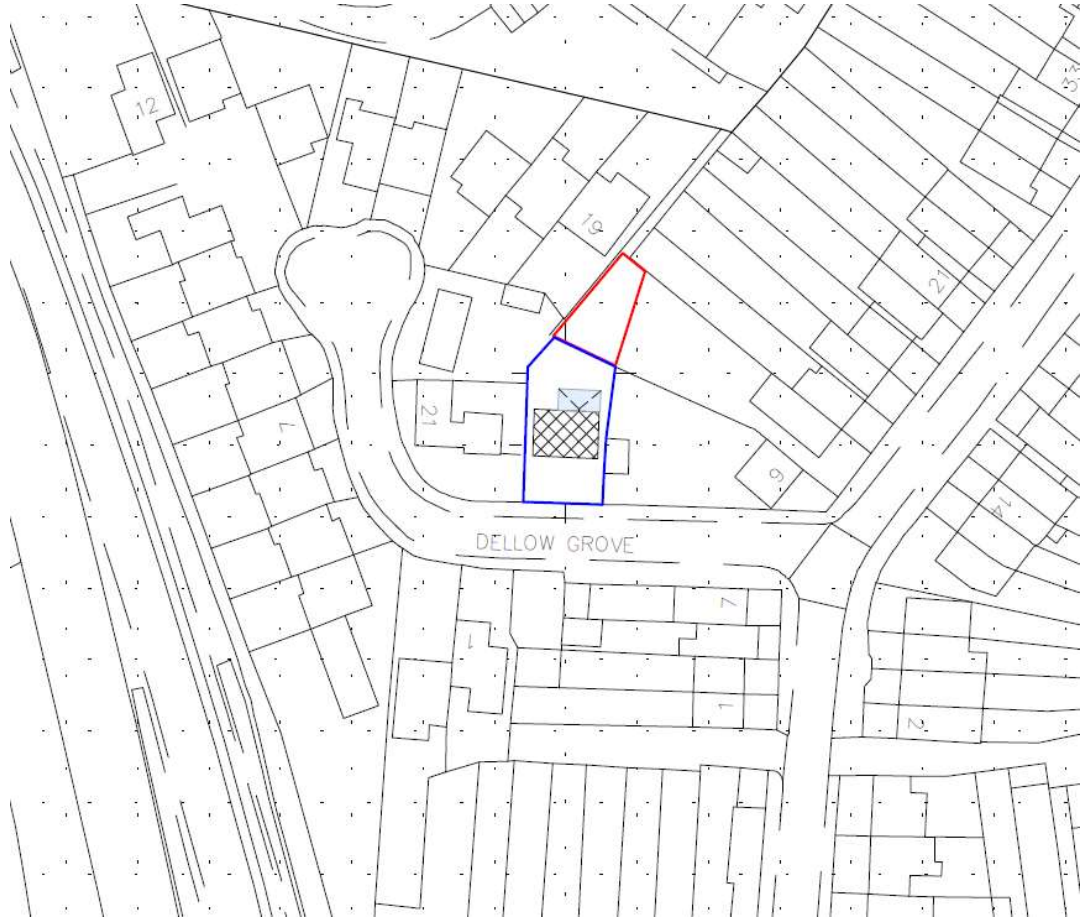
21/00561/FUL

Conservatory on the rear elevation (part retrospective).

22Dellow Grove, Alvechurch, B48 7NR

Recommendation: Approve

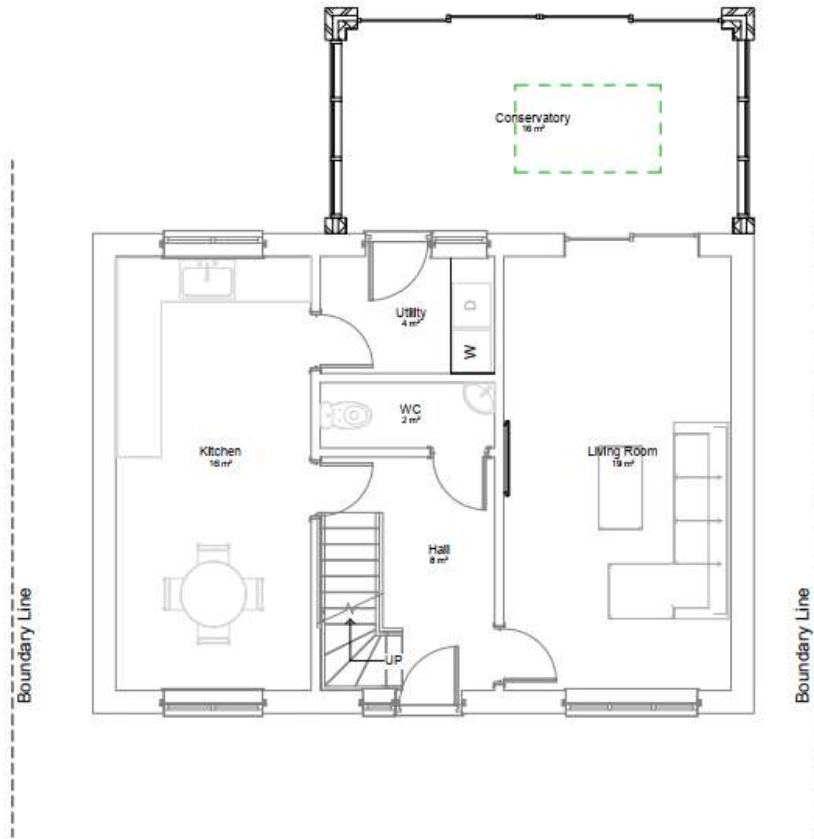
Location Plan



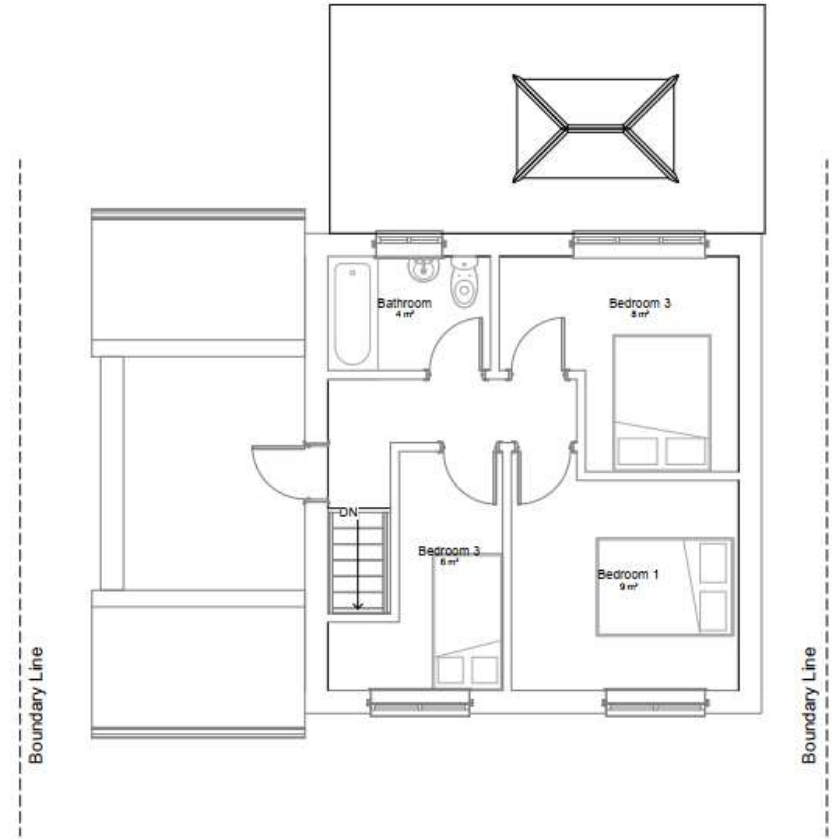
Satellite View



Proposed Floor Plans

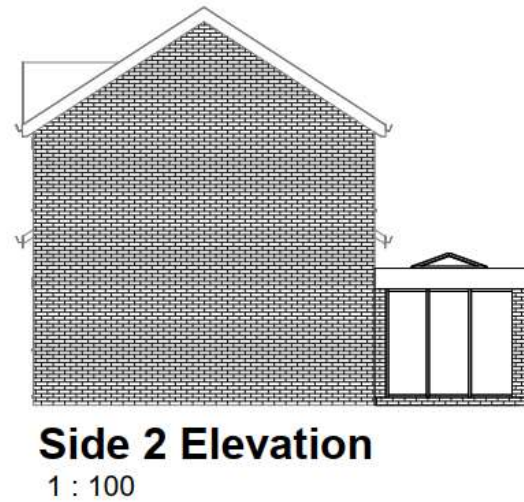
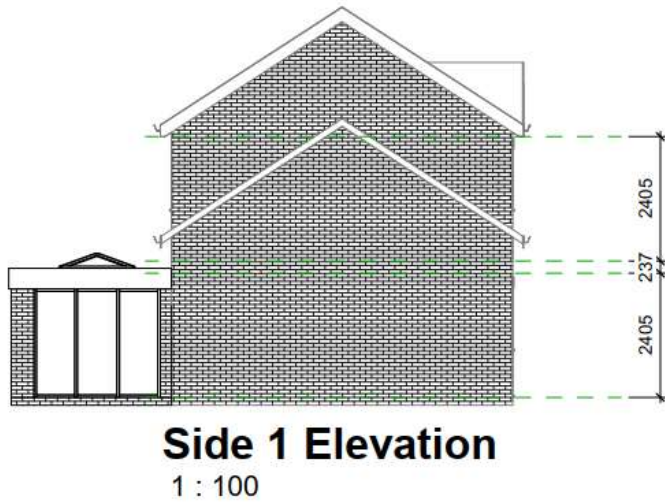
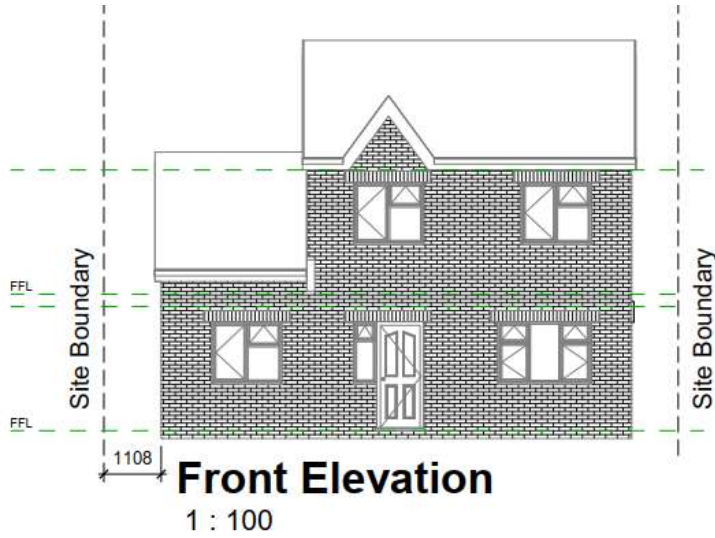


Proposed Ground Floor Plan



Proposed First Floor Plan

Proposed Elevations



Proposed Site Plan



Name of Applicant	Proposal	Expiry Date	Plan Ref.
N/A	Residential development comprising 109 dwellings together with access, parking, landscaping and associated works Longbridge East And River Arrow Development Site, Groveley Lane, Cofton Hackett, Worcestershire,	12.08.2021	21/00778/FUL

RECOMMENDATION:

- (a) MINDED to **GRANT** full planning permission
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-
 - (i) £5,694.00 as a contribution towards the provision of wheelie bins for the scheme.
 - (ii) £41,262.00 as a contribution towards the extension of New Road Surgery, Rubery and/or Cornhill Surgery, Rubery.
 - (iii) £21,203.00 as a contribution to be paid to the Worcestershire Acute Hospitals NHS Trust (WAHT) to be used to provide services needed by the occupants of the new homes and the community at large.
 - (iv) The securing of 10% provision (11 units) of on-site affordable housing.
 - (v) £33,572.00 Cofton Park - contribution towards improvements to access, signage and security and outdoor fitness equipment including additional maintenance costs.
 - (vi) £67,144.00 Lickey Hills Country Park - contribution to be applied towards the refurbishment of the toposcope (the folly) and car park at Beacon Hill also general refurbishment of paths and improvements to accessibility inclusive of additional maintenance costs to other key areas such as Warren Lane, Upper Car Park and Visitor Centre car park.
 - (vii) £27,468.00 Cofton Hackett open space enhancements - general access improvements and refurbishment works to the existing allotment gardens and refurbishment of the local play area off Chestnut Drive, improvements to the car park at Lickey Road, and incidental enhancements including benches and planters in and around Cofton Hackett.
 - (viii) Planning Obligation Monitoring Fee: £TBC
- (c) And 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 list at the end of this report

Consultations

Cofton Hackett Parish Council

Members of Cofton Hackett Parish Council have viewed the revised scheme and are pleased to see a much more sympathetic design and particularly the removal of the 5-storey apartment block. Accordingly, we currently have no objections to this application.

Birmingham City Council

Request a contribution towards enhancing existing open space areas at the Lickey Hills and Cofton Park.

Highways - Bromsgrove Consulted 18.05.2021

No objections and recommend conditions.

Birmingham City Council - Highways

No objections to this latest layout and recommend an advisory in respect to Section 278 of the Highways Act 1980.

Housing Strategy

If the Council is satisfied with the viability report then there is little we can do about reduction to 10%. Concern that the units are placed in the same locality.

Education Department at Worcestershire

An education contribution was paid under S106 agreement dated 1st November 2012 which included dwellings proposed on this development. No further mitigation or S106 contribution is therefore required.

Node – Urban Design

The scheme has been amended considerably since the previous version which had a large apartment building fronting onto Groveley Road. This element has now been removed and replaced with more traditional lower density housing with the scheme providing 109 units. The central road running east / west has been given a central alignment and is more in keeping with the original outline consent and will help the legibility of the scheme. The layout is generally in perimeter blocks with the back gardens enclosed within the perimeter of the blocks.

A pedestrian/ cycle link is provided north/ south adjacent to a private drive which does improve connectivity over the original scheme which did not have a connection at this point and its width and overlooking of houses helps with visual security.

The scheme now has removed the small pocket park which would have provided an amenity space for the apartments and for small children. It is assumed that play space requirements are being provided off site as no amenity space is now provided on site?

With regard to the storey height plan, there is a logic to have higher elements around the square in the centre of the site and to terminate vistas. However, it would have made more sense to have three storey elements at key corners and fronting onto Groveley Road on the western edge of the site as well to create a greater sense of enclosure to Groveley Lane and to signify the importance of the corners.

It is good to see more parking is now placed between properties so reduce visual impact but a number of large runs or parking still dominate in a number of locations.

North Worcestershire Water Management

The details submitted as part of this application with respect to drainage and flood risk are acceptable. Recommend drainage condition.

Severn Trent Water Ltd

No Comments submitted.

NHS/Medical Infrastructure Consultations

The proposed development is likely to have an impact on the services of 2 GP practices. The GP practices do not have capacity for the additional growth resulting from this development. The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. Redditch & Bromsgrove CCG would therefore expect these impacts to be fully assessed and mitigated.

A Healthcare Impact Assessment (HIA) has been prepared by Redditch & Bromsgrove CCG to provide the basis for a developer contribution towards capital funding to increase capacity within the existing GP practices that do not have capacity to accommodate the additional growth resulting from the proposed development. The primary healthcare services directly impacted by the proposed development are Cornhill Surgery and New Road Surgery.

NHS Acute Hospitals Worcestershire

Request a contribution to enable the Trust to provide services needed by the occupants of the new homes and the community at large.

Sports And Leisure Services Manager

There is limited open space within the proposed development. However, development is reasonably close to Cofton Park. This Park is managed and maintained by Birmingham City Council and provides the opportunity for community cohesion for new residents and within the wider development of Longbridge and includes multiple play, open space and sports facilities to offer. We would recommend an offsite contribution for Play/Sport and POS to enhance these existing assets.

Waste Management

Proposal acceptable from a waste collection perspective.

Arboricultural Officer

The main area of the site contains no vegetation or trees stock only a limited amount of generally young and insignificant trees line some sections of the perimeter of the with the adjoining railway to the east and road network to the north and west. The plans show an intention to retain some of the existing trees. The development would not create any conflict with the trees shown for retention. No objection to the proposed development in view of any tree or landscaping issues.

Cadent Gas Ltd

Recommend an informative.

Environment Agency

The previous use of the proposed development site and adjacent land as motor works presents a high risk of contamination that could be mobilised during construction to further pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a principal aquifer and is linked to a nearby surface water course.

Recommend conditions requiring an ongoing monitoring programme and further assessment, remediation and verification if monitoring shows this to be necessary.

WRS - Contaminated Land

The site was previously part of the MG Rover engine manufacture and aluminium casting site. There have been several stages of remediation at the site, all reports relating to which appear to have been approved. The development platform is now ready for construction to begin. However, there are some outstanding remedial requirements that will need to be undertaken. Recommend a tiered investigation condition.

WRS - Noise

Recommend a condition to ensure the recommendations of the noise assessment relating to glazing, ventilation and acoustic boundary fencing, detailed in Section 8, should be implemented. No objection to the application in terms of noise adversely impacting future residents.

WRS - Air Quality

No objections, recommend conditions.

West Mercia Constabulary

No objection to this application.

Community Safety

Recommend that the developer considers application for Secured by Design Gold or Silver Award in respect of the development; and carefully consider potential security concerns in respect to build phase security, external lighting, gates, doors and windows.

Network Rail

Comments awaited.

CPRE

A minimum of 700 dwellings should be provided across the site, with a density of 40-50 dwellings per ha (dph). The proposal would provide a shortfall in the overall total required for the East Works site. Concern about the limited affordable housing provision proposed for the site. Reference to the layout of the scheme and house types.

Public Consultation

Site notice erected 25.05.2021

Press notice 28.05.2021

Neighbour consultation 21.5.21

3 written responses submitted:-

1 objection letter

No additional infrastructure is in place for these extra residents e.g school places, GPs, police, shops, bus routes.

1 representation

Request traffic calming. Traffic speeds are a concern at junction of Lowhill Lane and Groveley Lane. With more families and children moving to the area it is important to consider this as an urgent safety concern.

1 letter of support

This is a much better plan which will be in-keeping with the rest of the housing on the Longbridge East site. Only concern is that there is only 10% affordable housing to be provided.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP3 Future Housing and Employment Development

BDP6 Infrastructure Contributions

BDP7 Housing Mix and Density

BDP12 Sustainable Communities

BDP19 High Quality Design

BDP21 Natural Environment

BDP24 Green Infrastructure

BDP25 Health and Well Being

Others

Longbridge Area Action Plan

Bromsgrove High Quality Design SPD

Blackwell and Lickey and Cofton Hackett Neighbourhood Plan

SPG11 Outdoor Play Space

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

National Design Guide

Relevant Planning History

19/01396/ADV 5no. flags on poles

Approved 29 January 2020

19/01395/FUL Full planning application for a temporary sales area, including sales cabin and associated car parking, together with advertisement consent for the display of 5 flags on poles

Approved 29 January 2020

19/01153/REM Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission ref. 16/1085 for residential development consisting of 150 dwellings together with access, parking, landscaping and associated works.

Withdrawn 13 January 2021.

19/01152/FUL Full planning permission for residential development consisting of 18 dwellings (phase 3a) together with access, parking, landscaping and associated works.
Withdrawn 13 January 2021.

16/1087 Erection of 185 dwellings, including details of access, landscaping and open space, drainage and other associated infrastructure.
Land off East Works Drive, Cofton Hackett
Approved 27 July 2017

16/1085 Hybrid application: Outline Planning Permission for 150 dwellings with some matters reserved for future consideration (appearance, landscaping, layout and scale)
Full Planning Permission for a Community Facility including details of access and associated car parking, landscaping, drainage and other associated infrastructure.
Approved 27 July 2017

15/0819 Erection of 41 dwellings, landscaping and associated development infrastructure.
Approved 9 Feb 2016

14/0239 Deletion of condition 27 attached to 11/0750 in respect of timing for delivery and nature of off-site highway works to Groveley Lane.
Approved 08.04.2015.

12/0160 Re-profiling and re-modelling of site levels, deculverting of part of the River Arrow and associated infrastructure including construction access
Approved 23 April 2012.

11/0882 Re-profiling and re-modelling of site levels, deculverting of part of the River Arrow and associated infrastructure including construction access.
Approved 12 Nov 2012.

11/0750 Erection of 229 residential dwellings, neighbourhood park, children's play area, associated landscaping and access works (full application).
Approved 2 Nov 2012.

11/0748 Mixed use development comprising residential (C3) and/or residential institution (C2), community use building (D1), public open space, de-culverting of part River Arrow, site re-profiling, access, parking, landscaping and associated development infrastructure (outline).
Withdrawn.

B/2008/0529 Mixed use development comprising residential (C3) including houses and apartments, residential institutions (C2) including sheltered elderly care, retail (A1, A2, A3, and A5) and non residential institutions (D1) including library and community centre with a neighbourhood centre, parking service and highway infrastructure open space including new public park, enhancement works to river arrow, recreation facilities, public transport routes, footpaths, cycleways, landscaping, service infrastructure, highway

access and infrastructure, drainage flood storage areas, public art and street furniture (outline).

B/2008/0333 Site Re-modelling, re-profiling and alterations to River Arrow and culverts: Approved 18.03.09.

Proposal Description

The application is phase 3 of the overall redevelopment of Longbridge East. This scheme provides 109 units and comprises of the following mix of development:-

98 Open market housing units

11 No. 2 bed dwellings

44 No. 3 bed dwellings

43 No. 4 bed dwellings

11 Affordable housing units (7 Social Rent and 4 Shared Ownership)

4 No. 2 bed maisonettes

2 No. 1 bed maisonettes

2 No. 2 bed dwellings

3 No. 3 bed dwellings equating to 10% affordable housing.

The proposed layout shows the majority of the housing to be served off East Works Drive with two access points. Two vehicular access points off Groveley Lane are also proposed to serve 11 units.

The site is currently set at a lower level to the west of the site adjacent to Groveley Lane. However, it is intended that levels will be increased to enable plots 8 -15 to be closer to street level, providing much improved pedestrian access from the site to Groveley Lane

The units are a mix of 2 and 3 storey and would be in a variety of designs, materials / colours to add interest to the streetscene. Some plots have single garag

Site Description

The site forms part of the former MG Rover Works known as Powertrain. A considerable amount of remediation work has taken place in this area in order to make the site suitable for residential development. Mature and substantial tree planting exists along the western and southern boundaries of the site.

Assessment of Proposal

Principle

Members may recall that outline planning permission was granted for 150 dwellings on this area of land under a hybrid application ref: 16/1085. Condition 4 was imposed on the hybrid application which restricted the reserved matters application to a total number of no less than 145 dwellings and no more than 150 dwellings.

Members will also recall that a reserved matters application (19/01153/REM) and a full application for residential development (19/01152/FUL) were considered and deferred at Planning Committee in September 2020.

Concerns raised by Members related to potential overshadowing from the proposed 5 storey apartment building, and whilst Members were aware of the Council's 5 year housing land supply, concerns about the size and location of the proposed 5 storey apartment building needed to be reconsidered by the applicant. Other concerns related to the introduction of a through road within the scheme, onto Groveley Lane to the north, and the potential for a "rat-run" into the wider Longbridge East scheme. Objections to the scheme referred to the apartment building as well as the access arrangements. Members resolved to defer the applications to enable officers to negotiate improvements to the schemes.

Although the applicant made changes to the two applications, they considered it more appropriate to withdraw the applications completely taking into account local resident and Member views and reconsider the whole scheme.

This application is a revision of the whole site and shows the omission of the apartment building, the omission of the no through road, and a reduction in the total number of dwellings proposed for the site.

The key changes to this application are as follows:-

- 109 units proposed, some with single garages.
- There is no large scale apartment building proposed, the scheme provides traditional housing of 2 – 3 storeys.
- There is no longer a vehicular access that runs through the scheme. However, cycle and pedestrian access (active travel route) is still provided in order to maintain connectivity between the scheme and other phases of the East Works development.
- A wider pedestrian/cycle access is proposed off Groveley Lane. This provides a much improved pedestrian/cycle access from the site to Groveley Lane and the public transport network. This link is highly visible and will be viewed from the proposed crossroads that forms part of the overall layout.
- Due to the proposed increase in site levels, the dwellings fronting Groveley Lane will provide an improved streetscene to the area.

Members will be aware that under the outline application reference 16/1085, the site is designated for housing in the Longbridge Area Action Plan (LAAP) which is part of the Development Plan for Bromsgrove District and specifically applies to the Longbridge area. The LAAP is a shared document with Birmingham City Council and is the starting point for decisions and any development in this area should be determined in accordance with this plan unless material considerations indicate otherwise.

Proposal H2 of the LAAP applies and requires a minimum of 700 dwellings to be provided on the East Works site providing a mix of sizes, types and tenures. Members will recall that when considering the outline aspect of the hybrid application it was accepted that the minimum requirement of 700 units would not be achieved overall in this location based on

the numbers currently developed and approved and a shortfall of 95 dwellings was anticipated.

East Works site		
Phase 1 scheme	= 229 dwellings	(already built)
Phase 2a scheme	= 41 dwellings	(already built)
Phase 2b scheme	= 185 dwellings	(under construction)
Phase 3 scheme	= 109 dwellings	(this application)
Proposed total	= 564 dwellings	(shortfall 136 dwellings)

The two previous withdrawn schemes (19/01152/FUL and 19/01153/REM) would have provided a total of 168 dwellings resulting in an overall shortfall of 77 dwellings for the East Works site. However, 57 units were proposed within the 5 storey apartment building of the reserved matters application which ultimately increased the density of the scheme to 54dph. Members will recall the extent of objection to the 5 storey apartment building and as such this aspect of the development has now been omitted from the current scheme, however, this does have an impact on the total number of dwellings for the East Works site and ultimately the overall shortfall. The current application will result in a shortfall of 136 dwellings. It is noted that the overall shortfall is more than that considered under the outline application 16/1085 (a difference of 41 units between the outline application and the current scheme).

Proposal H2 requires an overall density of 40 - 50 dwellings per hectare to be achieved. The aspiration was that the northern part of the East Works site be developed at a higher density enabling the southern part of the site to be developed at a lower density, where the impact of development would be greater adjacent to rural surroundings. The density of the outline scheme at the time of consideration was based on 52 dwellings per hectare (dph). The current proposal would provide a density of 34 dph. Whilst this would be lower than that required under Proposal H2 it would still be comparable with the previous approved phases.

Phase 1 = 30- 45 dph
Phase 2a = 30-40 dph
Phase 2b = 30-40 dph

The LAAP requires a minimum target of 1450 dwellings in Longbridge overall this also includes the provision of housing required in the Birmingham administration area. At the time of the outline scheme, Officers at Birmingham City Council confirmed that permissions granted for housing in the LAAP would be in excess of 1450 dwellings, and that whilst there would be a shortfall on the East Works site, the overall delivery of housing in Longbridge would be expected to be more than the 1450 originally envisaged in the LAAP. Birmingham City Council have not expressed any objection to the proposed number of dwellings in this application and an update on the LAAP figures in Birmingham is anticipated.

Although the scheme provides less housing than that anticipated in the outline approval, the scheme addresses the main concerns raised as a result of the withdrawn schemes. In addition to providing adequate off street car parking provision, and ensuring the scheme complies with spacing requirements, the scheme is of a density closer to the previous

phases and the surrounding area, resulting in an improved development for this area of Cofton Hackett. The dwellings fronting Groveley Lane at street level further enhances the development overall.

Proposal H2 of the LAAP requires 35% of dwellings to be affordable. The scheme provides 10% affordable housing totalling 11 units, comprising 2 No. 1 bed and 4 No. 2 bed maisonettes, and 2 No. 2 and 3 No. 3 bed dwellings. The design of these properties are similar to those within the scheme. The affordable housing in this application would be located together towards the north east of the site.

The provision of affordable housing in this application is lower than that required under Proposal H2 of the LAAP. Affordable housing provision sought under Proposal H2 of the LAAP is more than what would generally be sought under policy BDP8 of the Bromsgrove District Plan (BDP) (30% on a brownfield site). However, 10% affordable housing is proposed for this scheme and a Viability Statement has been submitted to justify the reduced provision of affordable housing. Strategic Housing note that there is a Viability Statement in respect to the reduced provision of affordable housing and accept the findings should the Council's Viability Advisor consider it to be satisfactory. Strategic Housing refer to the positioning of the units, however, the positions of the units concerned are similar to those that were indicated on the withdrawn applications.

Policy BDP2 of the Bromsgrove District Plan encourages the delivery of housing on previously developed land. This site was formerly part of the MG Rover Works; therefore, redevelopment of this site for housing would comply with this policy.

Policy BDP1 of the District Plan encourages sustainable development with emphasis on accessibility of public transport options, compatibility with adjoining uses, visual amenity, quality of natural environment, and economic benefits for the District. The site is close to good public transport links and is within an area that is currently being regenerated to create improved local facilities / job opportunities as well as enhancing / creating new open space facilities. It is considered that the scheme would comply with this policy, as well as core planning principles set out in the NPPF.

In respect to the Blackwell and Lickey Hills and Cofton Hackett Neighbourhood Plan, the Plan acknowledges the anticipated number of units proposed to be built on the East Works site. Policy BD2 of the Neighbourhood Plan encourages new development to respond sympathetically to the settlement concerned. New development should respond positively to its setting through detailing, appropriate use of materials, scale, height and massing. Schemes should demonstrate how they enhance and add visual interest to the local area. This proposal would be in scale and in keeping with the surrounding development and would not have an adverse impact on local residential amenity and as such would comply with policies BD2 and H1 of the Neighbourhood Plan.

The overall scheme accords with paragraph 50 of the NPPF that encourages a wide choice of high quality homes, wider opportunities for home ownership and create sustainable, inclusive and mixed communities. The principle of residential development would comply with the NPPF, the LAAP, District Plan, Neighbourhood Plan and is acceptable.

Layout and Scale

The layout comprises of a combination of 2 and 3 storey dwellings. House types have dual aspect particularly those located on corner locations in order to enhance the streetscene. Following on from concerns raised under the previous withdrawn applications, it is considered that the overall scheme addresses concerns raised by residents as well as Members. The provision of dwellings fronting Groveley Lane at street level enables the properties to form part of the streetscene and enables valuable pedestrian/cycle links

Given that the site is adjacent to the railway line, an acoustic condition is recommended to reduce any potential noise for plots close to the railway line.

The layout generally complies with the spacing requirements set out in the Bromsgrove District Council High Quality Design SPD.

Urban designer comments

The Urban Designer notes that the scheme has been amended considerably since the withdrawn applications which included a large apartment building fronting onto Groveley Road. This element has now been removed and replaced with more traditional lower density housing with the scheme providing 109 units. The central road running east / west has been given a central alignment and is more in keeping with the original outline consent and will help the legibility of the scheme.

A pedestrian/ cycle link is provided north/ south adjacent to a private drive which does improve connectivity over the original scheme which did not have a connection at this point and its width and overlooking of houses helps with visual security.

With regard to the storey height plan, the higher elements around the square in the centre of the site are logically positioned and will serve to terminate vistas.

Highways and access

Members will recall that the withdrawn applications showed a vehicular access flowing between the two schemes. This was encouraged to provide improved connectivity overall. Following on from concerns raised by local residents and Members, the vehicular link has now been omitted from the current scheme, but cycle and pedestrian access (active travel route) is still maintained. In addition, improved pedestrian access is now proposed at Groveley Lane which enhances connectivity within the site.

A Transport Assessment has been submitted to support the current scheme. During the consultation process, County Highways have requested technical amendments to the layout of the scheme but note that the current application would have less housing than that approved under the outline permission, and will generate fewer trips in both the AM and PM peak periods, when compared to the outline permission. Subsequently, this will result in a lower impact on the highway network than the previous permission. The Highway Authority has undertaken a robust assessment of the planning application and the submitted documents and raises no objection to the proposal subject to conditions. Part of the site will rely on vehicular access from the administration area of Birmingham City Council. Birmingham Highways raise no objection to the scheme.

Whilst access arrangements for the East Works site overall have been designed and built with the anticipation that 700 units and communal facilities would be served off East Works Drive, given that there is likely to be an overall shortfall of 136 units on site means that the access arrangements for the scheme would not be at capacity. Given the access arrangements show 11 units to be served off Groveley Lane would further reduce vehicular traffic using East Works Drive.

The general redevelopment of the Longbridge area has enabled investment in sustainable travel with contributions going towards Centro Park and Ride and improvements to Longbridge Railway Station. Improved facilities in public transport are giving new occupiers more choice, and less reliance on their own car. In addition, wider strategic highway improvements have also been part of the Longbridge redevelopment works such as traffic lights at the junction of Lowhill Lane and Lickey Road as well as other improvements to the A38. Adequate accessibility and connectivity would be provided in this scheme and it is considered that the access arrangements are acceptable providing a sustainable development.

A comment has been made to the scheme regarding Groveley Lane and the request for road junction improvements and traffic calming measures around Cofton Park. However, highway improvements have been carried out in the local vicinity as a result of a financial contribution paid under Phase 1. Worcestershire Highways are not seeking any further contributions as result of these subsequent phases. In addition, as part of County Highways comments, Collision data was obtained within the vicinity of the site from Transport for West Midlands (TfWM). This data covered the most recent five-year period (01/03/2016-28/02/2021). Only three incidents were recorded between this period, two of which were classified as 'slight' with the remaining accident identified as a 'fatal' collision. It should be noted that the fatal collision was a result of the driver being impaired by alcohol. Therefore, following a review of the data, the Highway Authority are satisfied that this does not constitute a serious safety issue and that none of the above accidents were seen to occur due to highway design and/or safety issues.

Noise and contaminated land

No objections and recommend conditions.

Neighbour Comments

Compared to the withdrawn schemes the number of objections are minimal for the current scheme. Comments relate to road safety, and also density of housing which are addressed above. There is also a letter of support for the current scheme. The number of comments submitted overall from local residents does reflect some level of contentment to the current scheme given that the apartment building that provided 57 units has now been omitted and a more traditional housing scheme has been applied instead.

Open Space

A provision of open space is required for the scale of the development. Members will be aware that under the Phase 1 scheme, on site open space has been provided (Arrow Park). Members will be aware under the Phase 2b application (ref 17/1087) two areas of onsite open space facilities have been provided and comply with Proposal OS.6 of the LAAP and suitably link in with the existing Arrow Park to provide a quality landscaped area suitable for formal and informal recreational use, complying with Proposal OS4b of the LAAP.

However, taking into consideration the total number of units proposed for the East Works site and the existing and proposed provision of onsite open space, there would still be a shortfall of open space facilities, and no on site provision is proposed under this phase. Therefore, a financial contribution to enhance an existing open space facility nearby would be a way of addressing this shortfall. Due to the scale of the development the provision of open space is necessary to make the development acceptable, and is directly and reasonably related in scale and kind to the development.

It is accepted that the site is very close to Cofton Park and as such would be the most obvious site for open space enhancements. Bromsgrove Leisure Services have been consulted on this application and refer to the possibility of enhancing Cofton Park as it is adjacent to the site, but officers note that this falls within the administration area of Birmingham and as such would be guided by what Birmingham Leisure Services would recommend. Officers consider that a contribution to provide a new facility/enhance existing facilities at Cofton Park would address the shortfall of open space and would be in accordance with BDP25 of the BDP which encourages the enhancing of existing sport, recreational and amenity assets and acknowledges that existing facilities be enhanced if it is impractical to provide open space typologies on site. The LAAP refers to improvements to Lickey Hills as well as Cofton Park. Given that the Lickey Hills are located within Bromsgrove's administration area and is near to the proposed site it is considered appropriate to enhance this 'amenity asset' too.

It is intended that a contribution will be used to enhance the following:-

- Cofton Park - improvements to access, signage and security and outdoor fitness equipment including additional maintenance costs.
- Lickey Hills Country Park - contribution towards refurbishment of the toposcope (the folly) and car park at Beacon Hill also general refurbishment of paths and improvements to accessibility inclusive of additional maintenance costs to other key areas especially: Warren Lane, Upper Car Park and Visitor Centre car park.

Members will be aware that the Lickey Hills and Cofton Park are managed by Birmingham City Council (BCC). It is envisaged that whilst a S106 Agreement will be drafted in respect to this application. A separate 'Agreement' is proposed to be drafted between BDC and BCC such as a Service Level Agreement or Conditions of Grant Aid Agreement. This would be a legal agreement between the two authorities to ensure BCC be reimbursed once work has taken place on the ground. BCC could provide BDC with a copy of reports that include a cost breakdown showing expenditure and funding sources.

Cofton Hackett Enhancements

As there would be a shortfall of open space for the overall scheme, a financial contribution will be sought to provide enhancements to communal facilities in the local area such as improvements to the local allotments and refurbishment of the play area off Chestnut Drive. Improvements to the local car park at Lickey Road as well as incidental works such as planters and benches / cycle signage in and around Cofton Hackett would be included in this contribution. This would be in accordance with policy BDP25 of the BDP which encourages enhancements to existing recreational and amenity assets. As mentioned above, due to the scale of the development the provision of open space is

necessary to make the development acceptable, is directly related to the development and is fairly and reasonably related in scale and kind to the development.

Planning Obligations

Due to the scale of the development a legal agreement would be required to cover the following matters:-

As mentioned above, a financial contribution will be sought to cover open space enhancements in Cofton Park and Lickey Hills. A financial contribution will also be sought to cover enhancements to Cofton Hackett area.

Under the Worcestershire County's Waste Strategy, a financial contribution will be sought to cover the provision of wheelie bins for each unit.

The site lies within the practice areas of two Worcestershire GP surgeries (Cornhill Surgery, Rubery, and New Road Surgery, Rubery). They are fully utilising all of their clinical rooms and would therefore have no capacity to provide services to the cumulative number of residents that will move into the houses planned to be built in their practice area. Therefore, a financial contribution will be sought to enable the extension of one/both surgeries concerned.

Worcestershire Acute Hospitals NHS Trust has requested a contribution to enable the body to provide services needed by the occupants of the new homes and the community at large. The Trust has made representations in relation to this application. It is considered that the request made by WAHT is compliant with guidance in the NPPG, the three tests in Regulation 122 of Community Infrastructure Levy Regulations and paragraph 56 of the NPPF (2019).

Affordable Housing Provision. To ensure that 11 units (7 social rent and 4 shared ownership) are provided on site and retained as such in perpetuity.

Section 106 monitoring fee, as of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.

Viability Statement

The applicant has submitted a Viability Statement in respect to this application. The Statement makes reference to the District Plan and Policy BDP8 Affordable Housing where it states that 30% affordable housing on brownfield sites is sought after, but a lower amount of affordable can be accepted in certain circumstances if the applicant can demonstrate that a 30% target cannot be achieved. Proposal H2 of the LAAP requires 35% of affordable housing as mentioned above. However, the Viability Statement refers to Part D of the LAAP - Delivery and Implementation. The challenges of delivery of the LAAP proposals across the Longbridge area raise obvious issues in terms of site remediation, demolition and new infrastructure requirements, which are well documented in the LAAP and have meant that the viability of the proposals have been a feature of many of the planning applications at Longbridge.

Reference is made in the Statement that the withdrawn reserved matters application and full application would have been policy compliant of affordable housing of 35% along with

other planning contributions. Changing the scheme to a lower density of traditional housing in response to the debate on the previous applications has had a significant impact on the density achievable and viability of the scheme. As such a policy compliant level of affordable housing and planning contributions can no longer be provided at the lower density.

The Statement makes reference to the hybrid application which included full permission of the community centre as well as the outline approval for upto 150 dwellings. Reference is made to the fact that the community centre of the hybrid application has been fully implemented on site and that the mix of development in the current scheme is more focused towards the delivery of traditional housing, at a lower density, rather than apartments. In addition, the following works would still be required to be provided on site to enable the development: -

- Abnormal foundations to each of the dwellings and the garages proposed on site.
- Ground Works and Earth Works – there will need to be a significant ‘cut and fill’ works to the current ground across the site, and fill material will be required to be imported to the site. There will also need to be a piling mat and clean cover membrane to each of the rear gardens to the properties.
- Drainage – there will be a requirement for over-sized drainage due to the fill material being imported for clean cover.
- Externals (Extra-Over Costs) – there will be a requirement for permeable paving to all drives (which is an extra over cost).
- Retaining Structures – there will be works required to an existing retaining structure to Groveley Lane and the associated footpath, along with a Gabion retaining wall along the railway boundary. There will also be a requirement for retaining walls throughout the remainder of the site.
- Abnormal Superstructure Requirements – there will be a requirement for ‘over build’ to the foundations of each dwelling, along with the requirement for acoustic windows for dwellings along the railway line.
- Services – Existing services will be required to be diverted and a substation will also be required on site.
- Landscaping – a noise impact fence and landscaping area will be required, along with a slope and buffer zone being required near to the tunnels under Groveley Lane.
- Specification – the proposals also include for Electric Vehicle Charging Points (EVCPs) to all of the market dwellings, and sheds to all dwellings without garages along with other specification upgrades.

In respect to assessing the level of developers’ return on a development, the Planning Practice Guidance promotes the use of ‘standardised inputs’ to viability assessment, and suggests levels of developer’s return ranging from 15% to 20% for market housing, and a lower level of return for affordable housing, as appropriate appraisal benchmarks.

In respect to development costs, the following has been taken into account:-

- The land value,
- Professional fees,
- Stamp duty,

- Construction costs for the current scheme including contingency,
- Site costs to date including Section 278 (highway) works
- Village hall/community centre costs
- Abnormal costs and fees (as mentioned above), and contingency on abnormal costs.

The findings set out in the Viability Statement states that the developer's return for risk (i.e. profit) of +10.09% is produced for the revised scheme where 10% affordable housing and no other planning obligations are provided. This indicates that the scheme with 10% affordable housing produces a profit below the target level of developer's return that we would anticipate of 20% on the market housing and 6% on the affordable housing (which generates a blended profit return of approximately 19.5%. Hence, there is no surplus for Section 106 contributions and no further scope to provide affordable housing in addition to the 10% assumed in the appraisal.

The Council's Viability Advisor has considered the findings of the Viability Statement and acknowledges that a significant amount of costs have been incurred in connection with the site to date given the demolition of the existing buildings and some of the remediation works required to be undertaken.

There has also been a range of Section 278 works that have already been undertaken by the applicant to facilitate the development of the site, the adjacent community centre and adjacent phases of residential development. Whilst these costs have been incurred they benefit other sites and a pro rata figure has been applied on a land area basis. The Council's Viability Advisor has applied a slightly higher sales value for some of the housetypes.

The investment in the site to date and abnormal costs have been fully substantiated with detailed breakdowns of quantities and costs, relevant supporting information and site surveys. Whilst the assessment is very subjective and whilst it is clear that the applicant has invested significantly in promoting and bringing the site forward for redevelopment, some works would be required in order to use the site for other purposes. The community centre was delivered as part of the wider Longbridge East development in accordance with the hybrid permission. Accordingly, the output of the Council's appraisal on the basis of 10% affordable housing and with the inclusion of Section 106 contributions totalling £196,343 provides a profit of 19.35%. The Council's Viability Advisor considers this to be broadly consistent with market expectations for a development of this nature having regard to the overall complexity and risk in bringing the site forward.

To conclude, the Council's Viability Advisor is of the opinion that the provision of 10% on-site affordable housing on the basis of the unit types and tenure mix, and total Section 106 contributions of £196,343 is considered appropriate.

Following on from the dialogue between the Viability Advisors, the applicant is agreeable to the Heads of Terms and a Section 106 Agreement is in the process of being drafted.

Conclusion

The principle of residential development is acceptable. The means of access to the site enables improved connectivity for this area of the East Works site. The proposal would not conflict with the Proposals set out in the LAAP, and complies with policies in the

adopted Bromsgrove District Plan and guidance set out in the Council's High Quality Design SPD. The principle of residential development would also be compliant with the NPPF.

RECOMMENDATION:

- (a) MINDED to GRANT full planning permission

- (b) That DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-
 - (i) £5,694.00 as a contribution towards the provision of wheelie bins for the scheme.
 - (ii) £41,262.00 as a contribution towards the extension of New Road Surgery, Rubery and/or Cornhill Surgery, Rubery.
 - (iii) £21,203.00 as a contribution to be paid to the Worcestershire Acute Hospitals NHS Trust (WAHT) to be used to provide services needed by the occupants of the new homes and the community at large.
 - (iv) The securing of 10% provision (11 units) of on-site affordable housing.
 - (v) £33,572.00 Cofton Park - contribution towards improvements to access, signage and security and outdoor fitness equipment including additional maintenance costs.
 - (vi) £67,144.00 Lickey Hills Country Park - contribution to be applied towards the refurbishment of the toposcope (the folly) and car park at Beacon Hill also general refurbishment of paths and improvements to accessibility inclusive of additional maintenance costs to other key areas such as Warren Lane, Upper Car Park and Visitor Centre car park.
 - (vii) £27,468.00 Cofton Hackett open space enhancements - general access improvements and refurbishment works to the existing allotment gardens and refurbishment of the local play area off Chestnut Drive, improvements to the car park at Lickey Road, and incidental enhancements including benches and planters in and around Cofton Hackett.
 - (viii) Planning Obligation Monitoring Fee: £TBC

- (c) And 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 list at the end of this report

Conditions:

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

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings/ Documents listed in this notice: (to be finalised).

Reason: For the avoidance of doubt and in the interests of proper planning.

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

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

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

- 5) Secure cycle parking shall be provided in garages and sheds in rear gardens in accordance with the Site Layout Plan (ref. 21010_P101 B) and shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

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

REASON: To reduce vehicle movements and promote sustainable access.

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

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway.
- Details of site operative parking areas, material storage areas and the location of site operative's facilities (offices, toilets etc).
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
- Details of any temporary construction accesses and their reinstatement.
- A highway condition survey, timescale for re-inspections, and details of any reinstatement.

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

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

- 8) The landscaping details including proposed fencing, screen walls etc. shown on Dwg. No.s (to be finalised) shall be implemented within 12 months from the date when any of the building(s) hereby permitted are first occupied or in accordance with a phased implementation plan to be agreed in writing with the Local Planning Authority. Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

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

- 9) All trees to be retained within the development are afforded full protection in accordance with BS5837:2012 throughout any ground or construction works on site.

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

- 10) 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. A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of 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. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.
 3. Where the site investigation identified remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority 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

- 11) Full details of any soil or soil forming materials brought on to the site for use in garden areas, 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 validatory 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.

- 12) A scheme of groundwater monitoring and any further remediation requirement shall be carried out and undertaken in accordance with the PJA Report; "St. Modwen Developments Ltd. East Works, Longbridge Ongoing Monitoring Strategy" dated October 2019. Document Ref: 03787-OUT-0007, including the following component parts:

1. Physical and Chemical monitoring of the aquifer and reporting of the results shall be undertaken in accordance with the PJA Report; "St. Modwen

Developments Ltd. East Works, Longbridge Ongoing Monitoring Strategy”, dated October 2019. Document Ref: 03787-OUT-0007.

2. If monitoring in 1 identifies a deterioration in groundwater or surface water indicators, then further risk assessment will be undertaken in accordance with the PJA Report; “Technical Note; East Works, Longbridge, Remediation Strategy. St. Modwen Developments Ltd. Version: A”. Doc Ref: 03787-OUT-0009, Dated October 2019.

3. If the further assessment of risks in 2 identifies the plume is no longer in a stable condition or if the modelling predicts levels of contaminant migration away from the Site that may put the identified receptors at significant risk then a ‘remediation options appraisal’ will be undertaken in accordance with the PJA Report; “Technical Note; East Works, Longbridge, Remediation Strategy. St. Modwen Developments Ltd. Version: A”. Doc Ref: 03787-OUT-0009, Dated October 2019.

4. (a) The most effective remediation option developed from 3 shall be agreed in writing with the Local Planning Authority (LPA) in consultation with the Environment Agency. Once agreed a detailed remediation strategy (including a ‘verification plan’) for this option will be submitted to the LPA for approval, in consultation with the Environment Agency.

(b) Any ‘verification plan’ shall provide details of the data that will be collected in order to demonstrate that the works set out in (4a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

5. A verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (part 4). The report shall include results of any sampling and monitoring. It shall also include any plan (a “long-term monitoring and maintenance plan”) for any longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Any changes to these components require the express written consent of the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be implemented as approved.

REASON: To ensure groundwater monitoring and implementation, where necessary, of a remediation strategy to protect ground and surface waters (‘controlled waters’ as defined under the Water Resources Act 1991).

- 13) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan

(a “long-term monitoring and maintenance plan”) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

REASON: To ensure that any unexpected contamination is dealt with and the development complies with approved details in the interests of protection of ground and surface waters (‘controlled waters’ as defined under the Water Resources Act 1991).

- 14) The proposed acoustic fencing as indicated on Dwg. No. (to be finalised) to be provided on plots (to be finalised) shall be implemented before any of these plots are first brought into use and retained as such in perpetuity.

Reason: In the interests of residential amenities.

- 15) The development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority documentation detailing the proposed implementation of the noise mitigation recommendations of the Hoare Lea Noise Assessment R2 (dated 31/10/2016) with respect to glazing and ventilation for the proposed residential dwellings. These measures shall be implemented as approved.

Reason: In the interests of residential amenities.

- 16) No works or development above foundation level shall take place until a finalised scheme for foul and surface water drainage, along with a maintenance plan for this drainage scheme, has been submitted to, and approved in writing by the Local Planning Authority. This should include the following details :-
- o A for construction drainage plan detailing :-
 - o private connections
 - o All finalised porous paving areas
 - o Relevant underdrains which connect to the main surface water drainage system
 - o Calculations indicating the offsite discharge rate and any flooded volumes indicated.

The approved scheme shall be completed prior to the first use of the development hereby approved.

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

Case Officer: Sharron Williams Tel: 01527 534061 Ext 3372
Email: sharron.williams@bromsgroveandredditch.gov.uk

21/00778/FUL

Longbridge East And River Arrow Development Site,
Groveley Lane, Cofton Hackett

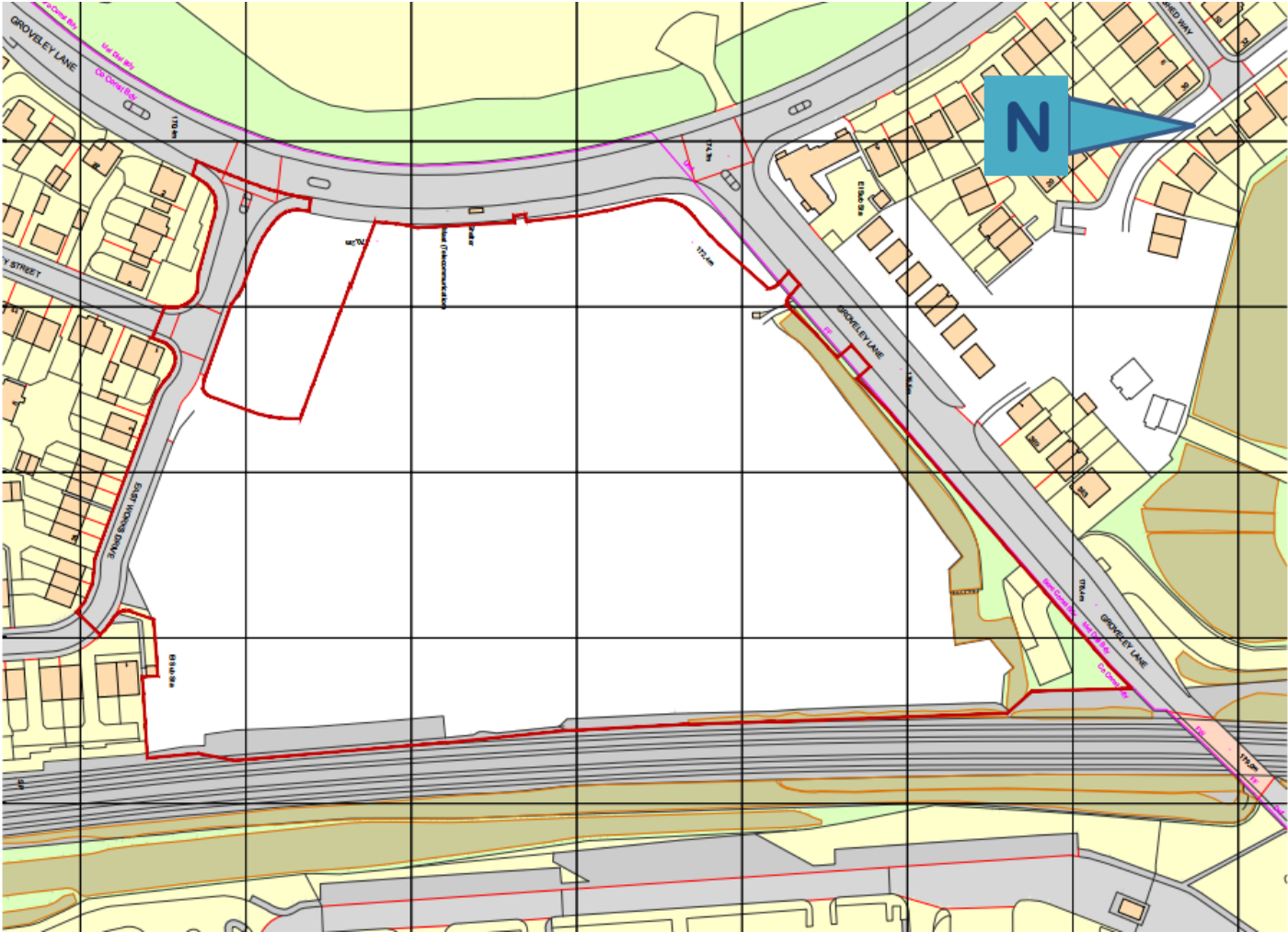
Page 41

Full planning permission for residential development consisting of 109 dwellings (phase 3) together with access, parking, landscaping and associated works

Recommendation: Delegate to Head of Service to GRANT planning permission subject to a legal mechanism and conditions

Agenda Item 6

Site location plan



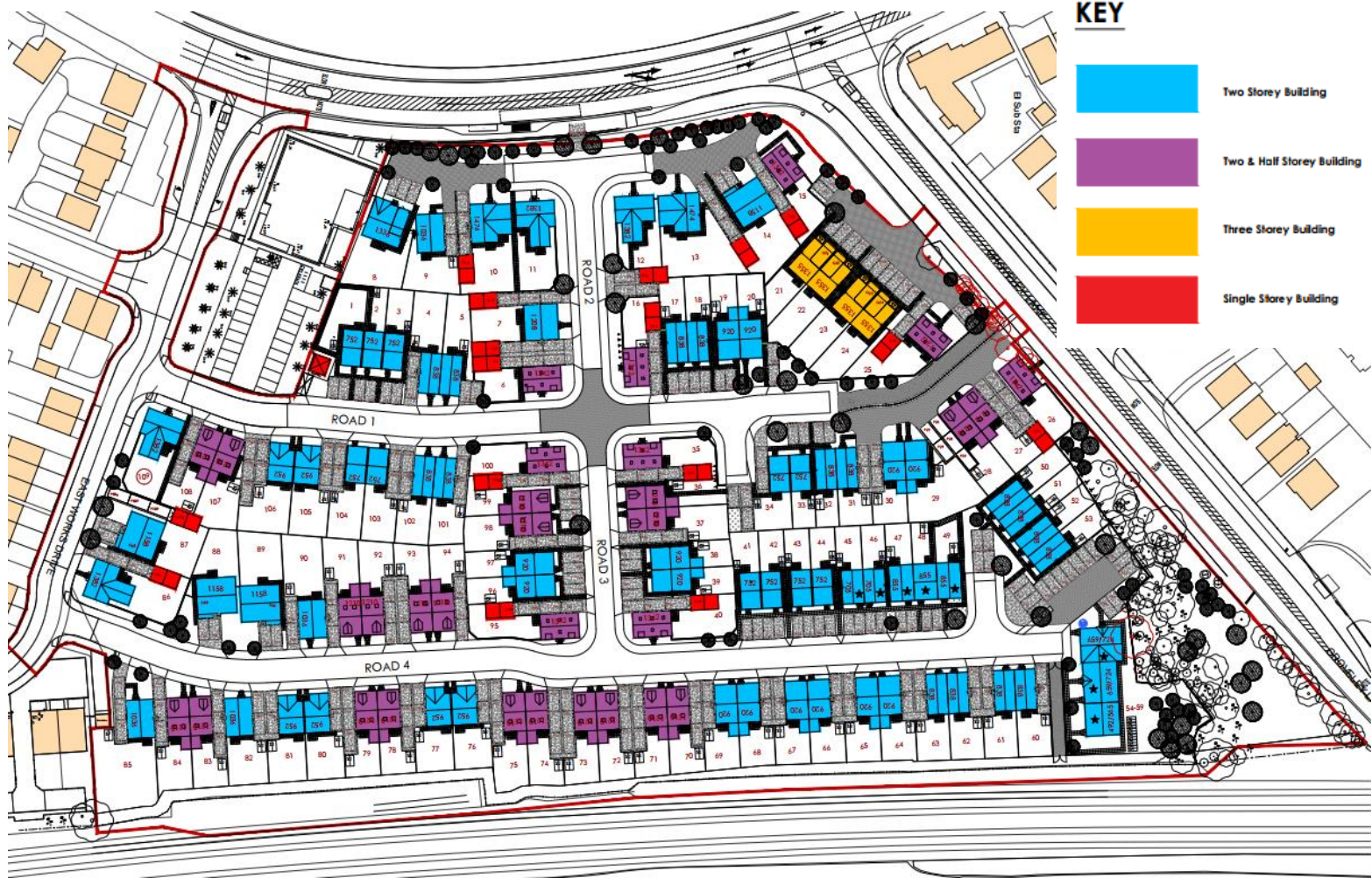
21/00778/FUL Site layout plan



The two previous withdrawn applications 19/01152/FUL and 19/01153/REM combined for comparison



Number of storeys for the schemes proposed



Materials

FACING BRICKS



ADDRESSLEY COTTAGE RED (or similar approved) mortar to be natural in colour or similar.



GRAUPMAN RED INSTITUTE (or similar approved) mortar to be natural in colour or similar.

ROOF TILES



INDICATES RUSSELL GRAUPMAN SLATE GREY



INDICATES RUSSELL GRAUPMAN FLAT BROWN

RENDER



INDICATES FINISHED RENDERED FINISH (ELEVATION - NATURAL WHITE (REFER TO HOUSE TYPES FOR FULL EXTENT OF RENDER))

BLOCK PAVING

ALL ROAD AND FOOTWAYS TO BE FINISHED IN SARLAC SURFACE



PERMEABLE CONCRETE BLOCK PAVING OF SARLAC APPROVED SINGLE SIZE BLOCK IN HERRINGBONE BOND - CHARCOAL COLOUR



PERMEABLE CONCRETE BLOCK PAVING OF SARLAC APPROVED SINGLE SIZE BLOCK IN HERRINGBONE BOND - NATURAL COLOUR



CONCRETE BLOCK PAVING OF SARLAC APPROVED SINGLE SIZE BLOCK IN HERRINGBONE BOND - NATURAL COLOUR



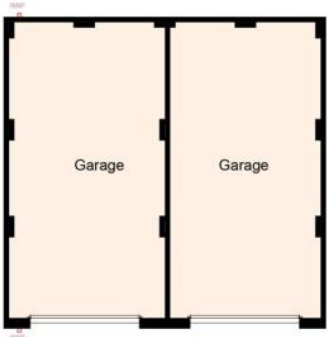
Selection of some of the house types proposed including garages



FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



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NOTE:
1:100
0 5m



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



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NOTE:
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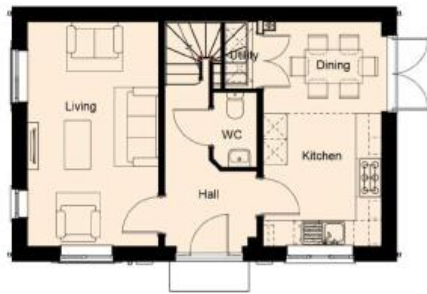
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

Page 50



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Agenda Item 6



FRONT ELEVATION

SIDE ELEVATION

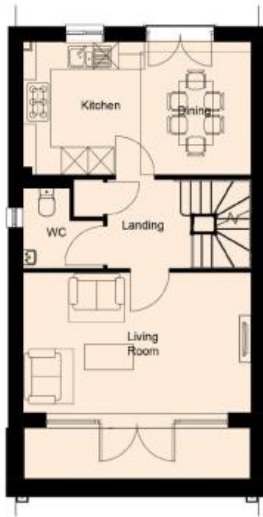
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GIA - 5045sq. ft / 46.82m2
TOTAL = 1355 sq. ft.

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NOTE:
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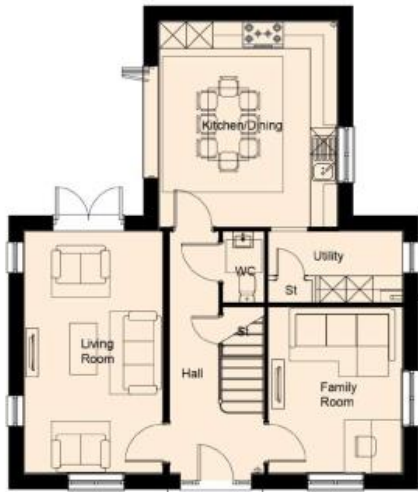


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

Page 52



Ground Floor



First Floor



SIDE ELEVATION

Agenda Item 6



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

Page 54



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

SIDE ELEVATION



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NOTE:
1:100



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



Streetscenes



1 Plot 04-06 Type 459-734 Plot 40-43 Type 830 Plot 03-43 Type 808 Plot 44-46 Type 901 Plot 66-67 Type 901 Plot 68-69 Type 901 Plot 70-71 Type 1210 Plot 72-73 Type 1210 Plot 74-75 Type 1210 Plot 76-77 Type 852 Plot 78-79 Type 1210 Plot 80-81 Type 952 Plot 82 Type 1016 Plot 83-84 Type 1210



2 Plot 15 Type 1342 Plot 14 Type 1106 Plot 13 Type 1474 Plot 12 Type 1382 Plot 11 Type 1382 Plot 10 Type 1474 Plot 09 Type 1326 Plot 08 Type 1326



3 Plots 20-23 Type 108 Plot 26 Type 1342 Plot 35 Type 1342 Plot 24 - 25 Type 1330 Plot 22 - 21 Type 1330 Plot 15 Type 1342



4 Village Hall Plot 129 Type 1382 Plot 87 Type 1188 Plot 84 Type 1386 Plot 85 Type 1188



5 Plot 100 Type 1342 Plot 101-102 Type 806 Plot 103-104 Type 712 Plot 105-105 Type 952 Plot 107-108 Type 1210 Plot 109 Type 1382



Page 57

Agenda Item 6

ST. MODWEN HOMES

NO.	DATE	ISSUED BY	ISSUED FOR
21010	15/06/20	ARMSTRONG BURTON ARCHITECTS	ARMSTRONG BURTON ARCHITECTS
21010	15/06/20	ARMSTRONG BURTON ARCHITECTS	ARMSTRONG BURTON ARCHITECTS

ST. MODWEN HOMES
PHASE 3
STREETS SCENES

ARMSTRONG BURTON ARCHITECTS

CGI images of the scheme



Page 58



view location-nts

Agenda Item 6

1. view south towards groveley lane.

East Works Drive

Page 59



2. view north along groveley lane.(trees transparent for planning purposes.)



view location-nts

Agenda Item 6

At the crossroads within the site

Page 60



3. view north along road 1 within the development.



new locations

Agenda Item 6

Road 3 looking east



Page 61

4. view west along road 3 within the development



view location-nts

Agenda Item 6

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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Stoford Gorcott Limited	Variation of condition 1 of planning permission 19/00619/REM to facilitate minor material amendments to approved drwg 6290 101 rev U to rev Y including - 1 - Main Gatehouse - change to approved 2 inbound inspection lanes , to provide single inbound inspection lane and an express lane and the inclusion of a kerbed island between the inbound lanes with a small security hut. 2 - provision of additional air handling equipment (to the north side of the wc pod), and the truckers lounge (west side of the building) and consequential relocation of the smoking shelter to the east. Redditch Gateway Land Adjacent To The A4023, Coventry Highway, Redditch, Worcestershire,	08.11.2021	21/01275/S73

RECOMMENDATION: That planning permission be GRANTED

Consultations

Highways - Bromsgrove

No objection

Worcestershire County Council (WCC), acting in its role as the Highway Authority, has undertaken a full assessment of this application. Based on the appraisal of the development proposals [and the additional information that has been submitted], the Transport Planning and Development Management Team Leader, on behalf of the County Council under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 recommends **no objection**.

We have no objection to the variation of condition subject to the provision of the conditions associated with the RM consent as advised by the Local Planning Authority.

Natural England

Natural England currently has no comment to make on the variation of Condition 1.

Beoley Parish Council

We at Beoley Parish Council feel we have no specific issue with this application, unlike the whole project against which we have always objected.

Environment Agency

No Comments Received To Date

Worcestershire Archive And Archaeological Service

No objection

There are no archaeological concerns or issues with this variation

WRS - Contaminated Land

No objection

WRS have reviewed the documents with respect to the above planning application for potential contaminated land and air quality issues of which none have been identified, therefore WRS have no adverse comments to make with regards to contaminated land and air quality.

WRS - Air Quality

No objection

WRS have reviewed the documents with respect to the above planning application for potential contaminated land and air quality issues of which none have been identified, therefore WRS have no adverse comments to make with regards to contaminated land and air quality.

Historic England

Thank you for your letter of 9 August 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

North Worcestershire Water Management

We have no comments to make on the proposals within this application. The overall drainage strategy for the wider site has been agreed and the changes proposed do not appear to have any significant bearing on the wider site drainage or flood risk.

North Worcestershire Economic Development And Regeneration

No objection

NWedR have no objections to these changes.

Conservation Officer

There are no conservation comments.

Neighbour Representations

There were no representations for neighbouring properties or local residents in respect of this application at the time of preparing this report.

A site notice was displayed and neighbouring industrial units at Ravensbank Industrial Estate were consulted.

Relevant Policies

Development Plan

Bromsgrove District Plan 2011-2030

- BDP1 Sustainable Development Principles
- BDP5B Other Development Sites
- BDP6 Infrastructure Contributions
- BDP13 New Employment Development
- BDP14 Designated Employment
- BDP16 Sustainable Transport
- BDP19 High Quality Design
- BDP20 Managing the Historic Environment
- BDP21 Natural Environment
- BDP22 Climate Change
- BDP23 Water Management
- BDP24 Green Infrastructure
- BDP25 Health and Well Being

Other Material Considerations

Central Government guidance

- NPPF and PPG
- Circular 06/05: Biodiversity and Geological Conservation

Other Planning Documents and Guidance

- Bromsgrove District Council High Quality Design SPD
- Stratford-on-Avon District Core Strategy 2011-2031
- Development Requirements SPD
- Stratford on Avon District Design Guide (information guidance)
- Historic England Good Practice Notes 2015:
 - GPA 1 – The Historic Environment in Local Plans
 - GPA 2 – Managing Significance in Decision-Taking in the Historic Environment
 - GPA 3 – The Setting of Heritage Assets

Relevant Planning History

17/00701/OUT	<p>Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023.</p>	GRANTED	11.06.2018
18/01596/S73	<p>Variation of conditions 2 and 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works (and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 and 29 to relate to updated flood risk assessment) in respect of hybrid planning permissions 17/01847/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number) dated 11 June 2018.</p> <p>Original description of development (for 17/01847/OUT, 17/00700/OUT, 17/00701/OUT): 'Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; And Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023'</p>	GRANTED	10.04.2019

19/00619/REM	Application for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT , BDC 17/00701/OUT, RBC 17/00700/OUT	GRANTED	15.10.2019
20/01502/FUL	Internal works to facilitate a new mezzanine level in the storage and distribution building approved under the reserved matter consent 19/00619/REM	GRANTED	14.07.2021

Assessment of Proposal

Proposal Description

The application proposes minor changes to the approved scheme which relate to 2 areas of the site -

1 - Main Gatehouse - the original scheme had 2 inbound inspection lanes , this has been adapted to provide a single inbound inspection lane and an express lane without the inspection requirement - this has involved the slight narrowing of the vehicle lanes and the inclusion of a kerbed island between the inbound lanes (previously this was a hatched walkway area) - the island has a small security hut - subcontractors details and visual attached.

2 - provision of additional air handling equipment to the north side of the wc pod, and the truckers lounge (west side of the building) - the truckers lounge AHU has also entailed the relocation of the smoking shelter to the east.

Assessment of Proposal

The above changes are minor in scale and are all within the site boundary of the building and yard as approved and would not be prominent or discordant features in the context of the approved development.

There are no objections from the statutory consultees or third parties and the amendments generate no issues which would conflict with the adopted policies of the development plan with which the proposals are considered to accord. Accordingly, the recommendation is one of approval.

RECOMMENDATION: That the application seeking a variation of condition 1 of planning permission 19/00619/REM be GRANTED

Conditions:

1. The development shall be carried out in accordance with the plans and drawings approved under reserved matters application reference 19/00619/REM dated 15th October 2019 except where amended by the following plans

6290-101 Y PROPOSED SITE PLAN
6290-118 A PROPOSED MAIN GATEHOUSE ALTER
6290-119 A PROPOSED MAIN GATEHOUSE ALTER
ARG-IES-WH-MZ-DR-M-5802-P02 LOW LEVEL AH005 AND 006
OP5775 - Express Lane Kiosk Stand REV A Sheet 1
OP5775 - Express Lane Kiosk Stand REV A Sheet 2

2. No part of the development to which this reserved matters relates shall be brought into use until the vehicular access to the site, parking and turning facilities have been constructed in accordance with the details indicated on the approved drawing nos. 6290-101 U (Proposed Site Plan) and 6290-106 F (Parking Layout).

Reason: To ensure safe access to the site in the interests of highway safety and public convenience.

3. The planting of the soft landscaping, as detailed on approved landscape drawing nos. 681 P11 Rev H, 681 P12 Rev H, 681 13 Rev H and 681 14 Rev H shall be completed within 12 months of first use of any of the buildings hereby approved.

Reason: To safeguard and enhance the character and amenity of the area, and to provide ecological, environmental and biodiversity benefits.

4. Except for any trees, hedges or shrubs that may be identified for removal on the approved landscaping plans, if within a period of five years from the date of the completion of the building works OR completion of the landscaping scheme pursuant to condition 3 (whichever is later), any retained tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

5. Reason: To ensure the environment of the development is improved and enhanced

Plan reference

Case Officer: Simon Jones Tel: 01527 548211
Email: simon.jones@bromsgroveandredditch.gov.uk

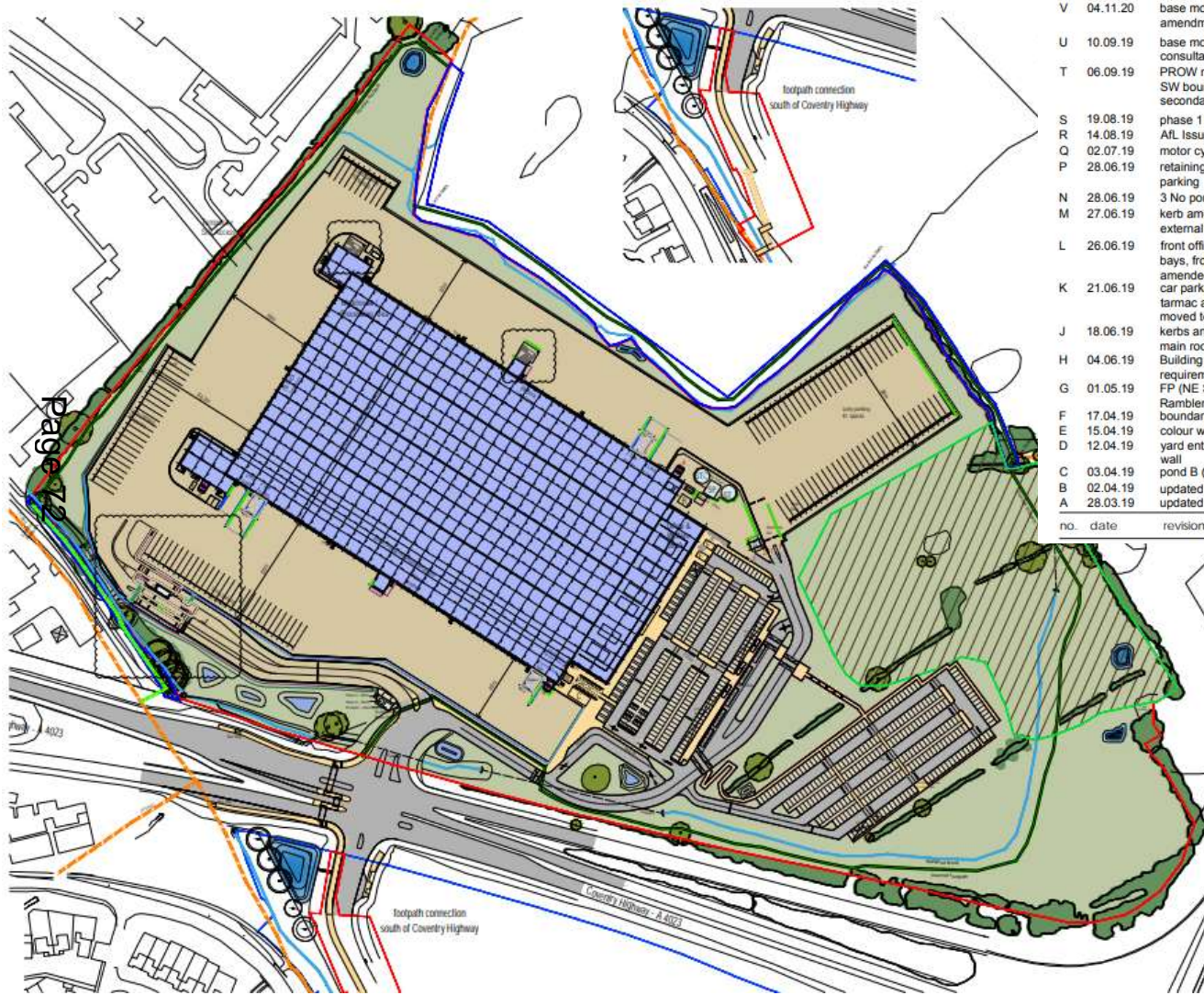
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20/01275/S73

- Variation of condition 1 of planning permission 19/00619/REM to facilitate minor material amendments to approved drwg 6290 101 rev U to rev Y including –
- 1 - Main Gatehouse - change to approved 2 inbound inspection lanes , to provide single inbound inspection lane and an express lane and the inclusion of a kerbed island between the inbound lanes with a small security hut.
- 2 - provision of additional air handling equipment (to the north side of the wc pod), and the truckers lounge (west side of the building) and consequential relocation of the smoking shelter to the east.

Recommendation: Approve

SITE LOCATION PLAN



Y	28.05.21	express lane added to main gatehouse changes to gate locations. additional external plant added	ans
X	28.05.21	south site footpath link updated	ans
W	11.12.20	2 parking bays relocated to top car park	ans
V	04.11.20	base model updated to take account of amendments during construction	ans
U	10.09.19	base model updated following planning consultation comments	ans
T	06.09.19	PROW route to Ravensbank, rerouted along SW boundary of site, footpath link from secondary car park realigned	ans
S	19.08.19	phase 1 footpath to Winyates site removed	ans
R	14.08.19	AFL Issue	ans
Q	02.07.19	motor cycle shelters added	ans
P	28.06.19	retaining wall added back of NW corner truck parking	ans
N	28.06.19	3 No ponds in front of yard access amended	ans
M	27.06.19	kerb amendment to NW truckers lounge, external condensers added to truckers lounges	ans
L	26.06.19	front office relocated, canopies added to van bays, front parking adjusted, cycle parking amended	ans
K	21.06.19	car parking bays amended, break between tarmac and concrete on yard access road moved to county boundary	ans
J	18.06.19	kerbs amended around main gatehouse main roof orientation amended	ans
H	04.06.19	Building updated in line with revised client requirements	ans
G	01.05.19	FP (NE Site) amended following feedback from Ramblers	ans
F	17.04.19	boundary amended	ans
E	15.04.19	colour washes adjusted to suit revised layout	ans
D	12.04.19	yard entrance amended with adjusted retaining wall	ans
C	03.04.19	pond B (Gorcott Wood) added back	ans
B	02.04.19	updated following comments 190402	ans
A	28.03.19	updated following mtg 26.03.19	ans

no. date revision by

aja architects

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Stoford Garcott Ltd.

Unit A, Garcott
Redditch Gateway

Proposed Site Plan

Scale: 1:500 at A1

Date: 28/03/2019

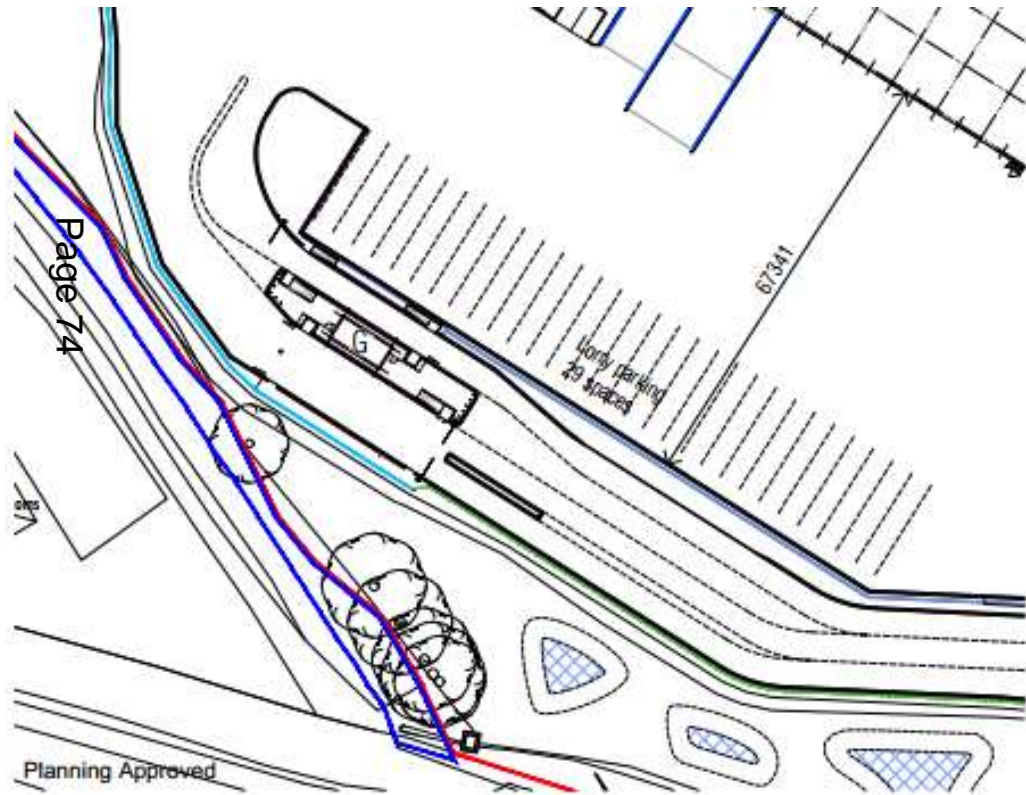
6290-101 Y

- Key
- Existing trees and hedging retained
 - Conservation Landscape Buffer Zone
 - Soft Landscape areas: see Potterton Associates for final arrangement
 - Footpaths: Tarmac finish
 - Roads: Tarmac finish
 - Yards: Concrete finish
 - Parking Bays: Concrete block finish
 - SUDs drainage ponds
 - Site Structures
 - S - Sub Station
 - T - Transformer
 - G - Gatehouse
 - F - Smoking Shelter
 - B - Bus Stop shelters
 - C - Cycle Shelters
 - W - Water meter and booster
 - N - Gas meter Governor
 - E - Electrical Generator
 - ST - Sprinkler Tank
 - SP - Sprinkler Pump House
 - R - Bin Store



SITE LOCATION

APPROVED



AMENDED (PROPOSED)





Page 75 of 83

Overlay

Proposed layout overlaid over planning approved (green wash)

A	21.06.21	initial issue	ans
no.	date	revision	by



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client

Stoford Gorcott Ltd.

project

Unit A, Gorcott
 Redditch Gateway

drawing

Proposed Main Gatehouse
 Alterations

scale 1:500 @ A1 drawn ans

checked aips date June 2021

no

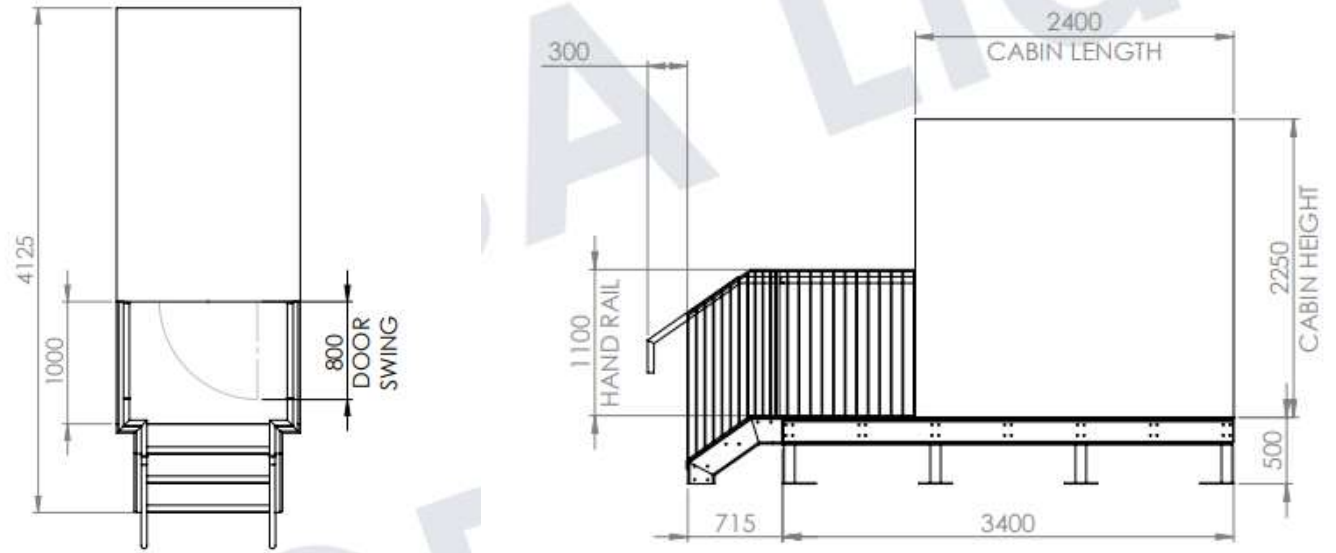
6290-118 A

Agenda Item 7

Vesa shelter – Main gatehouse Express Lane

Visual of express lane shelter to main gatehouse.

Final colour light grey.



CONSTRUCTION NOTES

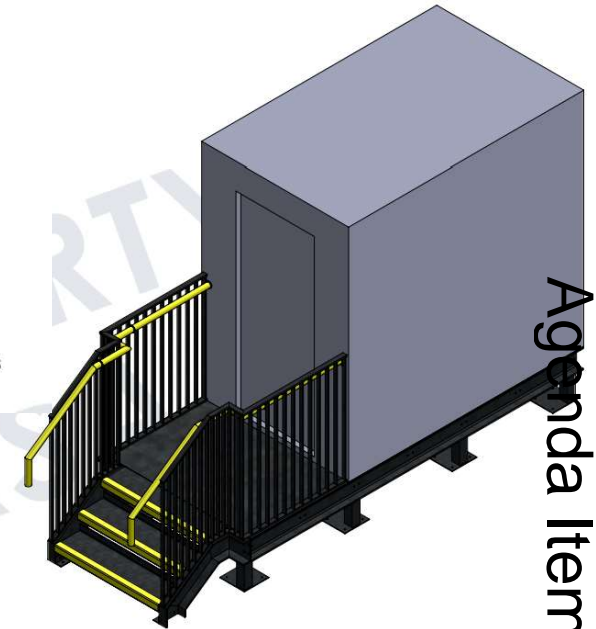
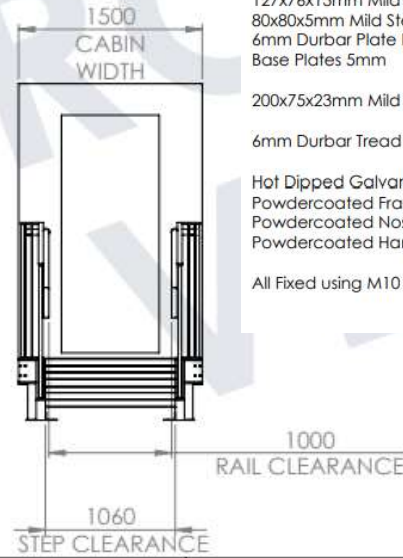
- 200x75x23mm Mild Steel PFC Outer Beams
- 127x76x13mm Mild Steel UB Support Beams
- 80x80x5mm Mild Steel SHS Posts
- 6mm Durbar Plate Platform
- Base Plates 5mm

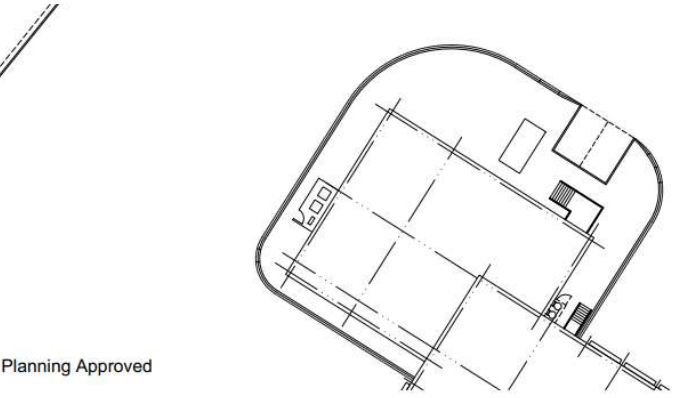
200x75x23mm Mild Steel PFC Stringers

6mm Durbar Tread Stair Plates

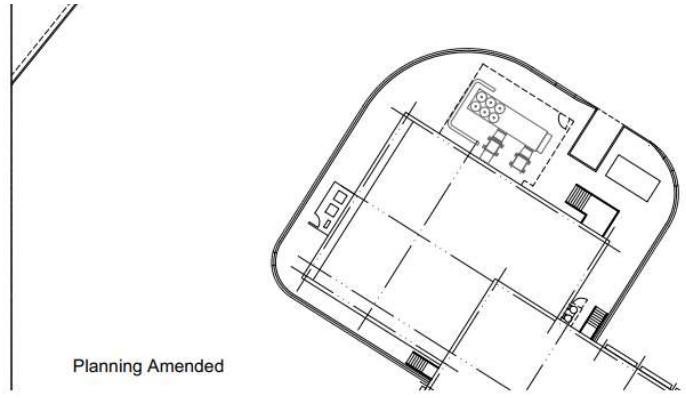
- Hot Dipped Galvanised Powdercoated Frame RAL7016 (Anthracite)
- Powdercoated Nosing RAL TBC (YELLOW)
- Powdercoated Hand Rails RAL TBC (YELLOW)

All Fixed using M10 & M12 Bolts, Washers & Nyloc Nuts

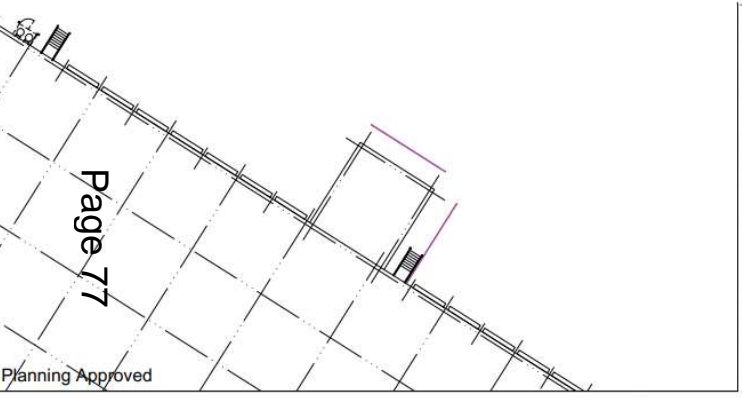




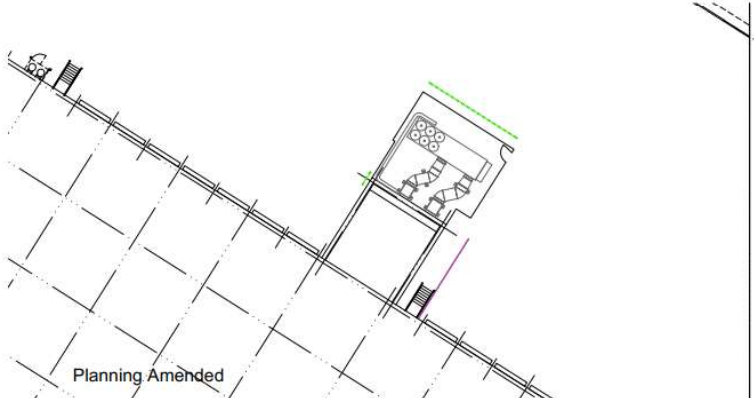
Planning Approved



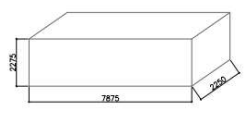
Planning Amended



Planning Approved



Planning Amended



ola dims of unit - raised on spacers from concrete finish min 200mm - to ensure units is level compared with falls on concrete



images of external AHU's

Proposals:
parking bay for maintenance vehicle reduced from 2 spaces to 1 space.
smoking shelter relocated.
external plant and fenced compound added.

Proposals:
external plant and fenced compound added.

no.	date	revision	by
A	21.06.21	initial issue	ans



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client

Stoford Gorcott Ltd.

project

Unit A, Gorcott
Redditch Gateway

drawing

Proposed Main Gatehouse
Alterations

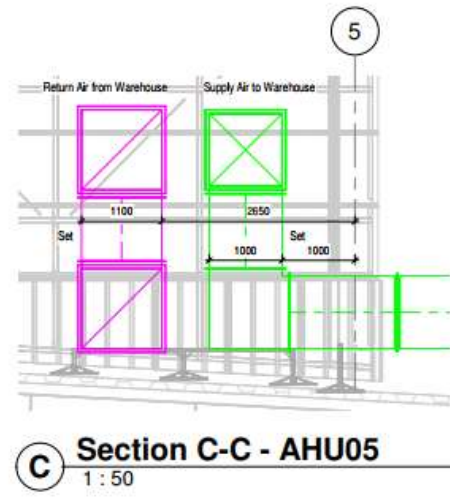
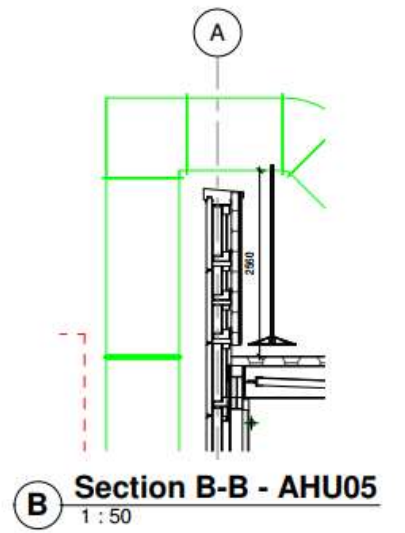
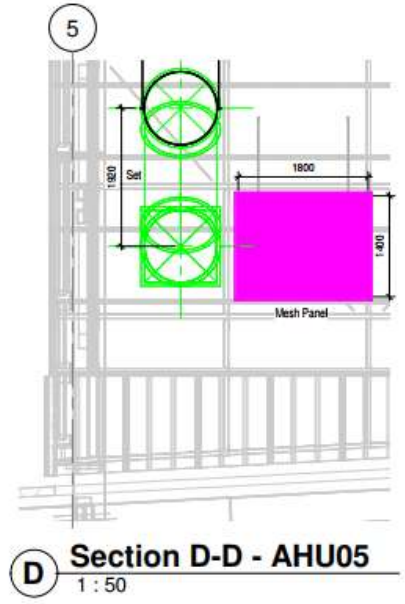
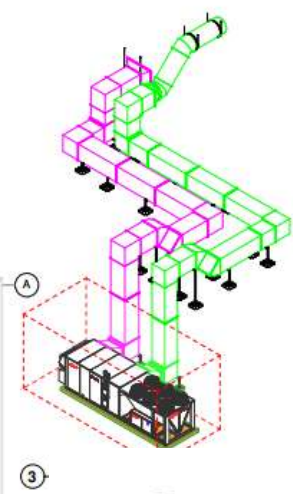
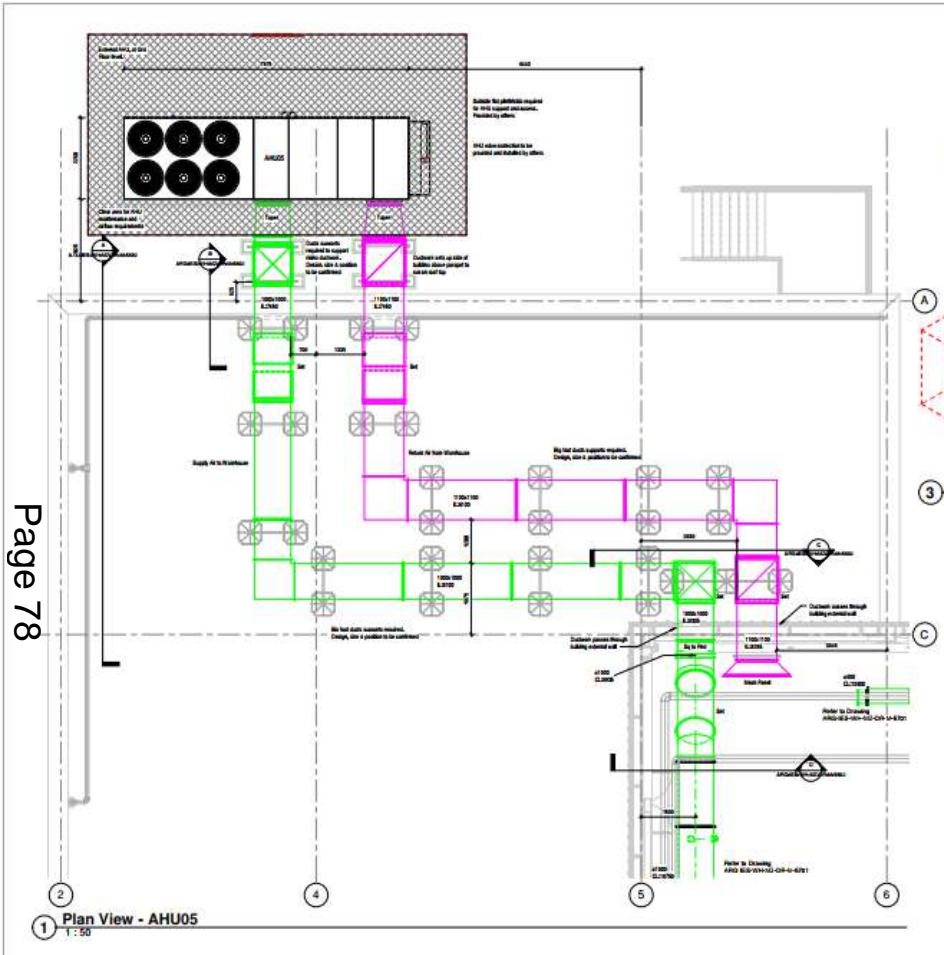
scale 1:250 @ A1 drawn ans

checked ajps date June 2021

no

6290-119 A

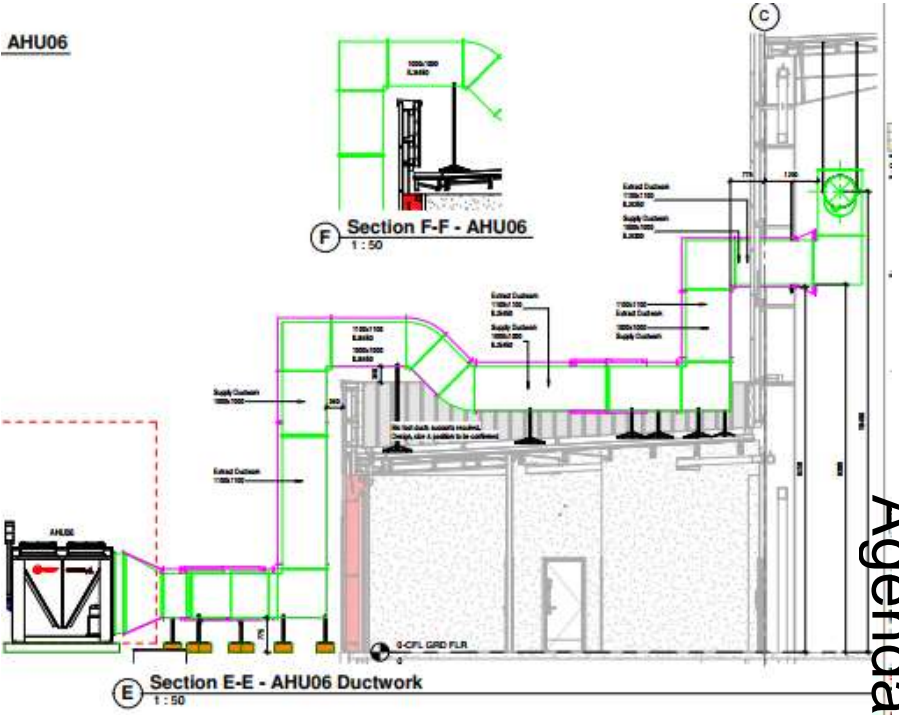
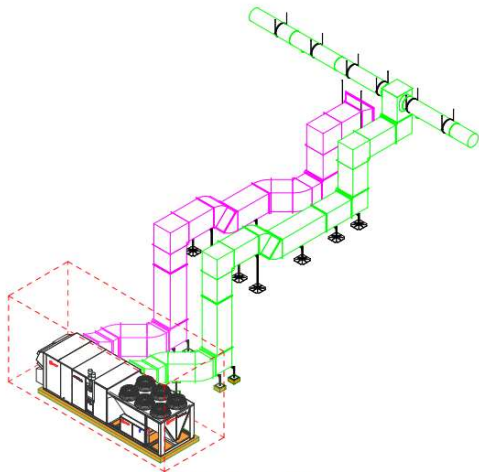
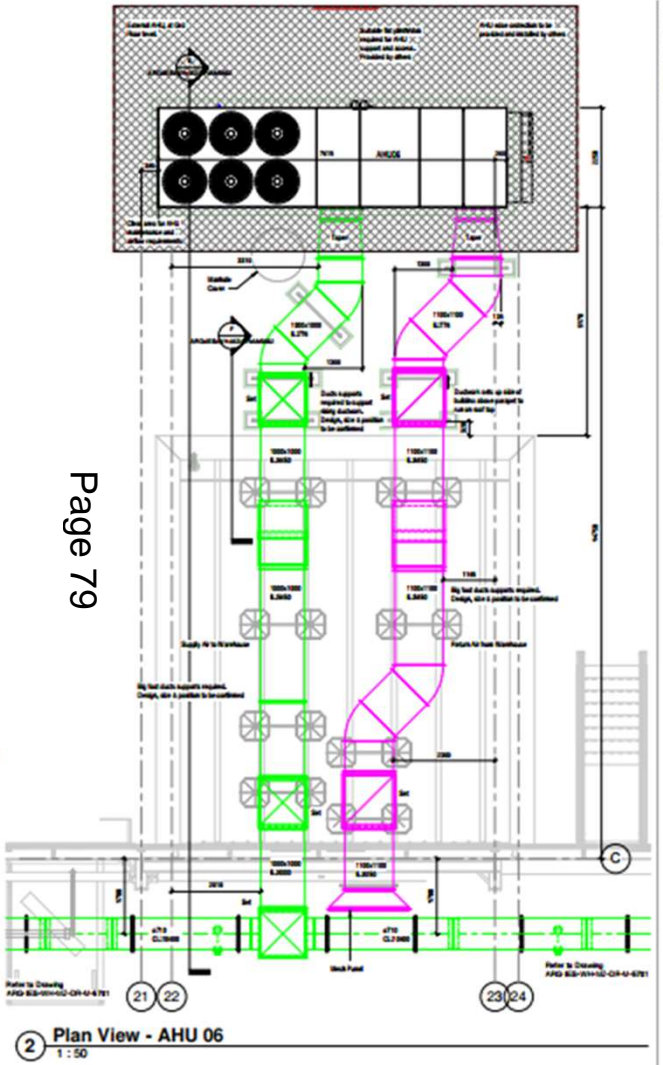
Agenda Item 7



Mechanical Services Low Level AHUs

Mechanical Services Low Level AHUs

Page 79



Agenda Item 7

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